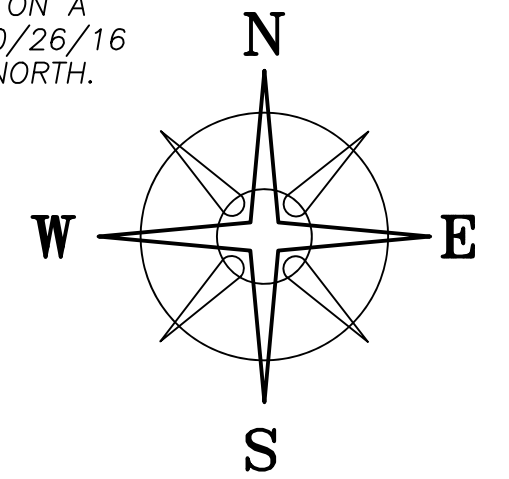


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 10/26/16  
WGS 1984 GEODETIC NORTH.



PHILEMON H & CHERYL F TAYLOR  
DB 296 PG 167  
1.077 ACRES  
31-01158.000

MADISON COUNTY HISTORICAL SOCIETY  
DB 270 PG 572  
5 ACRES  
31-01121.000

**0.2307± ACRES**

(A)

**DEED REFERENCE**  
RONALD F & DEBRA K  
STEPHENSON, JT LIVES  
OR 398 PG 2007  
PARCEL No. 31-01975.000  
**(A) 0.252 ACRES**  
0.936 ORG ACRES

USA INVESTMENT GROUP LP  
OR 351 PG 2028  
0.217 ACRES  
W/ THE BENEFIT OF 24' EASEMENT  
31-01989.000

**POB**  
N=689779.23'  
E=1705914.30'

JEFFREY E TURNER II  
OR 300 PG 1294  
0.217 TOTAL ACRES  
7460 SQFT + 1987 SQFT  
31-01894.000

N 68°09'06" E 4178.85'

USA INVESTMENT GROUP LP  
OR 351 PG 2028  
0.224 ACRES  
W/ THE BENEFIT OF 24' EASEMENT  
31-01989.000

MILLER STREET  
24' WIDE INGRESS/EGRESS EASEMENT  
N 27°00'40" W 2555.08'

FIRST STREET (60' WIDE)

**LEGEND**

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

- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- △ COUNTY MONUMENT 02-013
- Ⓣ 3/4" T-BAR & CAP (FOUND)
- ⊞ 5/8" ∅ REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
NATHAN L. COTTRILL, P.S. #8821

DATE: 06/2025

**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

**0.2307± ACRES,**  
**VMS 6324, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR STEPHENSON**

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

JOB No. S250506 : CREW: MW  
SURVEYED 06/2025 : DWN BY: JRC  
DRAWN 06/2025 : CHECK: NC

# COTTRILL SURVEYING, INC

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

## 0.2307 Acre Tract Surveyed for Stephenson

The following described 0.2307 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being all of a 0.252 acre tract (Parcel 31-01975.000, being all that remains of an original 0.936 acre tract) as conveyed to Ronald F and Debra K Stephenson, Joint Lives by Official Record 398 page 2007, and being more particularly described as follows:

Beginning at an iron pin and cap set in the southwest line of Miller Street (24 feet wide ingress/egress easement) at the southeast corner to of a 0.217 acre tract and the northeast corner of a 0.224 acre tract both conveyed to USA Investment Group LP by Official Record 351 page 2028, the northwest corner of a 0.217 acre tract (being the northwest corner of a 1987 square feet tract) conveyed to Jeffrey E Turner II by Official Record 300 page 1294 and the southwest corner to said 0.252 acre tract, said iron pin and cap bears North 22° 00' 40" West a distance of 255.08 feet from a T-bar and cap found at the intersection of the Northwest line of First Street (60 feet wide) with the Southwest corner of said Miller Street;

Thence, with the east line of said 0.217 acre tract, **North 22° 00' 40" West** a distance of **83.92 feet** to a 3/4-inch diameter iron pipe found in the southeast line of a 1.077 acre tract conveyed to Philemon H and Cheryl F Taylor by Deed Book 296 page 167;

Thence, with the southeast line of said 1.077 acre tract, **North 65° 46' 19" East**, passing an iron pin and cap set at the northeast corner of Miller Street easement at 24.02 feet, a total distance of **116.16 feet** to an iron pin and cap set in the southwest line of a 5 acre tract conveyed to Madison County Historical Society by Deed Book 270 page 572;

Thence, with the southwest line of said 5 acre tract, **South 22° 01' 12" East** a distance of **89.25 feet** to an iron pin and cap set at the northeast corner of said Turner's 0.217 acre tract (being the northwest corner of a 7460 square feet tract);

Thence, with the northwest line of said 0.217 acre tract, **South 68° 24' 20" West**, passing an iron pin and cap set in the northeast line of Miller Street easement at 92.09 feet, a total distance of **116.09 feet** returning to the **Point of Beginning**, containing **0.2307 Acres** more or less, of which 0.0465 acres more or less is within the easement of Miller Street.

Bearings are based on a GPS observation on October 26, 2016, 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 June of 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250506-0.2307)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821