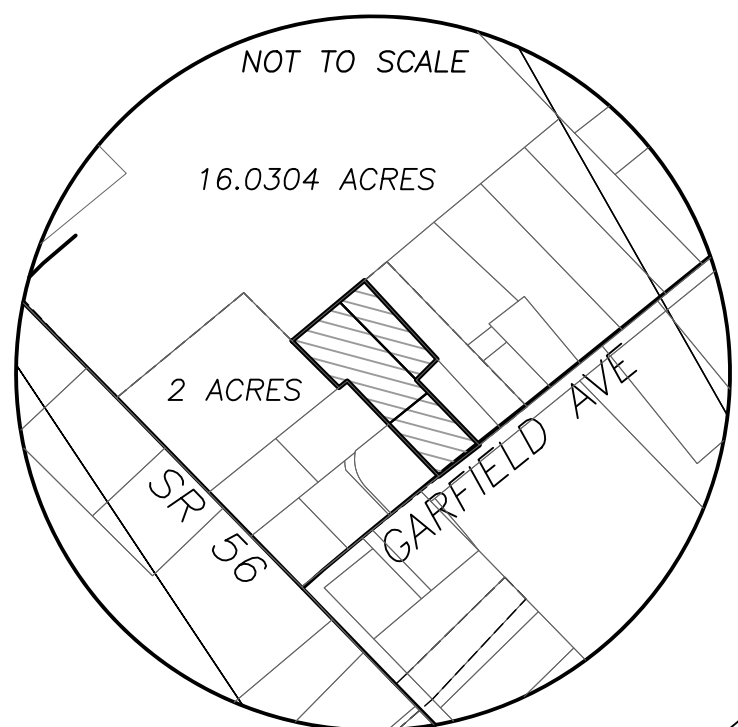
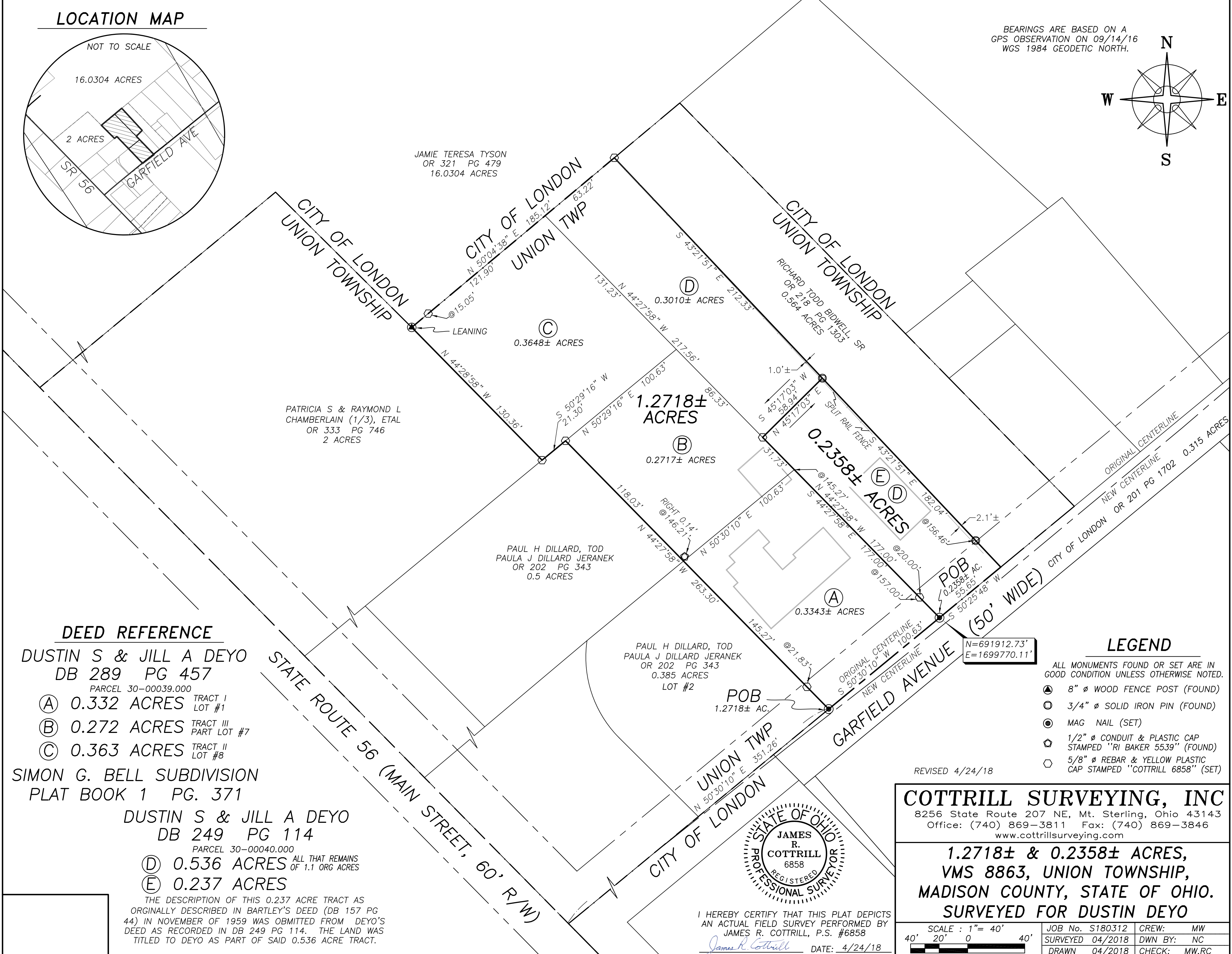
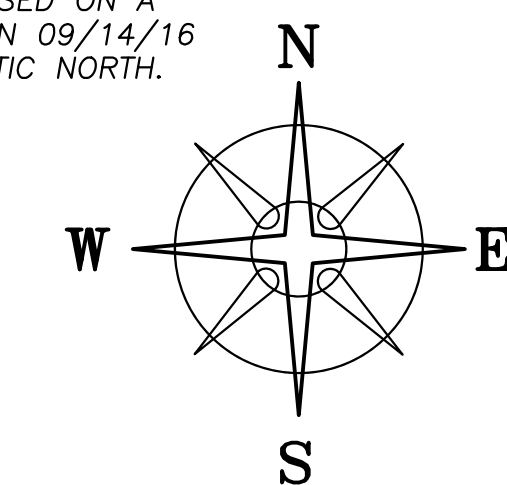


LOCATION MAP



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 09/14/16
WGS 1984 GEODETIC NORTH.



JAMIE TERESA TYSON
OR 321 PG 479
16.0304 ACRES

PATRICIA S & RAYMOND L
CHAMBERLAIN (1/3), ETAL
OR 333 PG 746
2 ACRES

PAUL H DILLARD, TOD
PAULA J DILLARD JERANEK
OR 202 PG 343
0.5 ACRES

PAUL H DILLARD, TOD
PAULA J DILLARD JERANEK
OR 202 PG 343
LOT #2
0.385 ACRES

RICHARD TODD BIDWELL, SR
OR 218 PG 1303
0.564 ACRES

DEED REFERENCE

DUSTIN S & JILL A DEYO
DB 289 PG 457
PARCEL 30-00039.000

- (A) 0.332 ACRES TRACT I LOT #1
- (B) 0.272 ACRES TRACT III PART LOT #7
- (C) 0.363 ACRES TRACT II LOT #8

SIMON G. BELL SUBDIVISION
PLAT BOOK 1 PG. 371

DUSTIN S & JILL A DEYO
DB 249 PG 114
PARCEL 30-00040.000

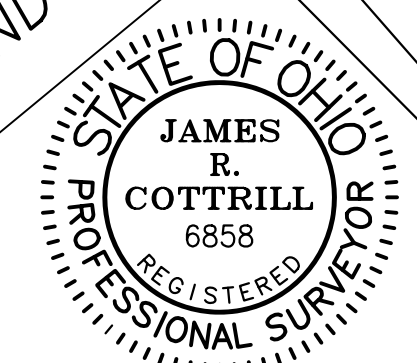
- (D) 0.536 ACRES ALL THAT REMAINS OF 1.1 ORG ACRES
- (E) 0.237 ACRES

THE DESCRIPTION OF THIS 0.237 ACRE TRACT AS ORIGINALLY DESCRIBED IN BARTLEY'S DEED (DB 157 PG 44) IN NOVEMBER OF 1959 WAS OMITTED FROM DEYO'S DEED AS RECORDED IN DB 249 PG 114. THE LAND WAS TITLED TO DEYO AS PART OF SAID 0.536 ACRE TRACT.

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 8" ϕ WOOD FENCE POST (FOUND)
 - ⊙ 3/4" ϕ SOLID IRON PIN (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊙ 1/2" ϕ CONDUIT & PLASTIC CAP STAMPED "RI BAKER 5539" (FOUND)
 - ⊙ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

REVISED 4/24/18



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 4/24/18

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

**1.2718± & 0.2358± ACRES,
VMS 8863, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DUSTIN DEYO**

SCALE : 1" = 40'	JOB No. S180312	CREW: MW
40' 20' 0 40'	SURVEYED 04/2018	DWN BY: NC
	DRAWN 04/2018	CHECK: MW,RC

COTTRILL SURVEYING, INC

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

0.2358 Acre Tract Surveyed for Dustin Deyo

The following described 0.2358 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8863, part of a 0.536 acre tract (Parcel 30-00040.000, part of an original 1.1 acre tract) conveyed to Dustin S and Jill A Deyo by Deed Book 249 page 114 (this tract was originally recorded as a 0.237 acre tract to Bartley in Deed Book 157 page 44 in November of 1959 but omitted as a separate tract of record in said Deyo's deed), and being more particularly described as follows:

Beginning at a mag nail set in the original centerline of Garfield Avenue (50 feet wide) and in the line between the City of London and Union Township at the East corner of a 0.332 acre tract (Lot #1 of Simon G. Bell Subdivision as recorded in Plat Book 1 page 371) and the South corner of said 0.536 acre tract (also being the South line of said 0.237 acre tract), said mag nail bears North 50° 30' 10" East a distance of 451.89 feet from the centerline intersection of Garfield Avenue with State Route 56 (Main Street, 60 feet right-of-way);

Thence, with the Northeast line of said 0.332 acre tract, **North 44° 27' 58" West**, passing an iron pin and cap set at 20.00 feet, passing the East corner of a 0.272 acre tract (part Lot #7 of said Subdivision) conveyed to Dustin S and Jill A Deyo by Deed Book 289 page 457 at 145.27 feet, a total distance of **177.00 feet** to an iron pin and cap set at the West corner of said 0.237 acre tract;

Thence, with the Northwest line of said 0.237 acre tract, **North 45° 17' 03" East** a distance of **58.94 feet** to a 3/4 inch diameter solid iron pin found in the Southwest line of a 0.564 acre tract conveyed to Richard Todd Bidwell, Senior by Official Record 218 page 1303;

Thence, with the Southwest line of said 0.564 acre tract, **South 43° 21' 51" East**, passing a 3/4 inch diameter solid iron pin found at 156.46 feet, a total distance of **182.04 feet** to the original centerline of Garfield Avenue and in the line between the City of London and Union Township;

Thence, with the original centerline of Garfield Avenue and said Corporation line, **South 50° 25' 48" West** a distance of **55.65 feet** returning to the **Point of Beginning**, containing **0.2358 Acres** more or less.

Bearings are based on a GPS observation on September 14, 2016, WGS 1984 Geodetic North.

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 April of 2018 by James R. Cottrill, PS registration #6858. (Job #S180312-0-2358AC)

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

1.2718 Acre Tract *Surveyed for Dustin Deyo*

The following described 1.2718 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8863, Simon G. Bell Subdivision as recorded in Plat Book 1, page 371, being all of a 0.332 acre tract (Lot #1 of said Subdivision) (Parcel 30-00039.000, Tract I), all of a 0.272 acre tract (part Lot #7 of said Subdivision) (Parcel 30-00039.000, Tract III), and all of a 0.363 acre tract (Lot #8 of said Subdivision) (Parcel 30-00039.000, Tract II) all conveyed to Dustin S and Jill A Deyo by Deed Book 289 page 457, and part of a 0.536 acre tract (Parcel 30-00040.000, part of an original 1.1 acre tract) conveyed to Dustin S and Jill A Deyo by Deed Book 249 page 114, and being more particularly described as follows:

Beginning at a mag nail set in the original centerline of Garfield Avenue (50 feet wide) and in the line between the City of London and Union Township at the East corner of a 0.385 acre tract (Lot #2 of said Subdivision) conveyed to Paul H Dillard, TOD to Paula J Dillard Jeranek by Official Record 202 page 343 and the South corner of said 0.332 acre tract, said mag nail bears North 50° 30' 10" East a distance of 351.26 feet from the centerline intersection of Garfield Avenue with State Route 56 (Main Street, 60 feet right-of-way);

Thence, with the Northeast line of said 0.385 acre tract, **North 44° 27' 58" West**, passing an iron pin and cap set at 21.83 feet, passing the East corner of a 0.5 acre tract conveyed to Paul H Dillard, TOD to Paula J Dillard Jeranek by Official Record 202 page 343 in the South corner of said 0.272 acre tract at 145.27 feet, a total distance of **263.30 feet** to an iron pin and cap set in the Southeast line of said 0.363 acre tract;

Thence, with the Northwest line of said 0.5 acre tract, **South 50° 29' 16" West** a distance of **21.30 feet** to an iron pin and cap set at the East corner of a 2 acre tract conveyed to Patricia S and Raymond L Chamberlain (1/3), et. al. by Official Record 333 page 746;

Thence, with the Northeast line of said 2 acre tract, **North 44° 28' 58" West** a distance of **130.36 feet** to an 8 inch diameter wooden fence post found (leaning) at the South corner of a 16.0304 acre tract conveyed to Jamie Teresa Tyson by Official Record 321 page 479 and at a corner between the City of London and Union Township;

Thence, with the Southeast line of said 16.0304 acre tract and said Corporation line, **North 50° 04' 38" East**, passing an iron pin and cap set at 15.05 feet, passing the West corner of said 0.237 acre tract at 121.90 feet, a total distance of **185.12 feet** to an iron pin and cap set at the West corner of a 0.564 acre tract conveyed to Richard Todd Bidwell, Senior by Official Record 218 page 1303;

Thence, with the Southwest line of said 0.564 acre tract and leaving said Corporation line, **South 43° 21' 51" East** a distance of **212.33 feet** to a 3/4 inch diameter solid iron pin found at the North corner to a 0.237 acre tract conveyed to Dustin S and Jill A Deyo by Deed Book 249 page 114 (last described in Deed Book 157 page 44 in November 1959 but omitted from Deyo's current deed);

Thence, around said 0.237 acre tract with the following two courses:

- 1) **South 45° 17' 03" West** a distance of **58.94 feet** to an iron pin and cap set in the Northeast line of said 0.272 acre tract;
- 2) **South 44° 27' 58" East**, passing the North corner of said 0.332 acre tract at 31.73 feet, passing an iron pin and cap set at 157.00 feet, a total distance of **177.00 feet** to a mag nail set in the original centerline of Garfield Avenue and in the line between the City of London and Union Township;

Thence, with the original centerline of Garfield Avenue and said Corporation line, **South 50° 30' 10" West** a distance of **100.63 feet** returning to the **Point of Beginning**, containing **1.2718 Acres** more or less, of which 0.3343 acres more or less is all of said 0.332 acre tract, 0.2717 acres more or less is all of said 0.272 acre tract, 0.3648 acres more or less is all of said 0.363 acre tract and 0.3010 acres more or less is all of said 0.237 acre tract.

Bearings are based on a GPS observation on September 14, 2016, WGS 1984 Geodetic North.

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 April of 2018 by James R. Cottrill, PS registration #6858. (Job #S180312-1-2718AC)

James R. Cottrill

James R. Cottrill, PS

