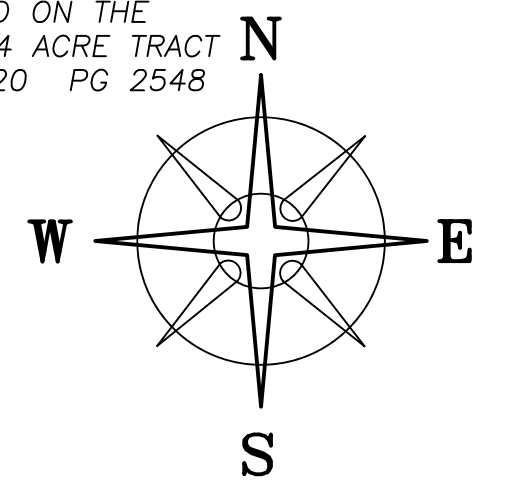


DEED REFERENCE

D C ENGINEERING &
DEVELOPMENT LTD
OR 289 PG 2679
30.96 ACRES
PARCEL No. 31-03591.000
33.96 ORG ACRES

BEARINGS ARE BASED ON THE
WEST LINE OF A 16.5864 ACRE TRACT
AS DESCRIBED IN OR 320 PG 2548

D C ENGINEERING &
DEVELOPMENT LTD
OR 184 PG 80
65.351 ACRES
PARCEL No. 32-00002.000



PENNSYLVANIA LINES LLC
OR 107 PG 1784
6.758 ACRES
N 66°51'14" E 1306.94'

LONDON MATERIALS LTD
OR 320 PG 2548
16.5864 ACRES
PARCEL No. 31-02739.001

32.6913± ACRES
A

CITY OF LONDON
OR 135 PG 351
50.9658 ACRES

D C ENGINEERING &
DEVELOPMENT LTD
OR 184 PG 80
17.4608 ACRES
PARCEL No. 31-02739.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIPE (FOUND)
 - 5/8" Ø REBAR (FOUND)
 - ⊕ 6" DIA. IRON FENCE POST (FOUND)
RUSTED OFF AT GROUND
 - RAILROAD SPIKE (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - △ IRON PIN (FOUND)

RECORDED IN OR 335 P 1086
30' WIDE SANITARY EASEMENT
S 85°12'22" W 667.53'
DAVID L TATE & TRACI ARNOLD
OR 316 PG 2178
3.0000 ACRES
N=688652.00'
E=1710011.46'
EXISTING 30' WIDE DRAINAGE EASEMENT OR 335 P 1083
107.39'
S 82°26'58" W
L:44.64'
R:8085.28'
D:0°18'59"
B:S 82°37'12" W
C:44.64'

CITY OF LONDON
OR 109 PG 1217 - 6.5469 ACRES

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

D C ENGINEERING &
DEVELOPMENT LTD
OR 184 PG 80
65.351 ACRES
PARCEL No. 32-00002.000

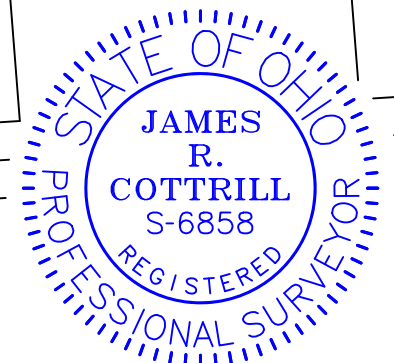
CITY OF LONDON
UNION TOWNSHIP

VMS 5648
VMS 5802
CITY OF LONDON

STATE ROUTE 665 (60'R/W)
N 86°21'44" E 675.94'

PAYNE-THOMPSON
ROAD (T-101)

POINT OF COMMENCEMENT

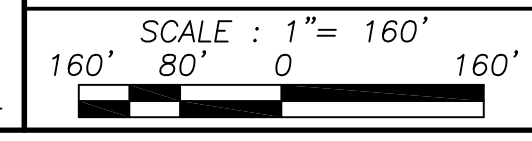


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 10/27/20

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

32.6913± ACRES,
VMS 5802, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DC ENGINEERING



SCALE : 1" = 160'
JOB No. S200901B : 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

32.6913 Acre Tract *Surveyed for DC Engineering*

The following described 32.6913 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5802, being all of a 30.96 acre tract (Parcel 31-03591.000, 33.96 original acres) conveyed to D C Engineering and Development, LTD by Official Record 289 page 2679, and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of State Route 665 (60 feet right-of-way) at the Southeast corner of a 12.882 acre tract conveyed to Jeanne J Coate and Philip N Walters, Joint Lives by Official Record 347 page 551, the Southwest 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 $86^{\circ} 21' 44''$ West a distance of 675.94 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 12.882 acre and 65.351 acre tracts and with said Corporation line, North $03^{\circ} 45' 48''$ West, passing 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 at 521.86 feet, a total distance of 601.88 feet to an iron pin and cap previously set at the Southeast corner of a 3.0000 acre tract conveyed to David L Tate and Traci Arnold by Official Record 316 page 2178 and the Southwest corner of a 17.4608 acre tract conveyed to D C Engineering and Development LTD by Official Record 184 page 80;

Thence, with the East line of said 3.0000 acre tract, North $04^{\circ} 39' 06''$ West a distance of 200.00 feet to an iron pin and cap previously set at the Southeast corner of said 30.96 acre tract and being the **True Point of Beginning**;

Thence, around said 3.0000 acre tract with the following two courses:

- 1) **South $85^{\circ} 12' 22''$ West** a distance of **667.53 feet** to an iron pin and cap previously set;
- 2) **South $04^{\circ} 39' 06''$ East** a distance of **200.72 feet** to a 5/8 inch diameter rebar found in the North line of said City of London's 6.5469 acre tract;

Thence, with the North line of said 6.5469 acre tract with the following two courses:

- 1) with a curve to the left with a **radius of 8085.28 feet**, arc length of **44.64 feet**, chord bears South $82^{\circ} 37' 12''$ West a distance of 44.64 feet to a 3/4 inch diameter iron pipe found;
- 2) **South $82^{\circ} 26' 58''$ West** a distance of **107.39 feet** to a 6 inch diameter iron fence post found broken off at ground at the Southeast corner of a 50.9658 acre tract conveyed to City of London by Official Record 135 page 351;

Thence, with the Northeast line of said 50.9658 acre tract, **North $22^{\circ} 57' 18''$ West** a distance of **1337.61 feet** to an iron pin and cap previously set in the Southeast line of a 6.758 acre tract conveyed to Pennsylvania Lines LLC by Official Record 107 page 1784;

Thence, with the Southeast line of said 6.758 acre tract, **North 66° 51' 14" East** a distance of **1306.94 feet** to an iron pin and cap previously set at the Northwest corner of a 16.5864 acre tract conveyed to London Materials LTD by Official Record 320 page 2548;

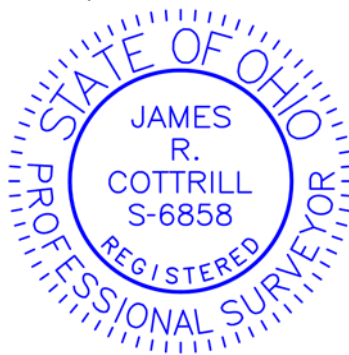
Thence, with the West line of said 16.5864 acre tract, **South 04° 39' 06" East**, passing an iron pin and cap previously set at a corner to said 17.4608 acre tract at 1274.57 feet, a total distance of **1474.57 feet** returning to the **True Point of Beginning**, containing **32.6913 Acres** more or less

Bearings are based the West line of a 16.5864 acre tract (North 04° 39' 06" West) as described in Official Record 320 page 2548.

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 #S200901-32.6913)



James R. Cottrill
James R. Cottrill, PS #6858