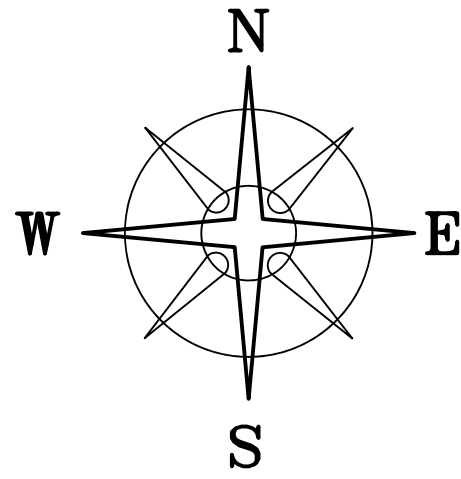


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 09/28/17
WGS 1984 GEODETIC NORTH.



SOUTH MAIN ST (80' WIDE)

VMS 8863
VMS 8742
SCALED FROM GIS

BEVERLY GILBERT
OR 105 PG 289
0.31 ACRES

WEST BROAD STREET INVESTORS LTD
OR 374 PG 624
0.2089 ACRES

JOHN L & TERRI R
ELLARS, JT LIVES
OR 243 PG 481
0.117 ACRES
0.132 ORG AC
31-00232.000

0.1577±
ACRES

RYAN M FERGUSON
OR 374 PG 2186
0.1311 ACRES

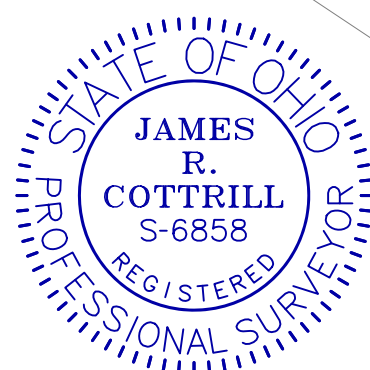
DEED REFERENCE
JOHN L & TERRI R
ELLARS, JT LIVES
OR 310 PG 1281
TRACT 1
A 0.147 ACRES
PARCEL No. 31-00863.000
TRACT 2
B 0.015 ACRES
PARCEL No. 31-00232.001

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" ∅ IRON PIN (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - IRON PIN (FOUND)
 - 5/8" ∅ IRON PIN (FOUND)
 - △ COUNTY MONUMENT 02-013 (FOUND)
 - ⊗ 3/4" ∅ IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
 - ⊘ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREVIOUSLY SET)
 - ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

N=686438.883'
E=1703736.827'

SOUTH OAK STREET (50' WIDE)



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

James R. Cottrill DATE: 07/22/21

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

**0.1577± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KILLIAN.**

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

JOB No. S210705 CREW: NC, MG
SURVEYED 07/20/21 DWN BY: NC
DRAWN 07/20/21 CHECK: RC

COTTRILL SURVEYING, INC

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

0.1577 Acre Tract Surveyed for Killian

The following described 0.1577 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 0.147 acre tract (Parcel 31-00863.000, Tract 1) and all of a 0.015 acre tract (Parcel 31-00232.001, Tract 2) both conveyed to John L and Terri R Ellars, Joint Lives by Official Record 310 page 1281, and being more particularly described as follows:

Beginning at a mag nail set at the South corner of a 0.117 acre tract conveyed to John L and Terri R Ellars, Joint Lives by Official Record 243 page 481 and the West corner of said 0.147 acre tract, said mag nail bears South 43° 36' 39" East a distance of 2460.51 feet from Madison County Monument 02-013;

Thence, with the line between said 0.117 acre and 0.147 acre tracts, **North 42° 35' 48" East**, passing the Northeast line of Oak Street (50 feet wide) at 1.54 feet, a total distance of **12.12 feet** to an iron pin found at the Southwest corner of said 0.015 acre tract;

Thence, with the line between said 0.117 acre and 0.015 acre tracts, **North 34° 31' 42" East** a distance of **95.28 feet** to a 5/8 inch diameter iron pin found in the Southwest line of a 0.31 acre tract conveyed to Beverly Gilbert by Official Record 105 page 289;

Thence, around said 0.31 acre tract with the following two courses:

- 1) **South 49° 26' 03" East**, passing a corner to said 0.147 acre tract at 13.38 feet, a total distance of **31.50 feet** to a 3/4 inch diameter iron pin found;
- 2) **North 43° 35' 06" East** a distance of **52.68 feet** to an iron pin and cap previously set at the West corner of a 0.2089 acre tract conveyed to West Broad Street Investors LTD by Official Record 374 page 624;

Thence, with the Southwest line of said 0.2089 acre tract, **South 55° 06' 32" East** a distance of **28.00 feet** to an iron pin and cap previously set at the North corner of a 0.1311 acre tract conveyed to Ryan M Ferguson by Official Record 374 page 2186;

Thence, Northwest line of said 0.1311 acre tract with the following three courses:

- 1) **South 42° 42' 32" West** a distance of **93.84 feet** to an iron pin and cap previously set;
- 2) **South 83° 45' 41" West** a distance of **6.65 feet** to a 5/8 inch diameter iron pin found;
- 3) **South 38° 24' 50" West** a distance of **58.35 feet** to a 3/4 inch T-bar and cap found in the Northeast line of South Oak Street;

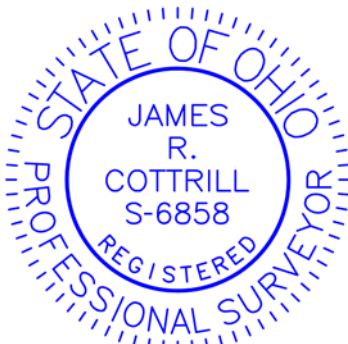
Thence, with the Northeast line of said South Oh Street, **North 55° 55' 28" West** a distance of **46.97 feet** returning to the **Point of Beginning**, containing **0.1577 Acres** more or less, of which 0.1431 acres more or less is all of said 0.147 acre tract and 0.0146 acres more or less is all of said 0.015 acre tract.

Bearings are based on a GPS observation on September 28, 2017, 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 July 20, 2021 by James R. Cottrill, PS registration #6858. (Job #S210705-0.1577)



James R. Cottrill

James R. Cottrill, PS #6858