

DEED REFERENCE

DONALD E COLLEY JR 2/8 &
MICHAEL A COLLEY 2/8 &
PHILIP T COLLEY 2/8 &
IAN T MCBRIDE 1/8 &
COLIN A MCBRIDE 1/8
OR 394 PG 1836

PARCEL No. 31-00742.000

LOT 12

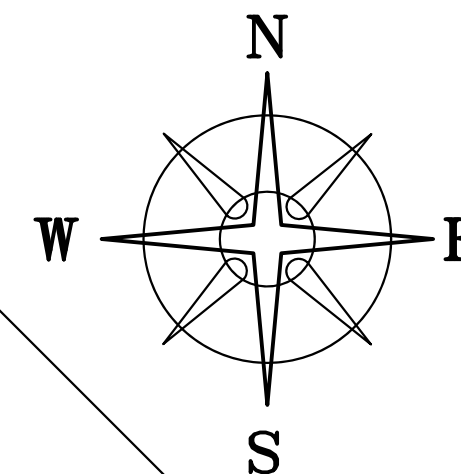
PARCEL No. 31-00741.000

LOT 11 &
0.02 ACRES
(1/2 VACATED ALLEY)

PLAT REFERENCE

J.Q. MINSHALL'S ADDITION
PB 1 PG 65

BEARINGS ARE BASED ON THE
NORTHEAST LINE OF OAK STREET
AS DESCRIBED IN OR 255 PG 817
(N 45° 00' W)



LOT #9

MELISSA A GLASER
OR 264 P 2256
PART OF LOT 9

MELISSA A GLASER
OR 264 P 2256
PART OF LOT 10
LOT #10

LOT #12
0.1465± ACRES

0.1648± ACRES

LOT #11
0.1465± ACRES

LOT #14

HEIDI R GREGORY
PT LOTS 14 & 15
VAC ALLEY (.155A)
OR 384 P 679

STEPHEN V & DONNA K SALTSMAN, JT LIVES
15-52 7647.2 SF MINSHALL & VAC ALLEY
OR 78 P 876

LOT #13

JAMES LEE & CHRISTINE A
SHUFF, JT LIVES
0.01 ACRES
5929 SF
OR 79 P 1133

GARAGE
OVER OR NEAR
LINE

FIFTH STREET (66' WIDE)

NORTH OAK STREET (66' WIDE)

GLADE RUN

VACATED ALLEY

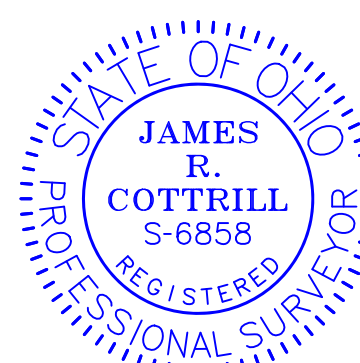
POB

POB

LEGEND

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

- MAG NAIL (SET)
- 1/2" Ø IRON PIN (FOUND)
- △ COUNTY MONUMENT 02-013
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)



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

James R. Cottrill DATE: 05/19/22

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

**0.1465± & 0.1648± ACRES,
VMS 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MARKLEY**

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

JOB No. S220417 CREW: NC
SURVEYED 04/27/22 DWN BY: NC
DRAWN 04/27/22 CHECK: RC

COTTRILL SURVEYING, INC

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

0.1465 Acre Tract *Surveyed for Markley*

The following described 0.1465 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of Lot 12 (Parcel 31-00742.000) as conveyed to Donald E Colley, Jr, Michael A Colley, Philip T Colley, Ian T McBride and Colin A McBride by Official Record 394 page 1836, said lots and alley originally dedicated by J. Q. Minshalls Addition as recorded in Plat Book 1 page 65, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southwest line of North Oak Street (66 feet wide) in the Northwest line of Fifth Street (66 feet wide) and being the East corner of said Lot 12;

Thence, with the Northwest line of Fifth Street, **South 44° 48' 28" West** a distance of **66.18 feet** to an iron pin and cap set at the East corner of Lot 11;

Thence, with the line between said Lots 11 and 12, **North 44° 59' 30" West** a distance of **96.46 feet** to an iron pin and cap set at the Southeast corner common to a portion of Lots 9 and 10 as conveyed to Melissa A Glaser by Official Record 264 page 2256;

Thence, with the Southeast line of said portion of Lot 9, **North 44° 46' 27" East** a distance of **66.16 feet** to the Southwest line of North Oak Street, from said corner a mag nail set bears North 44° 46' 19" East a distance of 5.00 feet;

Thence, with the Southwest line of North Oak Street, **South 45° 00' 00" East** a distance of **96.50 feet** returning to the **Point of Beginning**, containing **0.1465 Acres** more or less.

Bearings are based on the Northeast line of Oak Street (North 45° 00' West) as described in Official Record 255 page 817.

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 April 27, 2022 by James R. Cottrill, PS registration #6858. (Job #S220417-0.1465)



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

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0.1648 Acre Tract *Surveyed for Markley*

The following described 0.1648 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of Lot 11 (Parcel 31-00741.000), and all of a 0.2 acre tract (Parcel 31-00741.000, half of the vacated alley) both conveyed to Donald E Colley, Jr, Michael A Colley, Philip T Colley, Ian T McBride and Colin A McBride by Official Record 394 page 1836, said lots and alley originally dedicated by J. Q. Minshalls Addition as recorded in Plat Book 1 page 65, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northwest line of Fifth Street (66 feet wide) at the South corner of Lot 12 and the East corner of said Lot 11, said iron pin and cap bears **South 44° 48' 28" West** a distance of 66.18 feet from an iron pin and cap set at the intersection of the Southwest line of North Oak Street (66 feet wide) in the Northwest line of Fifth Street;

Thence, with the Northwest line of Fifth Street, **South 44° 48' 28" West**, passing the East corner of said 0.02 acre tract at 66.18 feet, a total distance of **74.43 feet** to an iron pin and cap set at the East corner of a 0.01 acre tract conveyed to James Lee and Christine A Shuff, Joint Lives by Official Record 79 page 1133 and being in the centerline of said vacated alley;

Thence, with the Northeast line of said 0.01 acre tract and with said centerline, **North 44° 58' 59" West**, passing the East corner of a portion of the alley vacated to Stephen V and Donna K Saltsman, Joint Lives by Official Record 78 page 876 at the centerline of Glade Run, a total distance of **96.42 feet** to an iron pin and cap set at the East corner of a portion of the vacated alley conveyed to Heidi R Gregory by Official Record 348 page 679 and the South corner of a portion of the vacated alley conveyed to Melissa A Glaser by Official Record 264 page 2256;

Thence, with the Southeast line of said Glaser's portion of said alley, **North 44° 46' 27" East**, passing the South corner of a portion of Lot 10 conveyed to Melissa A Glaser by Official Record 264 page 2256 in the West corner of said Lot 11 at 8.25 feet, a total distance of **74.41 feet** to an iron pin and cap set at the South corner of a portion of Lot 9 conveyed to Melissa A Glaser by Official Record 264 page 2256 and the West corner of said Lot 12;

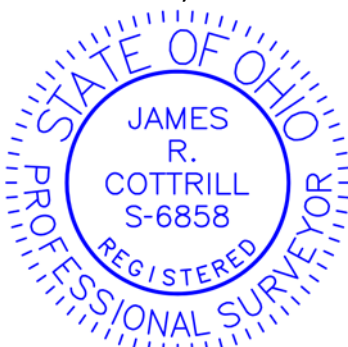
Thence, with the line between Lots 11 and 12, **South 44° 59' 30" East** a distance of **96.46 feet** returning to the **Point of Beginning**, containing **0.1648 Acres** more or less, of which 0.1465 acres more or less is all of said Lot 11 and 0.0183 acres more or less is all of said 0.02 acre tract.


Bearings are based on the Northeast line of Oak Street (North 45° 00' West) as described in Official Record 255 page 817.

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 April 27, 2022 by James R. Cottrill, PS registration #6858. (Job #S220417-0.1648)




James R. Cottrill, PS #6858