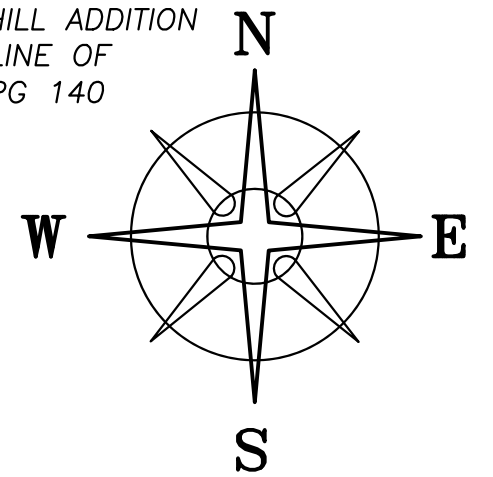


MADISON COUNTY COMMISSIONERS FAIRGROUNDS
DB 64 PG 594
11.38 ACRES

THERE ARE NO BEARINGS ON THE PLATS OF GLADE HILL ADDITION
THE BEARINGS ARE BASED ON THE NORTHEAST LINE OF
HAWTHORNE AVENUE AS DESCRIBED IN OR 322 PG 140



DEED REFERENCE

ELMUS DEVAULT
OR 305 PG 208

PARCEL No. 31-01958.000

(A) PART OF LOT #268
EXCEPTING A 40' BY 15' BY 12' TRIANGLE

PARCEL No. 31-01957.000

(B) PART OF LOT #267
5' STRIP OFF SOUTHEAST SIDE

PLAT REFERENCE
GLADE HILL ADDITION
AS RECORDED IN
PB 1 PG 205

MIKE W BLAKE
OR 322 PG 140
0.2193 ACRES
PLAT 73-16

N=692181.24'
E=1701633.72'

0.1630± ACRES

(A)
PART OF
LOT #268

LOT #269

LOT #270

LOT #271

LOT #272

ALLEY (16.5' WIDE)

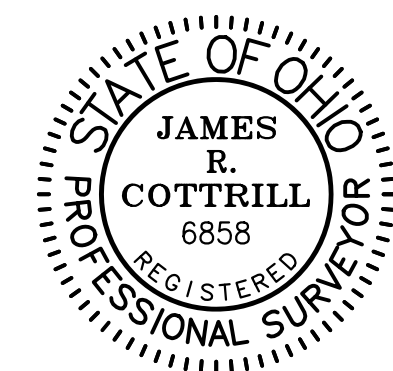
HAWTHORN AVENUE (50' WIDE)

CHANDLER AVENUE (50' WIDE)
(FORMERLY DUNKIN AVENUE)

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- △ 4"Ø METAL FENCE POST (FOUND)
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 03/13/18

COTTRILL SURVEYING, INC

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

0.1630± ACRES,
VMS 5670, CITY OF LONDON
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BUCKEYE REALTY.

SCALE : 1" = 20'
20' 10' 0 20'

JOB No. S180307	CREW: MW
SURVEYED 03/2018	DWN BY: NC
DRAWN 03/2018	CHECK: RC

LOT #263

LOT #264

GLADE HILL ADDITION
PB 1 PG 205

POB

N 23°04'22" W 50.00'
N 66°40'11" E 116.00'
S 61°49'55" E 25.56'
@ 6.39'

0.0135± ACRES
0.1495± ACRES

S 66°40'11" W 132.00'

N 23°04'22" W 200.00'
(BASIS OF BEARINGS)

COTTRILL SURVEYING, INC

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

0.1630 Acre Tract *Surveyed for Buckeye Realty*

The following described 0.1630 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, and being parts of Lot 268 (Parcel 31-01958.000, excepting a 40 feet by 15 feet by 12 feet triangle) and Lot 267 (Parcel 31-01957.000, 5 feet strip off southeast side) of Glade Hill Addition as recorded in Plat Book 1 page 205 and conveyed to Elmus Devault by Official Record 305 page 208, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of Hawthorne Avenue (50 feet wide) at the Southwest corner common to Lots 268 and 269 of said subdivision, said iron pin and cap bears North 23° 04' 22" West a distance of 200.00 feet from the intersection of the Northeast line of Hawthorne Avenue and Chandler Avenue (50 feet wide, formerly Dunkin Avenue);

Thence, with the Northeast line of Hawthorne Avenue and the Southwest line of Lot 268, **North 23° 04' 22" West**, passing the South corner of Lot 267 at 50.00 feet, a total distance of **55.00 feet** to an iron pin and cap previously set at the South corner of a 0.2193 acre tract conveyed to Mike W Blake by Official Record 322 page 140;

Thence, with the Southeast line of said 0.2193 acre tract with the following two courses:

- 1) **North 66° 40' 11" East** a distance of **116.00 feet** to an iron pin and cap previously set;
- 2) **South 61° 49' 58" East**, passing the Northwest line of Lot 268 at 6.39 feet, a total distance of **25.56 feet** to an iron pin and cap previously set in the Southwest line of a 16.5 feet alley;

Thence, with the Southwest line of said alley, **South 23° 04' 22" East** a distance of **35.00 feet** to an iron pin and cap set at the North corner of Lot 269;

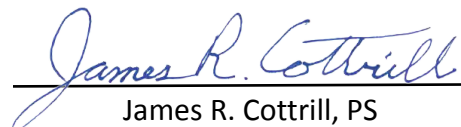
Thence, with the Northwest line of Lot 269, **South 66° 40' 11" West** a distance of **132.00 feet** returning to the **Point of Beginning**, containing **0.1630 Acres** more or less, of which 0.1495 acre more or less is part of Lot 268 and 0.0135 acres more or less is part of Lot 267.

Bearings are based on the Northeast line of Hawthorne Avenue (North 23° 04' 22" West) as described in Official Record 322 page 140.

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 and previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed March of 2018 by James R. Cottrill, PS registration #6858. (Job #S180307-0-1630AC)


James R. Cottrill, PS

