

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 10/26/16  
WGS 1984 GEODETIC NORTH.

ADAIR STREET  
(32' WIDE)

FIRST STREET (60' WIDE)

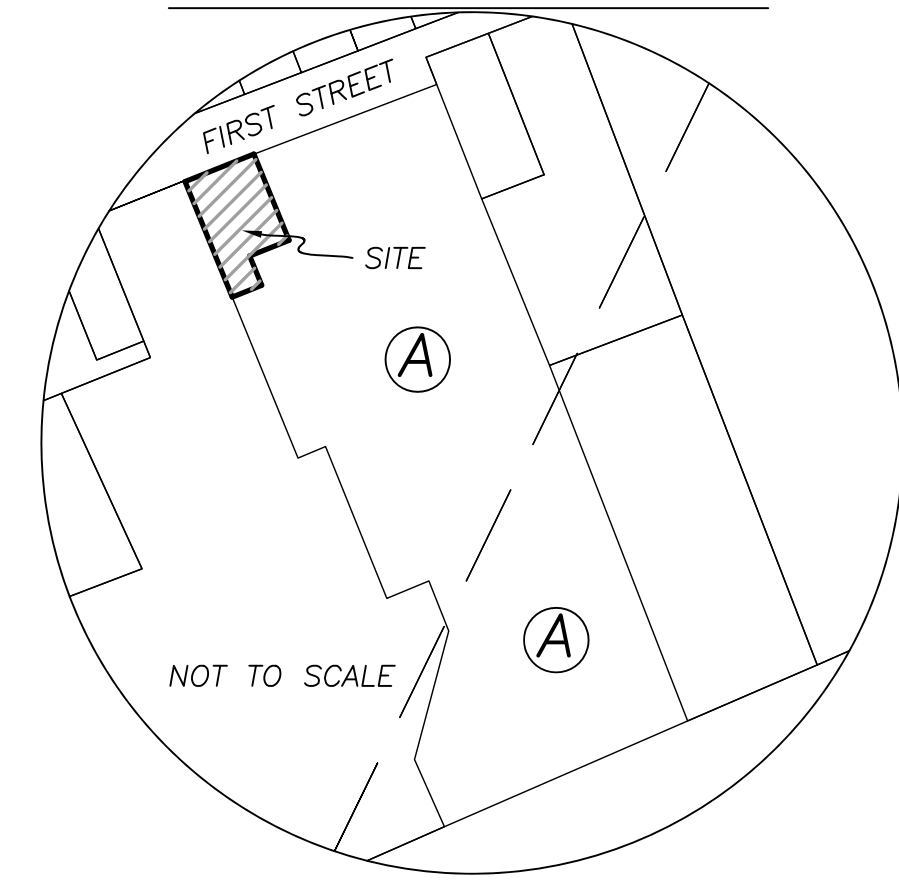
**DEED REFERENCE**  
STEPHEN BRUCE TYSON (1/2) &  
JAMIE TERESA TYSON (1/2)  
OR 321 PG 497  
PARCEL No. 31-02826.000  
Ⓐ 2.156 ACRES  
2.2 ORG ACRES  
3.89 ACRES (AUDITOR)

**POB**  
N=689345.49'  
E=1705668.85'

0.1768± ACRES  
Ⓐ

ROYAL C INVESTORS LLC  
OR 237 PG 691  
5.581 ACRES  
31-02142.001

**LOCATION MAP**



**LEGEND**

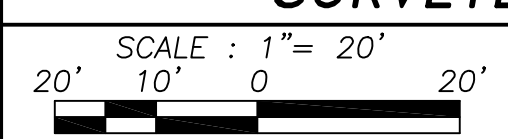
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 1" ∅ IRON PIPE (FOUND)
- 3/4" ∅ IRON PIN (FOUND)
- △ COUNTY MONUMENT 02-013 (ROUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
*Nathan L. Cottrill* DATE: 08/06/24

**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

**0.1768± ACRES,  
VMS 9471, CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR TYSON**



JOB No. S240709 : CREW: AM,MW  
SURVEYED 08/2024 : DWN BY: NC  
DRAWN 08/2024 : CHECK: RC

# COTTRILL SURVEYING, INC

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

## 0.1768 Acre Tract Surveyed for Tyson

The following described 0.1768 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being part of a 2.156 acre tract (Parcel 31-02826.000, 2.2 original acres, 3.89 acres per auditor) as conveyed to Stephen Bruce Tyson (1/2 interest) and Jamie Teresa Tyson (1/2 interest) by Official Record 321 page 497, and being more particularly described as follows:

Beginning at a 1 inch diameter iron pipe found in the Southeast line of First Street (60 feet wide) at the Northeast corner of a 5.581 acre tract conveyed to Royal C Investors LLC by Official Record 237 page 691 and the Northwest corner of said 2.156 acre tract, said pipe bears North 72° 54' 20" East a distance of 3805.94 feet from Madison County Monument 02-013;

Thence, with the Southeast line of First Street, **North 67° 38' 41" East** a distance of **73.12 feet** to a point;

Thence, across said 2.156 acre tract with the following four new courses:

- 1) **South 22° 51' 15" East**, passing an iron pin and cap set at 1.53 feet, a total distance of **91.90 feet** to an iron pin and cap set;
- 2) **South 67° 38' 41" West** a distance of **41.75 feet** to an iron pin and cap set;
- 3) **South 22° 51' 15" East** a distance of **31.36 feet** to an iron pin and cap set;
- 4) **South 67° 38' 41" West** a distance of **31.37 feet** to an iron pin and cap set in the Northeast line of said 5.581 acre tract;

Thence, with the Northeast line of said 5.581 acre tract, **North 22° 51' 15" West** a distance of **123.25 feet** returning to the **Point of Beginning**, containing **0.1768 Acres** more or less.


Bearings are based on a GPS observation on October 26, 2016, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on August of 2024.



  
Nathan L. Cottrill, PS #8821  
(Job #S240709-0.1768)