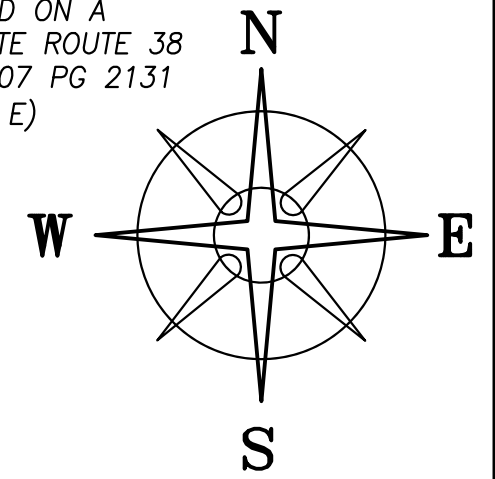


NOTE

VMS AND CORP. LINES
SCALED FROM GIS

BEARINGS ARE BASED ON A
THE CENTERLINE OF STATE ROUTE 38
AS DESCRIBED IN OR 307 PG 2131
(N 04°15'00" E)



THOMAS L CECIL, TRUSTEE &
JUDY R CECIL, TRUSTEE
OR 227 PG 1028
108.25 ACRES

JOHN L & BETTY JO PENDLETON
DB 249 PG 367
37.75 ACRES
TRACT TWO

JOHN L & BETTY JO PENDLETON
DB 249 PG 367
37.75 ACRES
TRACT TWO

VMS 6243
VMS 6246

20.0010±
ACRES
(A)

136.6116± ACRES
(A)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ 2" ∅ IRON PIPE (FOUND)
 - ⊚ 1/2" ∅ IRON PIPE (FOUND)
 - ⊠ MAG NAIL (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)
 - ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - ▬▬▬ CITY OF LONDON CORP LINE
 - - - VMS LINES

JUDY R CECIL, TRUSTEE
OR 226 PG 1835
222.837 ACRES

STATE ROUTE 38 (60'R/W)

TPOB
N=699507.38'
E=1701178.47'

2.495 ACRES
SEE DETAIL
INGRESS/EGRESS
EASEMENT FOR
136.6116± ACRES

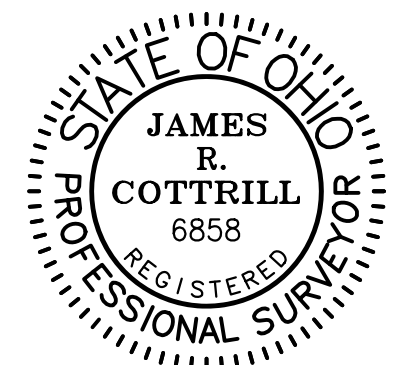
DEER CREEK TOWNSHIP
CITY OF LONDON
VMS 5802

JUDY R CECIL TRUSTEE
OR 226 PG 1835
102.774 ACRES
PLAT DE-20

DEED REFERENCE

JOSEPH D & SHARON K BRACKETT, CO TRUSTEES
OF THE JOSEPH & SHARON BRACKETT FAMILY TRUST UTD 8/12/10
OR 259 PG 2615

PARCEL THREE
(A) 156.394 ACRES
PARCEL No. 05-00052.000
PLAT DE-11C



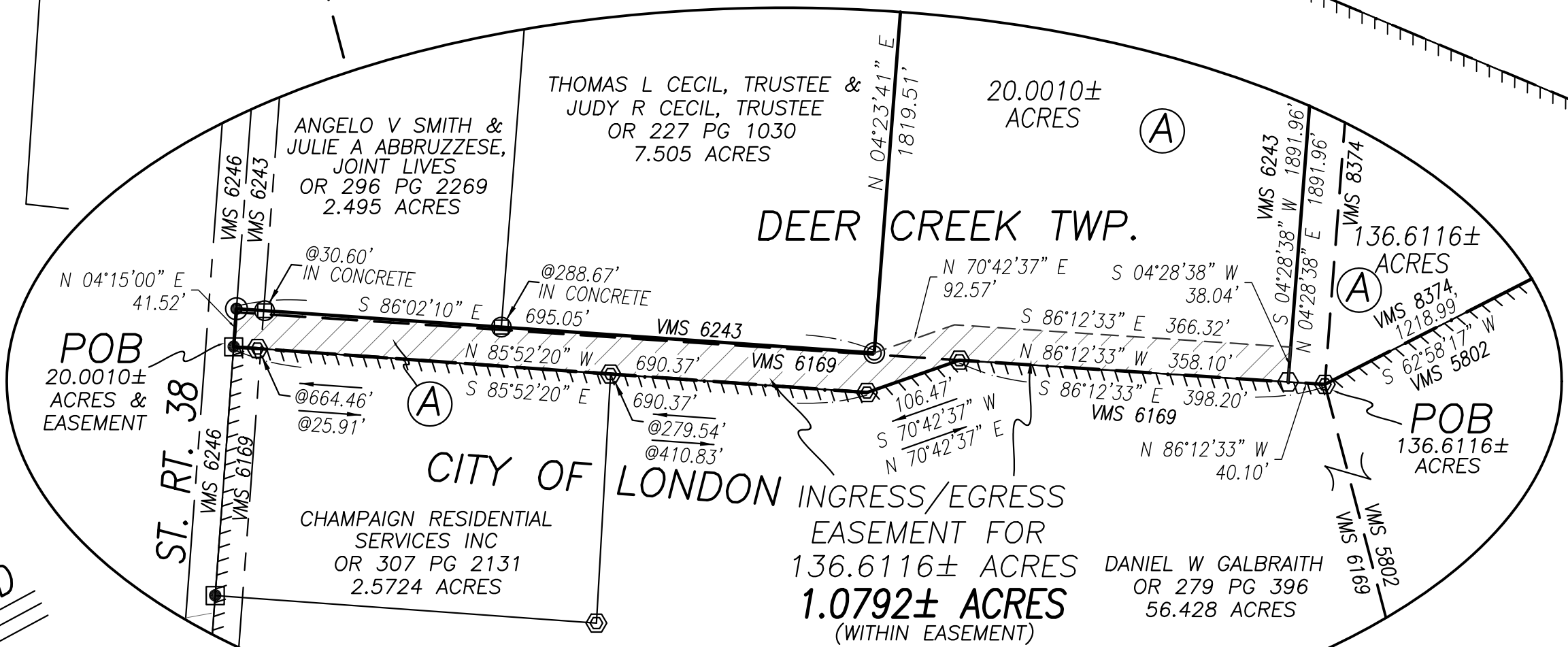
I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 1/29/18

CITY OF LONDON
VMS 6169

TWP.
CORP. LINE

KENY BOULEVARD
(60' WIDE)

POINT OF
COMMENCEMENT



DETAIL
SCALE 1"=150'

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

20.0010± & 136.6116± ACRES
VMS 6169, 6243 & 8374, DEER CREEK TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JOE BRACKETT

SCALE : 1"= 300'	JOB No. S180103	CREW: MW
300' 150' 0 300'	SURVEYED 01/2018	DWN BY: NC
	DRAWN 01/2018	CHECK: NC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

20.0010 Acre Tract Surveyed for Joe Brackett

The following described 20.0010 acre tract is situated in the State of Ohio, Madison County, Deer Creek Township, VMS 6169 and 6243, being part of a 156.394 acre tract (Parcel No. 05-00052.000) conveyed to Joseph D and Sharon K Brackett, Co-Trustees of the Joseph and Sharon Brackett Family Trust UTD 8/12/10 by Official Record 259 page 2615, and being more particularly described as follows:

Commencing at the centerline intersection of State Route 38 (60 feet right-of-way) and Keny Boulevard (60 feet wide);

Thence, with the centerline of State Route 38 with the following two courses:

- 1) North 21° 03' 20" West a distance of 889.93 feet to a point in the line between VMS 6246 and 6169;
- 2) continuing with said VMS line, North 04° 15' 00" East a distance of 2,520.30 feet to a mag nail found at the Northwest corner of a 2.5724 acre tract conveyed to Champaign Residential Services, Inc by Official Record 307 page 2131 and the Southwest corner of said 156.394 acre tract, also being a corner to the Corporation line of the City of London and the **True Point of Beginning**;

Thence, continuing with the centerline of State Route 38 and said VMS line, **North 04° 15' 00" East** a distance of **41.52 feet** to a mag nail set at the Southwest corner of a 2.495 acre tract conveyed to Angelo V Smith and Julie A Abbruzzese, Joint Lives by Official Record 296 page 2269;

Thence, with the South line of said 2.495 acre tract, **South 86° 02' 10" East**, passing a 1/2 inch iron pipe found in concrete at 30.60 feet, passing a 1/2 inch iron pipe found in concrete at the Southwest corner of a 7.505 acre tract conveyed to Thomas L Cecil, Trustee and Judy R Cecil, Trustee by Official Record 227 page 1030 at 288.67 feet, a total distance of **695.05 feet** to a 2 inch diameter iron pipe found;

Thence, with the East line of said 7.505 acre tract, **North 04° 23' 41" East**, passing a 1/2 inch diameter iron pipe found at the Southeast corner of a 10.29 acre tract conveyed to John L and Betty Jo Pendleton by Deed Book 249 page 367 at 624.80 feet, a total distance of **1,819.51 feet** to an iron pin and cap set in the South line of a 37.75 acre tract conveyed to John L and Betty Jo Pendleton by Deed Book 249 page 367;

Thence, with the South line of said 37.75 acre tract, **North 84° 57' 10" East** a distance of **459.98 feet** to an iron pin and cap set;

Thence, with a new line across said 156.394 acre tract, **South 04° 28' 38" West** a distance of **1,891.96 feet** to an iron pin and cap set in the North line of a 56.428 acre tract conveyed to Daniel W Galbraith by Official Record 279 page 396, in the line between VMS 6243 and 6169, and in Corporation line of the City of London;

Thence, with the North line of said 56.428 acre tract, and said Corporation line with the following three courses:

- 1) with said VMS line **North 86° 12' 33" West** a distance of **358.10 feet** to an iron pin and cap previously set;
- 2) leaving said VMS line, **South 70° 42' 37" West** a distance of **106.47 feet** to an iron pin and cap previously set;
- 3) **North 85° 52' 20" West**, passing an iron pin and cap previously set at the Northeast corner of said Champagne Residential Services' 2.5724 acre tract at 279.54 feet, passing an iron pin and cap previously set at 664.46 feet, a total distance of **690.37 feet** returning to the **True Point of Beginning**, containing **20.0010 Acres** more or less.

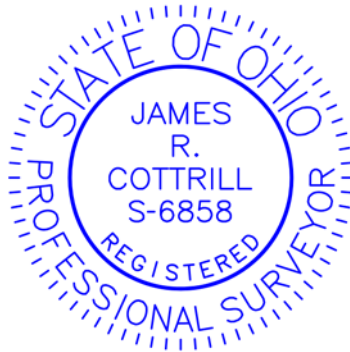
Bearings are based on the centerline of State Route 38 (North 04° 15' 00" East) as described in Official Record 307 page 2131.

Subject to an Ingress/Egress Easement described separately and shown more particularly on accompanying plat.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed January of 2018 by James R. Cottrill, PS registration #6858. (Job #S180103-20-0010AC)



James R. Cottrill

James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

136.6116 Acre Tract *Surveyed for Joe Brackett*

The following described 136.6116 acre tract is situated in the State of Ohio, Madison County, Deer Creek Township, VMS 6243 and 8374, being part of a 156.394 acre tract (Parcel No. 05-00052.000) conveyed to Joseph D and Sharon K Brackett, Co-Trustees of the Joseph and Sharon Brackett Family Trust UTD 8/12/10 by Official Record 259 page 2615, and being more particularly described as follows:

Commencing at the centerline intersection of State Route 38 (60 feet right-of-way) and Keny Boulevard (60 feet wide);

Thence, with the centerline of State Route 38 with the following two courses:

- 1) North 21° 03' 20" West a distance of 889.93 feet to a point in the line between VMS 6246 and 6169;
- 2) continuing with said VMS line, North 04° 15' 00" East a distance of 2,520.30 feet to a mag nail found at the Southwest corner of said 156.394 acre tract, also being a corner to the Corporation line of the City of London;

Thence, with the South line of said 156.394 acre tract and said Corporation line with the following three courses:

- 1) South 85° 52' 20" East, passing an iron pin and cap previously set at 25.91 feet, passing an iron pin and cap previously set at the Northwest corner of a 56.428 acre tract conveyed to Daniel W Galbraith by Official Record 279 page 396 at 410.83 feet, a total distance of 690.37 feet to an iron pin and cap previously set;
- 2) continuing with the North line of said 56.428 acre tract, North 70° 42' 37" East a distance of 106.47 feet to an iron pin and cap previously set in the line between VMS 6243 and 6169;
- 3) continuing with said VMS line, South 86° 12' 33" East a distance of 398.20 feet to an iron pin and cap previously set at a corner to VMS 5802, 6169, 6243 and 8374 and being the **True Point of Beginning**;

Thence, with the North line of said 56.428 acre tract, said Corporation line and the line between VMS 6243 and 6169, **North 86° 12' 33" West** a distance of **40.10 feet** to an iron pin and cap set;

Thence, with a new line across said 156.394 acre tract, **North 04° 28' 38" East** a distance of **1,891.96 feet** to an iron pin and cap set in the South line of a 37.75 acre tract conveyed to John L and Betty Jo Pendleton by Deed Book 249 page 367;

Thence, with the South line of said 37.75 acre tract, **North 84° 57' 10" East**, passing a corner to a 108.25 acre tract conveyed to Thomas L Cecil, Trustee and Judy R Cecil, Trustee by Official Record 227 page 1028 at 1,788.68 feet (by deed), a total distance of **3,329.36 feet** to a 3/4 inch T-bar and cap found at the corner to a 222.837 acre tract conveyed to Judy R Cecil, Trustee by Official Record 226 page 1835;

Thence, with the Southwest line of said 222.837 acre tract, **South 18° 20' 17" East** a distance of **1,874.61 feet** to an iron pin and cap set in the North line of a 102.774 acre tract conveyed to Judy R Cecil, Trustee by Official Record 226 page 1835 and in the line between VMS 8374 and 5802;

Thence, with the North line of said 102.774 acre tract and said VMS line with the following two courses:

- 1) **North 87° 02' 09" West** a distance of **2,932.00 feet** to an iron pin and cap set;
- 2) **South 62° 58' 17" West**, passing an iron pin and cap previously set at the Northeast corner of said Galbraith's 56.428 acre tract and a corner to the Corporation line of the City of London at 47.00 feet, continuing with said 56.428 acre tract and said Corporation line, a total distance of **1,218.99 feet** returning to the **True Point of Beginning**, containing **136.6116 Acres** more or less.

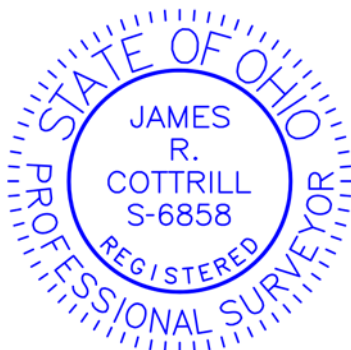
Bearings are based on the centerline of State Route 38 (North 04° 15' 00" East) as described in Official Record 307 page 2131.

With the benefit of an Ingress/Egress Easement described separately and shown more particularly on accompanying plat.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed January of 2018 by James R. Cottrill, PS registration #6858. (Job #S180103-136-6116AC)



James R. Cottrill

James R. Cottrill, PS