

COTTRILL SURVEYING, INC

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

0.0965 Acre Tract *Surveyed for Justin Schmidt*

The following described 0.0965 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of a 0.20 acre tract (Parcel 31-01990.000) conveyed to Ohio State Property Investors LLC by Official Record 384 page 420, and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron pipe found in the Southeast line of South Street (30 feet wide) at the West corner of a 0.14 acre tract conveyed to Nancy D Beathard by Official Record 16 page 864 and the North corner of said 0.20 acre tract said pipe bears South 26° 43' 22" East a distance of 2126.06 feet from Madison County Monument 02-013;

Thence, with the Southwest line of said 0.14 acre tract, **South 36° 53' 08" East** a distance of **117.18 feet** to a 5/8 inch diameter iron pin found in the Northwest line of a 1.152 acre tract conveyed to Matthew D Dillon by Official Record 305 page 1798;

Thence, with the Northwest line of said 1.152 acre tract, **South 51° 13' 10" West**, passing an iron pin and cap set at 33.53 feet, a total distance of **35.53 feet** to a 22 inch diameter Maple tree;

Thence, with a new line across said 0.20 acre tract, **North 36° 53' 08" West**, passing an iron pin and cap set at 3.00 feet, a total distance of **119.68 feet** to an iron pin and cap set in the Southeast line of South Street;

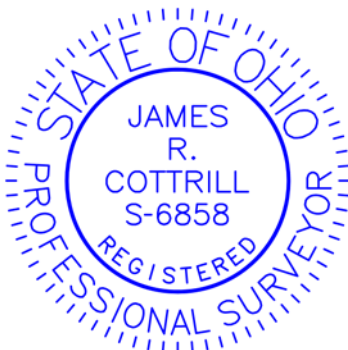
Thence, with the Southeast line of South Street, **North 55° 15' 00" East** a distance of **35.53 feet** returning to the **Point of Beginning**, containing **0.0965 Acres** more or less.

Bearings are based on the Northwest line of South Street (South 55° 15' West) as described in Slide 54 and 55

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 October of 2021 by James R. Cottrill, PS registration #6858. (Job #S210818-0.0965)




James R. Cottrill, PS #6858

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0.1071 Acre Tract *Surveyed for Justin Schmidt*

The following described 0.1071 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of a 0.20 acre tract (Parcel 31-01990.000) conveyed to Ohio State Property Investors LLC by Official Record 384 page 420, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Southeast line of South Street (30 feet wide) at the North corner of a 0.23 acre tract conveyed to Casey N Carroll by Official Record 389 page 1055 and the West corner of said 0.20 acre tract said iron pin and cap bears South 24° 50' 09" East a distance of 2137.14 feet from Madison County Monument 02-013;

Thence, with the Southeast line of South Street, **North 55° 15' 00" East** a distance of **35.53 feet** to an iron pin and cap set;

Thence, with a new line across said 0.20 acre tract, **South 36° 53' 08" East**, passing an iron pin and cap set at 116.68 feet, a total distance of **119.68 feet** to a 22 inch diameter Maple tree in the Northwest line of a 1.152 acre tract conveyed to Matthew D Dillon by Official Record 305 page 1798;

Thence, with the Northwest line of said 1.152 acre tract, **South 51° 13' 10" West** a distance of **41.57 feet** to an iron pin and cap set at the East corner of said Carroll's 0.23 acre tract;

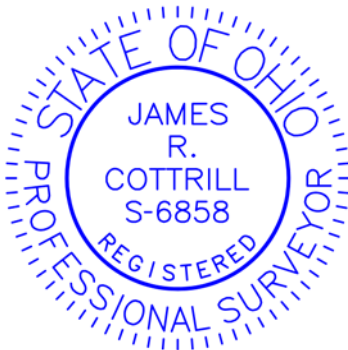
Thence, with the Northeast line of said 0.23 acre tract, **North 34° 03' 34" West** a distance of **122.53 feet** returning to the **Point of Beginning**, containing **0.1071 Acres** more or less.

Bearings are based on the Northwest line of South Street (South 55° 15' West) as described in Slide 54 and 55

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 October of 2021 by James R. Cottrill, PS registration #6858. (Job #S210818-0.1071)




James R. Cottrill, PS #6858