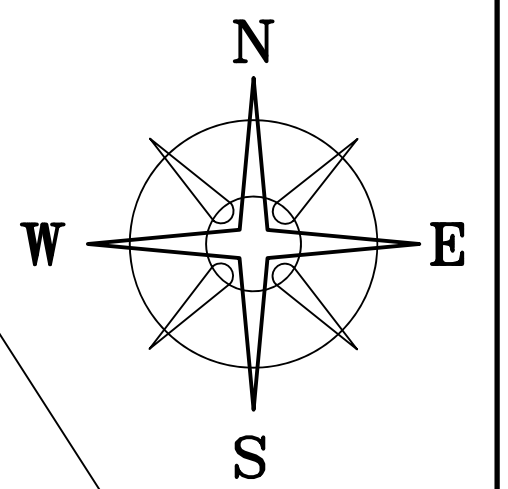


**DEED REFERENCE**  
 AVIATION HOME SOLUTIONS LTD  
 OR 423 PG 1052  
 PARCEL No. 31-02964.000  
 (A) 0.36 ACRES  
 EXCEPTING THE NW 1/2 OF AN ALLEY  
 VACATED BY THE CITY OF LONDON

PHILLIP B HILEMAN  
 OR 342 PG 695  
 0.36 ACRES



BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 01/08/21  
 WGS 1984 GEODETIC NORTH.

S 22°46'47" E  
 2893.72'

S 30°58'01" E 86.48'  
 N 46°35'15" E 178.76'

0.3651± ACRES  
 (A)

TOLAND STREET (50' WIDE)

**POB**  
 N=685507.15'  
 E=1703162.06'

S 43°14'08" W 178.40'  
 0.15'(RT) @103.03'  
 ALLEY VACATED BY DB 154 PG 86

CECIL E HERMAN  
 OR 221 PG 2160  
 PARCEL ONE: LOTS 1 & 4  
 P WEBERS SECOND ADDITION  
 EXCEPTING 4' BY 213.2' SE SIDE  
 PARCEL TWO: ALLEY VAC. 16.5' X 106.6'

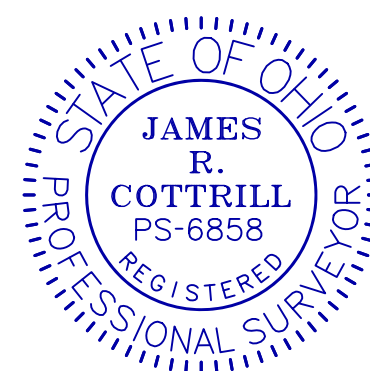
16' ALLEY

P. WEBER'S SECOND ADDITION  
 PB 1 PG 127-128

FAIRVIEW STREET (50' WIDE)

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊖ 1/2" Ø IRON PIPE (FOUND)
- △ COUNTY MONUMENT 02-013 (FOUND)
- 3/4" Ø IRON PIN IN CONCRETE (FOUND)
- ⊠ 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: 04/10/2024

**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

**0.3651± ACRES,**  
**VMS 8742, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR JACKMAN**

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

JOB No. S240316	CREW: MW,AM
SURVEYED 04/2024	DWN BY: NC
DRAWN 04/2024	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 0.3651 Acre Tract Surveyed for Jackman

The following described 0.3651 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 0.36 acre tract (Parcel 31-02964.000) Conveyed to Aviation Home Solutions LTD by Official Record 423 page 1052, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Northeast line of Toland Street (50 feet wide) with the Northwest line of a the vacated portion of a 16 feet wide alley (vacated by Deed Book 154 page 86) as originally dedicated by P Weber's Second Addition by Plat Book 1 pages 127-128, being the West corner of Parcel Two (106.6 feet portion of the vacated alley) conveyed to Cecil E Herman by Official Record 221 page 2160 and the South corner of said 0.36 acre tract;

Thence, with the centerline of Toland Street, **North 32° 41' 20" West** a distance of **96.57 feet** to a 3/4 inch diameter iron pipe found at a corner to a 0.36 acre tract conveyed to Philip B Hileman by Official Record 342 page 695;

Thence, with the line between said 0.36 acre tracts with the following two courses:

- 1) **North 46° 35' 15" East** a distance of **178.76 feet** to a 1/2 inch diameter iron pipe found;
- 2) **South 30° 58' 01" East** a distance of **86.48 feet** to an iron pin and cap set in the Northwest line of said 16 feet wide alley of which has not been vacated;

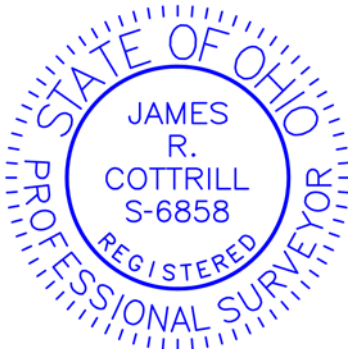
Thence, with the Northwest line of said Alley, **South 43° 14' 08" West**, passing the termination of vacation of said alley at 42.52 feet, a total distance of **178.40 feet** returning to the **Point of Beginning**, containing **0.3651 Acres** more or less.

Bearings are based on a GPS observation on January 8, 2021, 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 April of 2024 by James R. Cottrill, PS registration #6858. (Job #S240316-0.3651)



  
James R. Cottrill, PS #6858