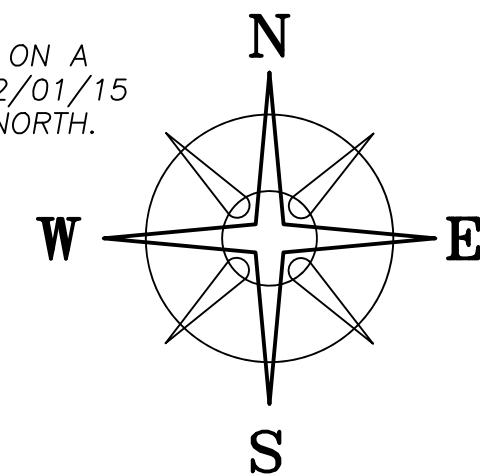


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 12/01/15  
WGS 1984 GEODETIC NORTH.



**PLAT REFERENCE**  
GLADE HILL ADDITION  
ORIGINALLY RECORDED IN  
PLAT BOOK 1 PG 205

**DEED REFERENCE**  
MELISSA S REYNOLDS &  
JOSEPH R REYNOLDS II, JT LIVES  
OR 309 PG 465

TRACT ONE  
A LOT 132  
PARCEL No. 31-00418.000

TRACT TWO  
B 3289 SQFT  
STRIP OFF NORTH SIDE OF LOT 133  
PARCEL No. 31-00417.000

TRACT THREE  
C 0.08 ACRES  
S. HALF OF VACATED MARYLAND AVE  
(132' BY 25')  
ORDINANCE No 147-77  
PARCEL No. 31-00418.000

TRACT FOUR  
D 0.136 ACRES  
STRIP OFF SOUTH SIDE OF LOT 187  
PARCEL No. 31-01245.000

TRACT FIVE  
E 0.08 ACRES  
N. HALF OF VACATED MARYLAND AVE  
(132' BY 25')  
ORDINANCE No 147-77  
PARCEL No. 31-01245.000

JACOB ANDERSON  
OR 369 PG 2443  
LOTS 185, 186 & 187  
EXCEPTING 45' STRIP OFF LOT 187

ORG LOT 186  
ORG LOT 187

16.5' ALLEY  
(UNIMPROVED)

CHANDLER AVE. (50' WIDE)

CENTERLINE OF VACATED  
MARYLAND AVE (50' WIDE)

0.5226± ACRES

POB  
N: 691329.79'  
E: 1702663.79'

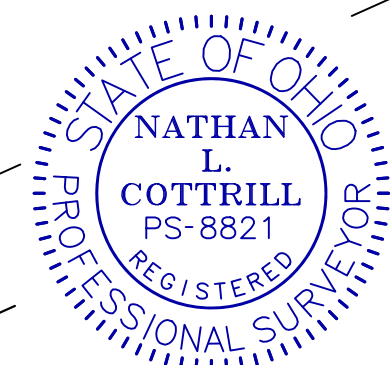
**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 5/8" Ø IRON PIN (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- △ COUNTY MONUMENT 02-013 (FOUND)
- RAILROAD SPIKE (FOUND)
- ⦿ MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⦶ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**NOTE**

THE COUNTY AUDITOR AND GIS HAS THIS PORTION OF THE VACATED ALLEY CONVEYED TO THE ADJOINING PROPERTY OWNERS. OFFICIAL RECORD 309 PAGE 465 HAS THE VACATED PORTION ADJACENT TO LOTS 132 AND 187 BEING 25' BY 132'. NO CLEAR POSSESSION NOTED AT THE TIME OF SURVEY. ADJACENT ALLEYS ARE UNIMPROVED BUT OPEN.

\*SEE NOTE\*



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
DATE: 06/22/2022

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

**0.5226± ACRES,**  
**VMS 5670, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR REYNOLDS**

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

JOB No. S220510 : CREW: NC,AM,MG  
SURVEYED 06/08/22 : DWN BY: NC  
DRAWN 06/09/22 : CHECK: RC

# COTTRILL SURVEYING, INC

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

## 0.5226 Acre Tract Surveyed for Reynolds

The following described 0.5226 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, being all of Lot 132 (Parcel 31-00418.000, Tract One), all of a 3289 square feet tract (Parcel 31-00417.000, Tract Two, off North side of Lot 133), all of a 0.08 acre tract (Parcel 31-00418.000, Tract Three, South half of vacated Maryland Ave (132 feet by 25 feet) by Ordinance No 147-77), all of a 0.136 acre tract (Parcel 31-01245.000, Tract Four, 45' strip off South side of Lot 187) and all of a 0.08 acre tract (Parcel 31-01245.000, Tract Five, North half of vacated Maryland Ave) all conveyed to Melissa S Reynolds and Joseph R Reynolds II, Joint Lives by Official Record 309 page 465 and originally dedicated by Glade Hill Addition as originally recorded in Plat Book 1 page 205, and being more particularly described as follows:

Beginning at a 3/4 inch T-bar found in the Southwest line of Chandler Avenue (50 feet wide) at the Northeast corner of an 8787.3 square feet tract conveyed to Rita L Hall by Official Record 175 page 1573 and at the Southeast corner of said 3289 square feet tract, said T-bar bears North 08° 00' 41" East a distance of 3132.40 feet from Madison County Monument 02-013;

Thence, with the North line of said 8787.3 square feet tract, **South 63° 30' 23" West** a distance of **148.27 feet** to a 3/4 inch T-bar found in the Northeast line of a 16.5 feet alley;

Thence, with the Northeast line of said alley, **North 30° 45' 25" West**, passing the Southwest corner of said Lot 132 at 24.39 feet, passing the Southeast line of said vacated Maryland Avenue and Southwest corner of said 0.08 acre tract (South half) at 73.37 feet, continuing across said vacated Maryland Avenue, passing the centerline of said vacated Maryland Avenue in the Southwest corner of said 0.08 acre tract (North half) at 98.46 feet, a total distance of **123.54 feet** to an iron pin and cap set at the Southwest corner of said 0.136 acre tract and being in the Northeast line of a 16.5 feet wide alley;

Thence, with the Northeast line of said alley, **North 25° 38' 18" West** a distance of **45.00 feet** to an iron pin and cap set at the Southwest corner of the portion of Lot 187 conveyed to Jacob Anderson by Official Record 369 page 2443;

Thence, with the Southeast line of said Anderson's tract, **North 64° 03' 33" East** a distance of **133.70 feet** to an iron pin and cap set in the West line of Chandler Avenue;

Thence, with the West line of said Chandler Avenue with the following two courses:

- 1) **South 25° 40' 49" East**, passing the Northwest line of said vacated Maryland Avenue in the Northeast corner of said 0.08 acre (North half) tract at 45.00 feet, passing the centerline of said vacated Maryland Avenue and the Northeast corner of said 0.08 acre tract (South half) at 70.00 feet, a total distance of **85.99 feet** to a mag nail set;
- 2) **South 43° 13' 04" East**, passing the Northeast corner of said Lot 132 at 9.44 feet, passing the Northeast corner of said 3289 square feet tract at 59.46 feet, a total distance of **84.50 feet** returning to the **Point of Beginning**, containing **0.5226 Acres** more or less, of which 0.1569 acres more or less is all of Lot 132, 0.0764 acres more or less is all of said 3289 square feet tract, 0.0751 acres more or less is all of said 0.08 acre tract (South half), 0.1381 acres more or less is all of said 0.136 acre tract, and 0.0761 acres more or less is all of said 0.08 acre tract (North half).

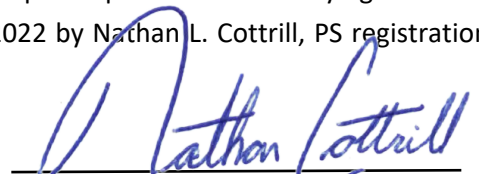
Bearings are based on a GPS observation on December 1, 2015, WGS 1984 Geodetic North.

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 Surveying"

This description is based on a field survey performed June 8, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220510-0.5226)



  
Nathan L. Cottrill, PS #8821