

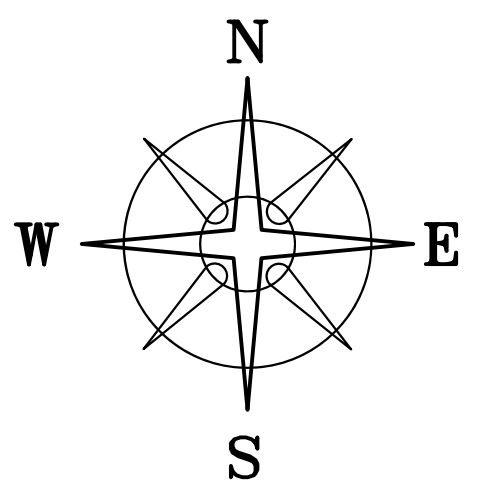
LOT 62

THE REMAINDER OF THE 2.07 ACRE TRACT IS TO FRONT ON STUMP LANE (50' WIDE)

DEED REFERENCE

WOODLANDS LONDON LLC
OR 389 PG 1427

- (A) 2.07 ACRES
PARCEL No. 31-01129.000
- (B) 0.433 ACRES
PARCEL No. 31-01130.000
- (C) 0.710 ACRES
PARCEL No. 31-02592.000



BEARINGS ARE BASED ON A GPS OBSERVATION ON 04/17/13 WGS 1984 GEODETIC NORTH.

STUMP LANE (50')

LONDON TERRACE SECTION ONE SUBDIVISION
PB 1 P 384

LOT 1

LOT 2

LOT 3

1.1021± ACRES

(A) 0.4805± ACRES

(B) 0.4149± ACRES

TCH LAMPLIGHT LLC
OR 352 PG 2210
2.918 ACRES

JACQUELYNN M SMALLEY
OR 244 PG 1712
0.344 ACRES

SIMMAT, LTD
OR 355 PG 2389
0.213 ACRES

0.8829± ACRES

(C) 0.5035± ACRES

(A) 0.3618± ACRES

(B) 0.0176± ACRES

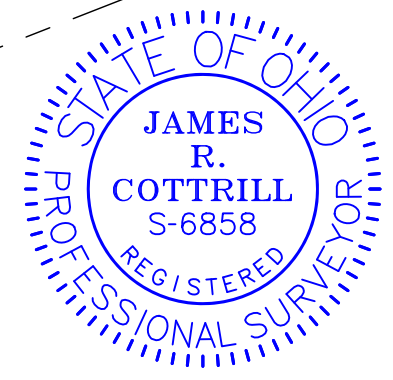
(C) 0.2067± ACRES

SEE PLAT BY ROUSH 1966

LEGEND

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

- MAG NAIL (FOUND)
- MAG NAIL (SET)
- RAILROAD SPIKE (SET)
- ▲ 5"Ø METAL FENCE POST (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ☆ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "SITE ENG. INC." (FD.)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

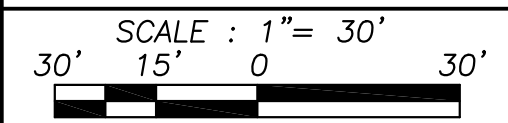


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 06/03/22

COTTRILL SURVEYING, INC

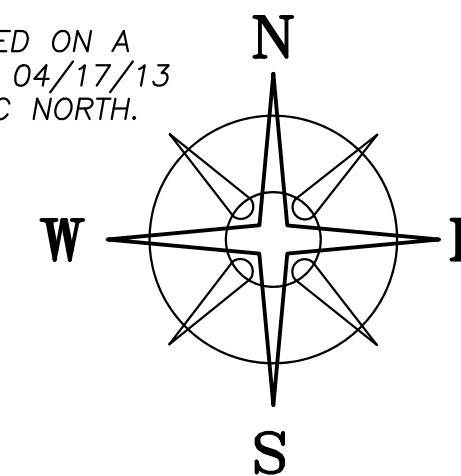
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

**0.8829± & 1.1021± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SCHMIDT.**



SCALE : 1" = 30'	JOB No. S210332	CREW: MW
30' 15' 0 30'	SURVEYED 05/2022	DWN BY: NC
	DRAWN 05/2022	CHECK: NC

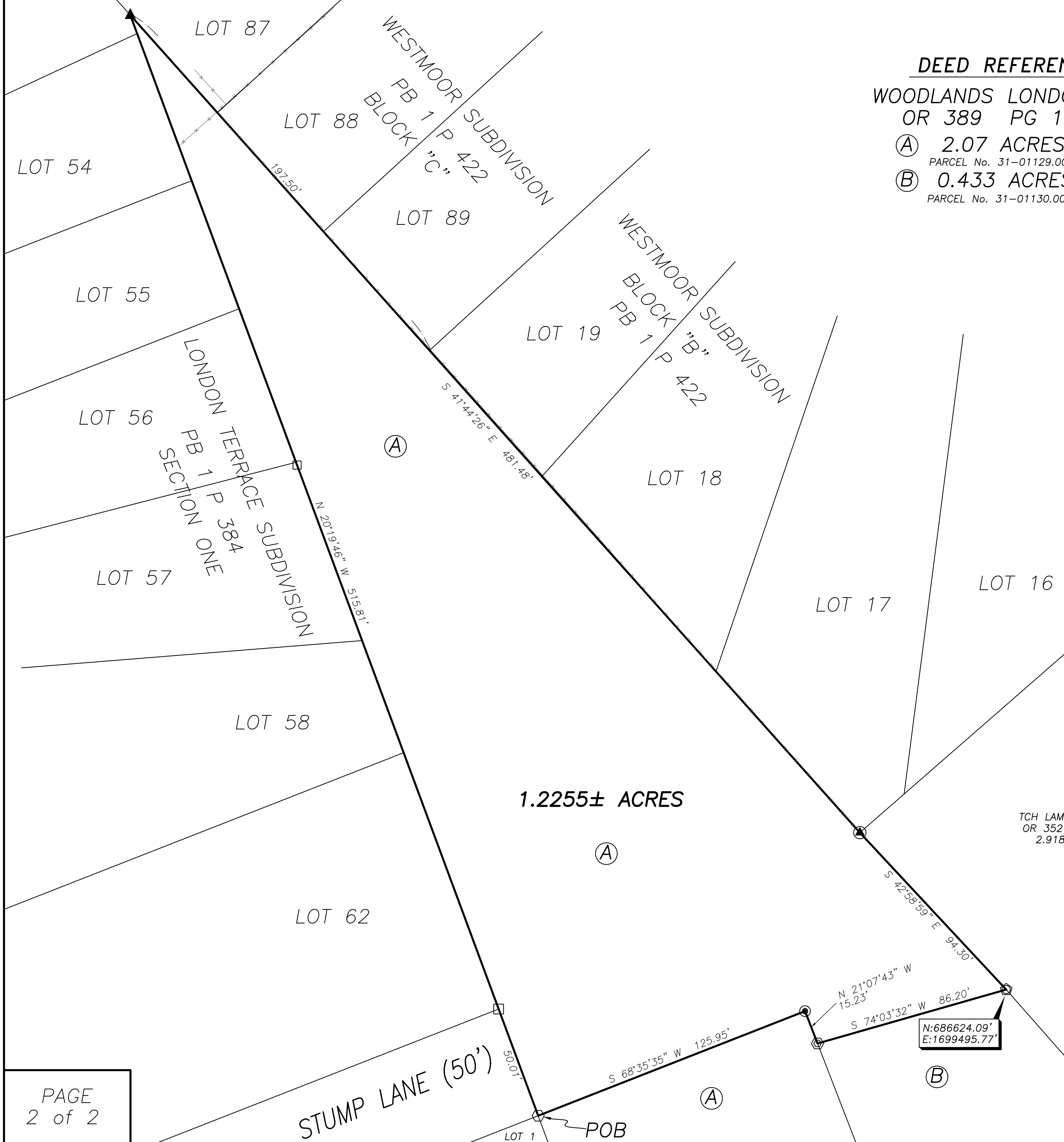
BEARINGS ARE BASED ON A
GPS OBSERVATION ON 04/17/13
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
WOODLANDS LONDON LLC
OR 389 PG 1427
Ⓐ 2.07 ACRES
PARCEL No. 31-01129.000
Ⓑ 0.433 ACRES
PARCEL No. 31-01130.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ MAG NAIL (SET)
 - ⊕ 5" ∅ METAL FENCE POST (FOUND)
 - ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - 5/8" ∅ IRON PIN (FOUND)
 - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "SITE ENG. INC." (FD.)
 - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ▲ RECORDED STONE (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 06/03/22

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

**1.2255± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SCHMIDT.**

SCALE : 1" = 30'	JOB No. S210332	CREW: MW
30' 15' 0 30'	SURVEYED 05/2022	DWN BY: NC
	DRAWN 05/2022	CHECK: NC

COTTRILL SURVEYING, INC

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

0.8829 Acre Tract Surveyed for Schmidt

The following described 0.8829 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of a 2.07 acre tract (Parcel 31-01129.000), part of a 0.433 acre tract (Parcel 31-01130.000), and part of a 0.710 acre tract (Parcel 31-02592.000) All conveyed to Woodlands London, LLC by Official Record 389 page 1427, and being more particularly described as follows:

Beginning at a point in the centerline of High Street (US 42, 60 feet right-of-way) at the Southwest corner of said 2.07 acre tract, said point bears South 68° 40' 53" West a distance of 490.06 feet from the centerline intersection of High Street and State Route 38;

Thence, with the West line of said 2.07 acre tract, **North 20° 19' 46" West** a distance of **30.00 feet** to a mag nail found in the Northwest right-of-way line of High Street at the Southeast corner of a 0.344 acre tract conveyed to Jacquelynn M Smalley by Official Record 244 page 1712 and the Southwest corner of a 0.213 acre tract conveyed to Simmat, LTD by Official Record 355 page 2389;

Thence, around said 0.213 acre tract with the following three courses:

- 1) with said right-of-way line, **North 68° 40' 53" East** a distance of **62.00 feet** to a mag nail found;
- 2) **North 20° 19' 46" West** a distance of **150.26 feet** to an iron pin and cap previously set;
- 3) **South 68° 40' 53" West** a distance of **2.38 feet** to an iron pin and cap set;

Thence, across said 2.07 acre tract with the following two new courses:

- 1) **North 20° 19' 46" West** a distance of **25.34 feet** to an iron pin and cap set;
- 2) **North 69° 34' 28" East** a distance of **68.46 feet** to a railroad spike set in the West line of said 0.433 acre tract;

Thence, with the West line of said 0.433 acre tract, **South 21° 07' 43" East** a distance of **24.49 feet** to a railroad spike set;

Thence, with a new line across said 0.433 acre tract, **North 68° 40' 53" East**, passing an iron pin and cap previously set at the Northwest corner of said 0.710 acre tract at 5.02 feet, continuing with the North line of said 0.710 acre tract, a total distance of **92.94 feet** to an iron pin and cap set;

Thence, with a new line across said 0.710 acre tract, **South 41° 22' 28" East**, passing an iron pin and cap set at 159.70 feet, a total distance of **191.64 feet** to the centerline of High Street;

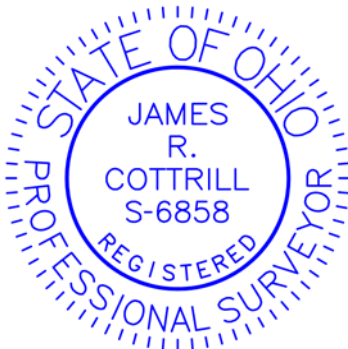
Thence, with the centerline of High Street, **South 68° 40' 53" West**, passing the Southeast corner of said 2.07 acre tract at 159.25 feet, a total distance of **290.20 feet** returning to the **Point of Beginning**, containing **0.8829 Acres** more or less, of which 0.3618 acres more or less is part of said 2.07 acre tract, 0.0176 acres more or less is part of said 0.433 acre tract and 0.5035 acres more or less is part of said 0.710 acre tract.

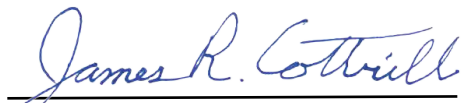
Bearings are based on a GPS observation on April 17, 2013, WGS 1984 Geodetic North.

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 May of 2022 by James R. Cottrill, PS registration #6858. (Job #S210332-0.8829)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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

1.1021 Acre Tract Surveyed for Schmidt

The following described 1.1021 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of a 2.07 acre tract (Parcel 31-01129.000), part of a 0.433 acre tract (Parcel 31-01130.000), and part of a 0.710 acre tract (Parcel 31-02592.000) All conveyed to Woodlands London, LLC by Official Record 389 page 1427, and being more particularly described as follows:

Beginning at a point in the centerline of High Street (US 42, 60 feet right-of-way) at the East corner of said 0.710 acre tract, Southwest corner of a 2.918 acre tract conveyed to TCH Lamplight LLC by Official Record 352 page 2210, said point bears South 68° 40' 53" West a distance of 149.86 feet from the centerline intersection of High Street and State Route 38;

Thence, with the centerline of High Street, **South 68° 40' 53" West** a distance of **50.00 feet** to a point;

Thence, with a new line across said 0.710 acre tract, **North 41° 22' 28" West**, passing an iron pin and cap set at 31.94 feet, a total distance of **191.64 feet** to an iron pin and cap set in the Southeast line of said 0.433 acre tract;

Thence, with the Southeast line of said 0.433 acre tract, **South 68° 40' 53" West**, passing an iron pin and cap set at a corner to said 0.433 acre tract at 87.92 feet and continuing with a new line across said 0.433 acre tract, a total distance of **92.94 feet** to a railroad spike set in the East line of said 2.07 acre tract;

Thence, with the East line of said 2.07 acre tract, **North 21° 07' 43" West** a distance of **24.49 feet** to a railroad spike set;

Thence, across said 2.07 acre tract with the following two new courses:

- 1) **South 69° 34' 28" West** a distance of **68.46 feet** to an iron pin and cap set;
- 2) **South 20° 19' 46" East** a distance of **25.34 feet** to an iron pin and cap set in the North line of a 0.213 acre tract conveyed to Simmat, LTD by Official Record 355 page 2389;

Thence, with the North line of said 0.213 acre tract, **South 68° 40' 53" West** a distance of **59.62 feet** to an iron pin and cap previously set in the East line of a 0.344 acre tract conveyed to Jacquelynn M Smalley by Official Record 244 page 1712;

Thence, with the East line of said 0.344 acre tract, **North 20° 19' 46" West**, passing 5/8 inch diameter iron pin found at the Southeast corner of Lot 1 of London Terrace Subdivision Section One as recorded in Plat Book 1 page 384 at 50.00 feet, a total distance of **177.89 feet** to an iron pin and cap set at the Southeast corner of Stump Lane (50 feet wide);

Thence, across said 2.07 acre tract with the following two new courses:

- 1) **North 68° 35' 35" East** a distance of **125.95 feet** to a mag nail set;
- 2) **South 21° 07' 43" East** a distance of **15.23 feet** to an iron pin and cap previously set at the Northwest corner of said 0.433 acre tract;

Thence, with the Northwest line of said 0.433 acre tract, **North 74° 03' 32" East** a distance of **86.20 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Site Eng Inc" found in the Southwest line of said TCH Lamplight LLC's 2.918 acre tract;

Thence, with the Southwest line of said 2.918 acre tract with the following two courses:

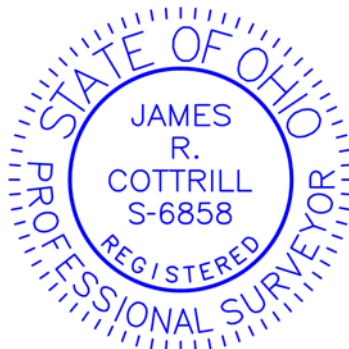
- 1) **South 41° 22' 28" East** a distance of **164.97 feet** to a 3/4 inch diameter iron pipe found at the Northeast corner of said 0.710 acre tract;
- 2) **South 41° 22' 28" East**, passing a 5/8 inch diameter iron pin found at 159.70 feet, a total distance of **191.64 feet** returning to the **Point of Beginning**, containing **1.1021 Acres** more or less, of which 0.4805 acres more or less is part of said 2.07 acre tract, 0.4149 acres more or less is part of said 0.433 acre tract and 0.2067 acres more or less is part of said 0.710 acre tract.

Bearings are based on a GPS observation on April 17, 2013, 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 May of 2022 by James R. Cottrill, PS registration #6858. (Job #S210332-1.1021)



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

COTTRILL SURVEYING, INC

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

1.2255 Acre Tract Surveyed for Schmidt

The following described 1.2255 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of a 2.07 acre tract (Parcel 31-01129.000) as conveyed to Woodlands London, LLC by Official Record 389 page 1427, and being more particularly described as follows:

Beginning at an iron pin and cap set at the Southeast corner of Stump Lane (50 feet wide) and the Northeast corner of Lot 1 of London Terrace Subdivision Section One as recorded in Plat Book 1 page 384 and in the West line of said 2.07 acre tract;

Thence, with the terminus of Stump Lane and the East line of said London Terrace Subdivision, **North 20° 19' 46" West**, passing a 5/8 inch diameter iron pin found at the Southeast corner of Lot 62 at 50.01 feet, a total distance of **515.81 feet** to a recorded stone found in the Southwest line of Westmoore Subdivision Block C as recorded in Plat Book 1 page 422;

Thence, with the Southwest line of said Westmoor Subdivision, **South 41° 44' 26" East**, passing the West corner of Lot 19 of Westmoor Subdivision Block B as recorded in Plat Book 1 page 422 at 197.50 feet, a total distance of **481.48 feet** to 5 inch diameter metal fence post found at the West corner of a 2.918 acre tract conveyed to TCH Lamplight LLC by Official Record 352 page 2210;

Thence, with the Southwest line of said 2.918 acre tract, **South 42° 58' 59" East** a distance of **94.30 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Site Eng Inc" found at the Northeast corner of a 0.433 acre tract conveyed to Woodlands London, LLC by Official Record 389 page 1427;

Thence, with the North line of said 0.433 acre tract, **South 74° 03' 32" West** a distance of **86.20 feet** to an iron pin and cap previously set;

Thence, across said 2.07 acre tract with the following two new courses:

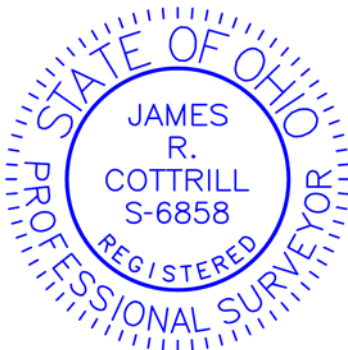
- 1) **North 21° 07' 43" West** a distance of **15.23 feet** to an iron pin and cap set
- 1) **South 68° 35' 35" West** a distance of **125.95 feet** returning to the **Point of Beginning**, containing **1.2255 Acres** more or less.

Bearings are based on a GPS observation on April 17, 2013, 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 May of 2022 by James R. Cottrill, PS registration #6858. (Job #S210332-1.2255)




James R. Cottrill, PS #6858