

DEED REFERENCE

PATRICIA S & RAYMOND L
CHAMBERLAIN (1/3),
MARY LOU EHRIE (1/3) &
REBECCA CRABTREE (1/3)
OR 333 PG 746
PARCEL No. 30-00050.000
A 2 ACRES

JAMIE TERESA TYSON
OR 321 PG 479
16.0304 ACRES
31-00257.000

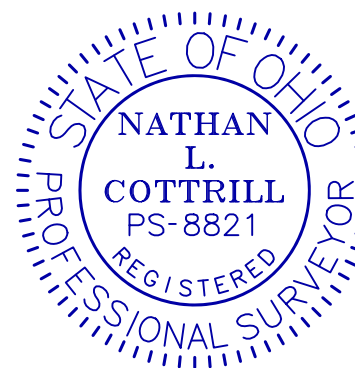
JAMIE TERESA TYSON
OR 321 PG 479
16.0304 ACRES
31-00257.000

DEVON S DEYO
OR 359 OR 2026
1.2718 ACRES
30-00039.000

EARL E JR & LAURIE B
SHAFFER, JT LIVES
OR 384 PG 1965
PARCEL No. 6
0.419 ACRES
30-00042.000

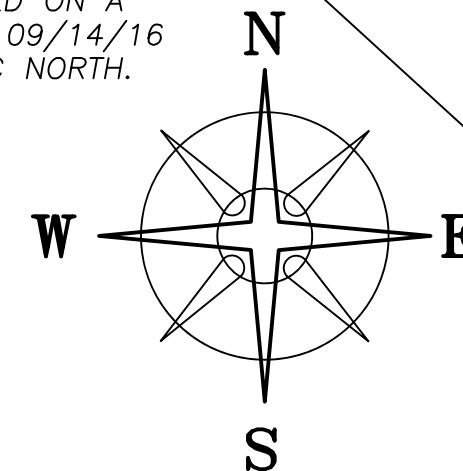
ANDREW J & LOU ANN
MAST, JT LIVES
OR 313 PG 697
PARCEL No. 5
0.468 ACRES
30-00043.000

POB
N=691818.42'
E=1699235.48'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 05/22/26

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 09/14/16
WGS 1984 GEODETIC NORTH.



LEGEND

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

- ▲ MADISON COUNTY MON 02-004
- ▲ WOOD FENCE POST (FOUND)
- 1" Ø IRON PIPE (FOUND)
- 3/4" Ø IRON PIN (FOUND)
- METAL FENCE POST "I-BEAM" (FOUND)
- MAG NAIL (SET)
- 1/2" Ø CONDUIT & YELLOW PLASTIC
CAP STAMPED "RI BAKER 5539" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

1.9974± ACRES,
VMS 8863, UNION TOWNSHIP
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CHAMBERLAIN

SCALE : 1" = 40'
40' 20' 0 40'

JOB No. S260514 CREW: MW
SURVEYED 05/18/26 DWN BY: NC
DRAWN 05/19/26 CHECK: RC

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1.9974 Acre Tract Surveyed for Chamberlain

The following described 1.9974 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8863, being all of a 2 acre tract (Parcel 30-00050.000) as conveyed to Patricia S and Raymond L Chamberlain (1/3), Mary Lou Ehrie (1/3) and Rebecca Crabtree (1/3) by Official Record 333 page 746, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Main Street (State Route 56, 50 feet right-of-way) at the west corner of a 0.468 acre tract conveyed to Andrew J and Lou Ann Mast, Joint Lives by Official Record 313 page 697 and the south corner of said 2 acre tract, said mag nail bears North 44° 36' 41" West a distance of 263.36 feet from the centerline intersection of Main Street and Garfield Avenue (50 feet wide), said mag nail also bears South 60° 30' 51" West a distance of 3866.99 feet from Madison County Monument 02-004;

Thence, with the centerline of Main Street, **North 44° 36' 41" West** a distance of **263.91 feet** to a corner to a 16.0304 acre tract conveyed to Jamie Teresa Tyson by Official Record 321 page 479 and being a corner to the Corporation line of the City of London;

Thence, with said 16.0304 acre tract and said Corporation line with the following two courses:

- 1) **North 50° 21' 47" East**, passing an I-beam metal fence post found at 24.00 feet, a total distance of **329.45 feet** to a 9 inch diameter wood fence post found;
- 2) **South 45° 12' 17" East** a distance of **134.47 feet** to an 8 inch wood fence post (leaning) found at the west corner of a 1.2718 acre tract conveyed to Devon S Deyo by Official Record 359 page 2026, said wood fence post referenced by an iron pin and cap previously set at North 50° 04' 38" East a distance of 15.05 feet;

Thence, with the southwest line of said 1.2718 acre tract, **South 44° 28' 58" East** a distance of **130.36 feet** to an iron pin and cap previously set in the northwest line of a 0.419 acre tract conveyed to Earl E Jr and Laurie B Shaffer, Joint Lives by Official Record 384 page 1965;

Thence, with the northwest line of said 0.419 acre tract, **South 50° 30' 10" West**, passing the north corner of said Mast's 0.468 acre tract at 160.80 feet, continuing with the northwest line of said 0.468 acre tract, passing iron pin and cap set at 302.16 feet, a total distance of **330.63 feet** returning to the **Point of Beginning**, containing **1.9974 Acres** more or less.

Bearings are based on a GPS observation on September 14, 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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on May 18, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260514-1.9974)




Nathan L. Cottrill, PS-8821