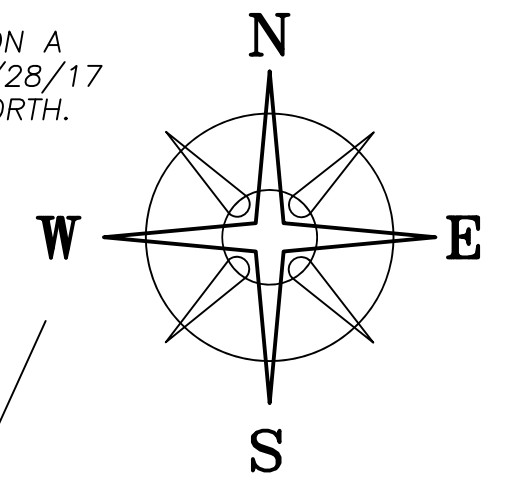


DEED REFERENCE
FINBAR FOREVER LLC
 OR 390 PG 458
 PARCEL No. 31-01608.000
LOT 5
 PARCEL No. 31-01607.000
LOT 6 & VAC. ALLEY
 SOUTHWEST 1/2 OF ALLEY
BANK ADDITION
 AS RECORDED IN
PB 1 PG 97

MARY RUTH KNOPP
 OR 246 PG 2459
 LOT 13 & VAC. ALLEY
 31-02978.000

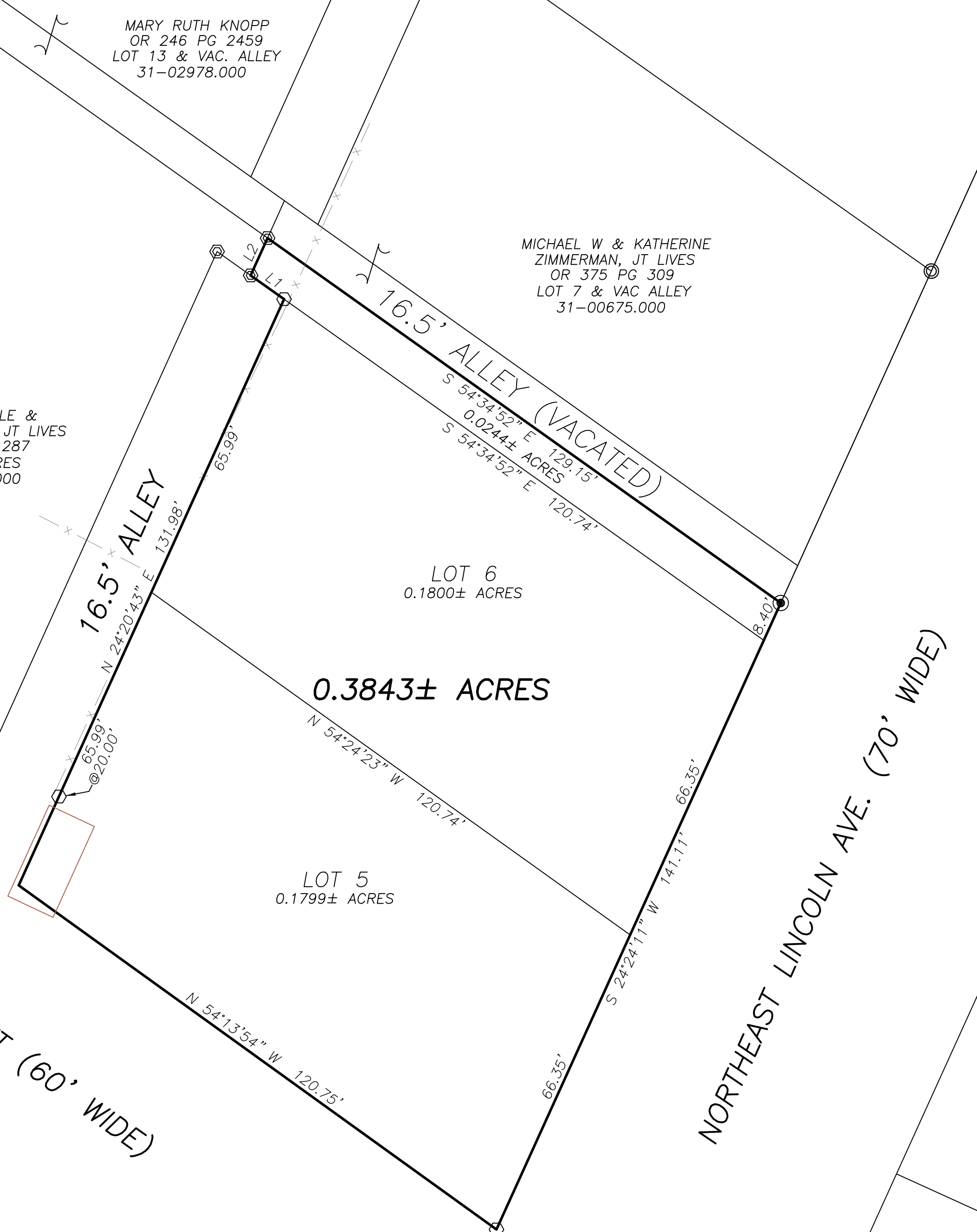
BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 09/28/17
 WGS 1984 GEODETIC NORTH.



AUSTIN CASTLE &
 SAMANTHA ERVIN, JT LIVES
 OR 415 PG 287
 0.2019 ACRES
 31-01869.000

MICHAEL W & KATHERINE
 ZIMMERMAN, JT LIVES
 OR 375 PG 309
 LOT 7 & VAC ALLEY
 31-00675.000

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 54°34'52" W | 8.41' |
| L2 | N 24°20'43" E | 8.41' |



UNION STREET (60' WIDE)

NORTHEAST LINCOLN AVE. (70' WIDE)

0.3843± ACRES

LOT 5
 0.1799± ACRES

LOT 6
 0.1800± ACRES

POB
 N: 686599.29' E: 1704712.57'
 S 58°51'50" E 3166.28'
 FROM MAD MON 02-013

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (SET)
 - 3/4" Ø IRON PIPE (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREV. SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 DATE: 11/13/25

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

0.3843± ACRES,
VMS 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR FINBAR FOREVER LLC

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

JOB No. S251102 CREW: BC
 SURVEYED 11/10/25 DWN BY: NC
 DRAWN 11/11/25 CHECK: RC

COTTRILL SURVEYING, INC

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

0.3843 Acre Tract *Surveyed for Finbar Forever LLC*

The following described 0.3843 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of Lot 5 (Parcel 31-01608.000), all of Lot 6 (Parcel 31-01607.000) and the Southwest half a vacated 16.5 feet wide alley (Parcel 31-01607.000) as shown on Bank Addition as recorded in Plat Book 1 page 97 and conveyed to Finbar Forever LLC by Official Record 390 page 458, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Northwest line of Northeast Lincoln Avenue (70 feet wide) and the North line of Union Street (60 feet wide) being the South corner of said Lot 5;

Thence, with the North line of Union Street, **North 54° 13' 54" West** a distance of **120.75 feet** to the Southeast line of a 16.5 feet wide alley;

Thence, with the Southeast line of Said Alley, **North 24° 20' 43" East**, passing an iron pin and cap set at 20.00 feet, passing the Southwest corner of said Lot 6 at 65.99 feet, a total distance of **131.98 feet** to an iron pin and cap set in the South line of said vacated alley;

Thence, with the South line of Said Vacated Alley, **North 54° 34' 52" West** a distance of **8.41 feet** to an iron pin and cap previously set at a corner to a 0.2019 acre tract conveyed to Austin Castle and Samantha Ervin, Joint Lives by Official Record 415 page 287;

Thence, with the Southeast line of said 0.2019 acre tract, **North 24° 20' 43" East** a distance of **8.41 feet** to an iron pin and cap previously set in the centerline of said vacated alley;

Thence, with the centerline of said vacated alley, **South 54° 34' 52" East** a distance of **129.15 feet** to a mag nail set in the Northwest line of Northeast Lincoln Avenue;

Thence, with the Northwest line of Said Avenue, **South 24° 24' 11" West**, passing the Northeast corner of said Lot 6 at 8.40 feet, passing the Northwest corner of said Lot 5 at 74.75 feet, a total distance of **141.11 feet** returning to the **Point of Beginning**, containing **0.3843 Acres** more or less, of which 0.1799 acres more or less is all of said Lot 5, 0.1800 acres more or less is all of said Lot 6 and 0.0244 acres more or less is said portion of the vacated alley.

Bearings are based on a GPS observation on September 28, 2017, 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 November 10, 2025 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S251102-0.3843)




Nathan L. Cottrill, PS-8821