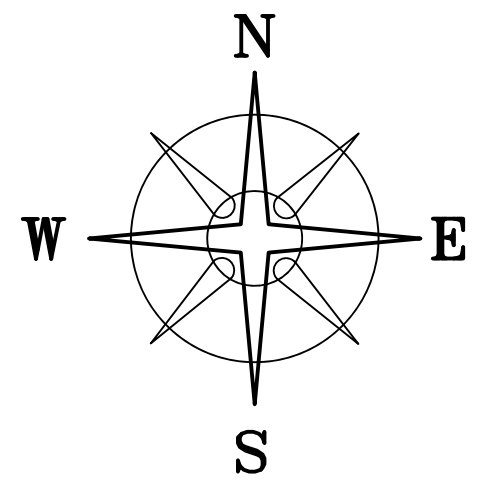


BEARINGS BASED ON THE CENTERLINE OF SR 665 (N 86°21'44" E) AS DESCRIBED IN OR 184 PG 80



CENTERLINE OF MARTIN MOON DITCH #27  
N 66°57'49" E  
31.52'

PARCEL No. 31-02739.000

SUB-SURFACE SEWER LINE  
EASEMENT-CITY OF LONDON  
OR 335 PG 1086  
0.0207 ACRES

D C ENGINEERING &  
DEVELOPMENT LTD  
OR 289 PG 2679  
30.96 ACRES

DAVID L TATE & TRACI ARNOLD  
OR 316 PG 2178  
3.0000 ACRES

N=688652.00'  
E=1710011.46'

CITY OF LONDON  
OR 109 PG 1217  
6.5469 ACRES

CITY OF LONDON  
UNION TOWNSHIP

D C ENGINEERING &  
DEVELOPMENT LTD  
OR 184 PG 80  
0.0011 ACRES

JEANNE J COATE &  
PHILIP N WALTERS, JT LIVES  
OR 347 PG 551  
12.882 ACRES

BAPTIST CHURCH  
1.576 ACRES  
DB 158 PG 591  
PARCEL #1

**EASEMENT NOTES**

THE 0.3385 ACRE INGRESS/EGRESS  
EASEMENT IS FOR THE BENEFIT OF  
THE NEW 2.4569 ACRE TRACT AND  
THE BAPTIST CHURCH.

2.4569± ACRES  
PARCEL No. 31-02739.000

TPOB

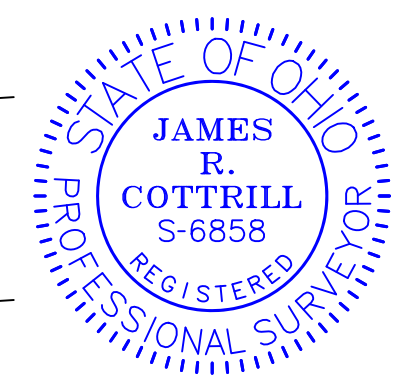
EXISTING INGRESS/EGRESS EASEMENT FOR BIKE TRAIL  
OR 107 PG 1582

SUBDIVISION OF 9.321 ACRES FOR EMMITT CRACE 1960 (6C)

STATE ROUTE 665 (60'R/W)

LINE	BEARING	DISTANCE
L1	N 03°45'48" W	491.19'
L2	S 87°37'48" W	30.01'
L3	S 03°45'48" E	491.86'
L4	N 86°21'44" E	30.00'
L5	N 03°45'48" W	1.37'
L6	S 03°45'48" E	80.02'
L7	N 87°37'48" E	30.01'

SCALE:  
1"=5'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 10/27/20

CITY OF LONDON  
UNION TOWNSHIP

**DEED REFERENCE**  
D C ENGINEERING &  
DEVELOPMENT LTD  
OR 184 PG 80

Ⓐ 17.4608 ACRES  
PARCEL No. 31-02739.000

Ⓑ 65.351 ACRES  
PARCEL No. 32-00002.000  
82.8118 TOTAL ACRES  
99.3971 TOTAL ORG ACRES

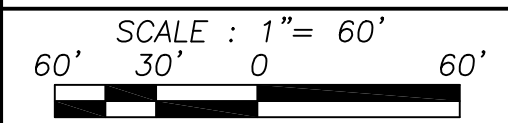
**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ IRON PIPE & CAP "NCB 5969" (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⊠ MAG NAIL (FOUND)
- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**COTTRILL SURVEYING, INC**

James R Cottrill, PS Nathan Cottrill, PE  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**2.4569± ACRES,**  
**VMS 5802, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR DC ENGINEERING**



JOB No. S200901A : CREW: MW  
SURVEYED 10/2020 : DWN BY: NC  
DRAWN 10/2020 : CHECK: RC

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## 2.4569 Acre Tract Surveyed for DC Engineering

The following described 2.4569 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5802, being part of a 17.4608 acre tract (Parcel 31-02739.000) conveyed to D C Engineering and Development, LTD by Official Record 184 page 80, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of State Route 665 (60 feet right-of-way) at the Southwest corner of a 1.576 acre tract conveyed to Baptist Church by Deed Book 158 page 591, the Southeast corner of a 65.351 acre tract conveyed to D C Engineering and Development LTD by Official Record 184 page 80 and being at a corner to the City of London corporation line, said railroad spike bears North 86° 21' 44" West a distance of 705.94 feet from an iron pin found at the centerline intersection of State Route 665 with Payne-Thompson Road (Township Road 101);

Thence, with the line between said 1.576 acre and 65.351 acre tracts and with said Corporation line, North 03° 45' 48" West, passing an iron pin and cap previously set at the Southwest corner of a 0.0011 acre tract conveyed to D C Engineering and Development, LTD by Official Record 184 page 80 at 521.19 feet, a total distance of 522.56 feet to a corner to said 65.351 acre tract;

Thence, across said 65.351 acre tract, North 38° 42' 21" East a distance of 103.76 feet to an iron pin and cap set in the South line of said 17.4608 acre tract and being the **True Point of Beginning**;

Thence, across said 17.4608 acre tract with the following three new courses:

- 1) **North 04° 39' 06" West** distance of **165.04 feet** to an iron pin and cap set;
- 2) **North 86° 16' 39" East** a distance of **598.48 feet** to an iron pin and cap set;
- 3) **South 04° 28' 10" East** a distance of **193.64 feet** to an iron pin and cap set in the North line of said 65.351 acre tract;

Thence, with the North line of said 65.351 acre tract with the following two courses:

- 1) **South 89° 06' 27" West** a distance of **472.78 feet** to an iron pipe and cap stamped "NCB 5969" found;
- 2) with a curve to the left, **radius of 8085.28 feet, arc length of 126.23 feet**, chord bears South 88° 40' 00" West a distance of 126.23 feet returning to the **True Point of Beginning**, containing **2.4569 Acres** more or less

Bearings are based the centerline of State Route 665 (North 86° 21' 44" East) as described in Official Record 184 page 80.

With the benefit of a 0.5752 acre and 0.3385 acre proposed ingress/egress and utility easements and a 1.2349 acre drainage 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 Surveying"

This description is based on a field survey performed October 25, 2020 by James R. Cottrill, PS registration #6858. (Job #S200901-2.4569)



  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## **0.3385 Acre Easement** *Surveyed for DC Engineering*

The following described 0.3385 acre ingress/egress and utility easement is situated in the State of Ohio, Madison County, City of London, VMS 5802, being part of a 65.351 acre tract (Parcel 32-00002.000) conveyed to D C Engineering and Development, LTD by Official Record 184 page 80, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of State Route 665 (60 feet right-of-way) at the Southwest corner of a 1.576 acre tract conveyed to Baptist Church by Deed Book 158 page 591, the Southeast corner of said 65.351 acre tract and being at a corner to the City of London corporation line, said railroad spike bears North 86° 21' 44" West a distance of 705.94 feet from an iron pin found at the centerline intersection of State Route 665 with Payne-Thompson Road (Township Road 101);

Thence, with the line between said 1.576 acre and 65.351 acre tracts and with said Corporation line, North 03° 45' 48" West a distance of 30.00 feet to an iron pin and cap set in the North right-of-way line of State Route 665 and being the **True Point of Beginning**;

Thence, continuing with the line between said 1.576 acre and 65.351 acre tracts and with said Corporation line, **North 03° 45' 48" West** a distance of **491.19 feet** to an iron pin and cap previously set at the Southwest corner of a 0.0011 acre tract conveyed to D C Engineering and Development, LTD by Official Record 184 page 80;

Thence, across said 65.351 acre tract, **South 87° 37' 48" West** a distance of **30.01 feet** to an iron pin and cap previously set at the Southeast corner of a 6.5469 acre tract conveyed to City of London by Official Record 109 page 1217, the Northeast corner of a 12.882 acre tract conveyed to Jeanne J Coate and Philip N Walters, Joint Lives by Official Record 347 page 551 and being at a corner to the City of London corporation line;

Thence, with the East line of said 12.882 acre tract and said corporation line, **South 03° 45' 48" East** a distance of **491.86 feet** to an iron pin and cap previously set in the North right-of-way line of State Route 665;

Thence, across said 65.351 acre tract and with said right-of-way line, **North 86° 21' 44" East** a distance of **30.00 feet** returning to the **True Point of Beginning**, containing **0.3385 Acres** more or less.

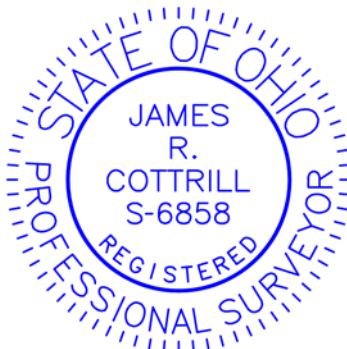
Bearings are based the centerline of State Route 665 (North 86° 21' 44" East) as described in Official Record 184 page 80.

For the benefit of a new 2.4569 acre tract surveyed by this surveyor on October 25, 2020 and the Baptist Church's 1.576 acre tract.

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 Surveying"

This description is based on a field survey performed October 25, 2020 by James R. Cottrill, PS registration #6858. (Job # S200901-0.3385EASE)



  
James R. Cottrill, PS #6858

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## **0.5752 Acre Easement Surveyed for DC Engineering**

The following described 0.5752 acre ingress/egress and utility easement is situated in the State of Ohio, Madison County, City of London, VMS 5802, being part of a 65.351 acre tract (Parcel 32-00002.000) and part of a 17.4608 acre tract (Parcel 31-02739.000) both conveyed to D C Engineering and Development, LTD by Official Record 184 page 80, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of State Route 665 (60 feet right-of-way) at the Southwest corner of a 1.576 acre tract conveyed to Baptist Church by Deed Book 158 page 591, the Southeast corner of said 65.351 acre tract and being at a corner to the City of London corporation line, said railroad spike bears North 86° 21' 44" West a distance of 705.94 feet from an iron pin found at the centerline intersection of State Route 665 with Payne-Thompson Road (Township Road 101);

Thence, with the line between said 1.576 acre and 65.351 acre tracts and with said Corporation line, North 03° 45' 48" West a distance of 521.19 feet to an iron pin and cap previously set at the Southwest corner of a 0.0011 acre tract conveyed to D C Engineering and Development, LTD by Official Record 184 page 80 and being the **True Point of Beginning**;

Thence, with the West line of said 0.0011 acre tract, **North 03° 45' 48" West** a distance of **1.37 feet** to a corner to said 65.351 acre tract;

Thence, across said 65.351 acre tract, **North 38° 42' 21" East** a distance of **103.76 feet** to an iron pin and cap set in the South line of said 17.4608 acre tract;

Thence, across said 17.4608 acre tract with the following three courses:

- 1) **North 04° 39' 06" West** distance of **165.04 feet** to an iron pin and cap set;
- 2) **North 57° 22' 36" West** a distance of **98.08 feet** to a point;
- 3) **South 85° 12' 22" West** a distance of **21.95 feet** to the East line of a 30.96 acre tract conveyed to D C Engineering and Development, LTD by Official Record 289 page 2679;

Thence, with the East line of said 30.96 acre tract, **South 04° 39' 06" East**, passing an iron pin and cap previously set at the 3.0000 acre tract conveyed to David L Tate and Traci Arnold by Official Record 316 page 2178 at 20.00 feet, a total distance of **220.00 feet** to an iron pin and cap previously set at the Northeast corner of a 6.5469 acre tract conveyed to City of London by Official Record 109 page 1217 and the Northwest corner of said 65.351 acre tract;

Thence, with the East line of said 6.5469 acre tract, **South 03° 45' 48" East** a distance of **80.02 feet** to an iron pin and cap previously set at the Northeast corner of a 12.882 acre tract conveyed to Jeanne J Coate and Philip N Walters, Joint Lives by Official Record 347 page 551 and at a corner to the City of London Corporation line;

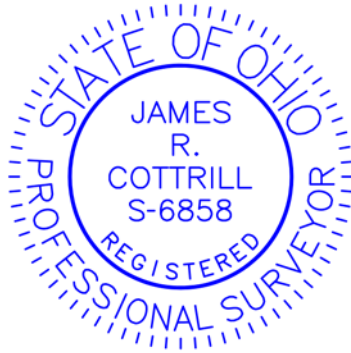
Thence, across said 65.351 acre tract, **North 87° 37' 48" East** a distance of **30.01 feet** returning to the **True Point of Beginning**, containing **0.5752 Acres** more or less. Bearings are based the centerline of State Route 665 (North 86° 21' 44" East) as described in Official Record 184 page 80.

For the benefit of a new 2.4569 acre tract surveyed by this surveyor on October 25, 2020.

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 Surveying"

This description is based on a field survey performed October 25, 2020 by James R. Cottrill, PS registration #6858. (Job # S200901-0.5752EASE)



  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## 1.2349 Acre Drainage Easement Surveyed for DC Engineering

The following described 1.2349 acre drainage easement is situated in the State of Ohio, Madison County, City of London, VMS 5802, being part of a 17.4608 acre tract (Parcel 31-02739.000) conveyed to D C Engineering and Development, LTD by Official Record 184 page 80, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of State Route 665 (60 feet right-of-way) at the Southwest corner of a 1.576 acre tract conveyed to Baptist Church by Deed Book 158 page 591, the Southeast corner of a 65.351 acre tract conveyed to D C Engineering and Development LTD by Official Record 184 page 80 and being at a corner to the City of London corporation line, said railroad spike bears North 86° 21' 44" West a distance of 705.94 feet from an iron pin found at the centerline intersection of State Route 665 with Payne-Thompson Road (Township Road 101);

Thence, with the line between said 1.576 acre and 65.351 acre tracts and with said Corporation line, North 03° 45' 48" West, passing an iron pin and cap previously set at the Southwest corner of a 0.0011 acre tract conveyed to D C Engineering and Development, LTD by Official Record 184 page 80 at 521.19 feet, a total distance of 522.56 feet to a corner to said 65.351 acre tract;

Thence, across said 65.351 acre tract, North 38° 42' 21" East a distance of 103.76 feet to an iron pin and cap set in the South line of said 17.4608 acre tract;

Thence, across said 17.4608 acre tract with the following two new courses:

- 1) North 04° 39' 06" West distance of 165.04 feet to an iron pin and cap set;
- 2) North 86° 16' 39" East a distance of 598.48 feet to an iron pin and cap set and being the **True Point of Beginning**;

Thence, across said 17.4608 acre tract with the following five courses:

- 1) **North 05° 08' 53" West** a distance of **1732.13 feet** to the centerline of Martin Moon Ditch #27;
- 2) with the centerline of ditch, **North 66° 57' 49" East** a distance of **31.52 feet** to a point;
- 3) leaving said ditch, **South 05° 08' 53" East** a distance of **1796.99 feet** to a point;
- 4) **South 83° 45' 29" West** a distance of **30.67 feet** to a point;
- 5) **North 04° 28' 10" West** a distance of **55.77 feet** returning to the **True Point of Beginning**, containing **1.2349 Acres** more or less.

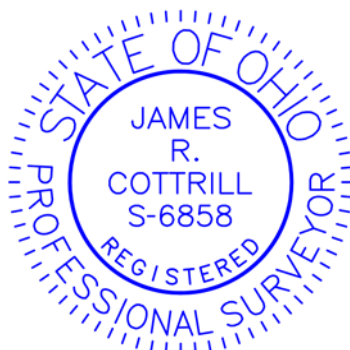
Bearings are based the centerline of State Route 665 (North 86° 21' 44" East) as described in Official Record 184 page 80.

For the benefit of a new 2.4569 acre tract surveyed by this surveyor on October 25, 2020.

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 Surveying"

This description is based on a field survey performed October 25, 2020 by James R. Cottrill, PS registration #6858. (Job #S200901-1.2349EASE)



  
James R. Cottrill, PS #6858