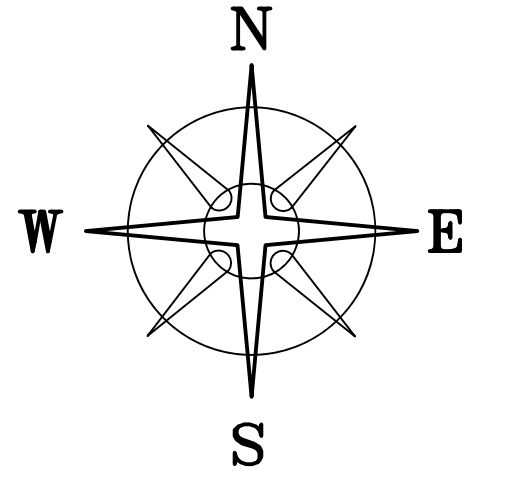


LOTSPEICH AVE. (40' WIDE)

DEED REFERENCE
TWENTY33 PROPERTIES LLC
OR 389 PG 1604
PARCEL No. 31-02784.000
Ⓐ 0.134 ACRES
EXHIBIT D: 5858 SQUIRE FEET
BEING PART OF LOT 32 OF
TOLAND JONES FIRST ADDITION
AS RECORDED IN PB 1 PG 135



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/01/15
WGS 1984 GEODETIC NORTH.

EAST FIRST STREET (60' WIDE)

POB
N=688785.04'
E=1704151.42'

PHYLLIS DIANE GIBBS &
SHARON KAY FRANCIS, JT LIVES
OR 379 PG 629
LOT 32 EXCEPTING 5858 SQFT

Ⓐ
0.1348±
ACRES

LONDON 2 LLC
OR 344 PG 2544
0.1685 ACRES
31-02886.000

LOGAN AVE (60' WIDE)

NOTES

POB BEARS
N 72°25'40" E 2194.31'
FROM MAD MON. 02-013

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- ⊙ 3/4" Ø IRON PIPE (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
NATHAN L. COTTRILL, P.S. #8821

Nathan Cottrill

DATE: _____

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

0.1348± ACRES,
VMS 9471, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TWENTY33 PROP.

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

JOB No. S250514 CREW: MW
SURVEYED 06/10/25 DWN BY: NC
DRAWN 06/11/25 CHECK: RC

COTTRILL SURVEYING, INC

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

0.1348 Acre Tract *Surveyed for Twenty33 Properties LLC*

The following described 0.1348 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of a 0.134 acre tract (Parcel 31-02784.000, 5858 square feet) being part of Lot 32 of Toland Jones First Addition as recorded in Plat Book 1 page 135 and as conveyed to Twenty33 Properties LLC by Official Record 389 page 1604, and being more particularly described as follows:

Beginning at a 1/2-inch diameter iron pipe found in the south line of East First Street (60 feet wide) at the northwest corner of the remaining portion of Lot 32 as conveyed to Phyllis Diame Gibbs and Sharon Kay Francis, Joint Lives by Official Record 379 page 629 and the northeast corner of said 0.134 acre tract, said pipe bears South 79° 30' 46" West a distance of 110.57 feet from the east corner of Lot 32, said pipe also bears North 72° 25' 40" East a distance of 2194.31 feet from Madison County Monument 02-013;

Thence, with the southwest line of said Gibbs and Francis lot, **South 39° 48' 08" East** a distance of **62.61 feet** to an iron pin and cap set in the northwest line of Logan Avenue (60 feet wide);

Thence, with the northwest line of Logan Avenue, **South 45° 10' 24" West** a distance of **64.68 feet** to the east corner of a 0.1685 acre tract conveyed to London 2 LLC by Official Record 344 page 2544 and being the south corner to Lot 32 and the east corner to Lot 33 of said Addition;

Thence, with the northeast line of said 0.16885 acre tract and with the line between said Lots 32 and 33, **North 44° 42' 02" West**, passing a 1/2-inch diameter iron pipe found at 0.10 feet, a total distance of **110.14 feet** to an iron pin and cap set in the south line of East First Street;

Thence, with the south line of East First Street, **North 79° 30' 46" East** a distance of **84.68 feet** returning to the **Point of Beginning**, containing **0.1348 Acres** more or less.

Bearings are based on a GPS observation on December 1, 2015, 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 10, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250514-0.1348)



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

Nathan L. Cottrill, PS #8821