

DEED REFERENCE  
BRANDY WOOD  
OR 326 PG 1022  
A PARCEL No. 31-02718.000  
LOT 9

B PARCEL No. 31-02717.000  
3 FEET OFF N. SIDE LOT 8

WESTMOOR SUBDIVISION  
BLOCK "E"  
PB 2 PG 36-37

WESTMOOR SUBDIVISION  
BLOCK "E"

MARY TIER HOPKINS  
OR 425 P 2031  
31-00033.000  
LOT #10

N 05°58'43" E  
0.20' BENT

FLAX DRIVE (50' WIDE)

EDWARDS SIDNEY L & VIRGINIA A JT LIVES  
DB 282 P 225  
31-00990.000

LOT #2

LOT #9  
0.2507± ACRES

A 0.2411± ACRES  
B 0.0086± ACRES

POB  
N=686836.06'  
E=1697928.63'

WESTMOOR ESTATES  
PB 2 P 229

CORY R MICHENER & KIM A MICHENER JT LIVES  
OR 302 P 1902  
31-00991.000

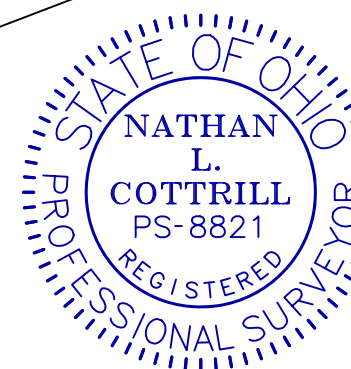
LOT #1

LAWRENCE E HELMAN, TRUSTEE  
OR 319 P 43  
31-00449.000  
LOT #8

COUNTRY RIDGE LANE  
(50' WIDE)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ MADISON COUNTY MONUMENT 02-013
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - ⊖ 1/2" Ø IRON PIPE (FOUND)
  - 1/2" Ø IRON PIN (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  
DATE: 06/16/25

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

0.2507± ACRES,  
VMS 8742, CITY OF LONDON,,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR BRANDY WOOD

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

JOB No. S250421	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

## **0.2507 Acre Tract** *Surveyed for Brandy Wood*

The following described 0.2507 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, Lot 9 (Parcel 31-02718.000) and 3 feet off the north side of Lot 8 (Parcel 31-02717.000) of Westmoor Subdivision, Blook "E" as recorded in Plat Book 2 pages 36-37 and conveyed to Brandy Wood by Official Record 326 page 1022, and being more particularly described as follows:

Beginning at an iron pin and cap set in the west line of Flax Drive (50 feet wide) at the northeast corner of the remaining portion of Lot 8 as conveyed to Lawrence E Helman, Trustee by Official Record 319 page 43 and being North 20° 40' 38" West a distance of 72.00 feet from the southeast corner of Lot 8 and the intersection of the west line of Flax Drive with the north line of Country Ridge Lane (50 feet wide);

Thence, with the north line of said remaining portion of Lot 8 and being 3 feet south of and parallel to the line between Lots 8 and 9 of said Subdivision, **South 69° 09' 37" West** a distance of **140.00 feet** to an iron pin and cap set in the east line of Lot 1 of Westmoor Estates as recorded in Plat Book 2 page 229;

Thence, with the east line of said Lot 1, **North 20° 40' 38" West**, passing a 1/2-inch diameter iron pipe found at the southwest corner of said Lot 9 at 3.00 feet, passing a 3/4-inch diameter iron pipe found at the southeast corner of Lot 2 of said Westmoor Estates at 67.95 feet, a total distance of **78.00 feet** to an iron pin and cap set at the southwest corner of Lot 10 of said Westmoor Subdivision, Blook "E";

Thence, with the south line of said Lot 10, **North 69° 09' 37" East** a distance of **140.00 feet** to an iron pin and cap set in the southwest line of Flax Drive;

Thence, with the southwest line of Flax Drive, **South 20° 40' 38" East**, passing a 1/2-inch diameter iron pipe found at the northeast corner of Lot 8 at 75.00 feet, a total distance of **78.00 feet** returning to the **Point of Beginning**, containing **0.2507 Acres** more or less, of which 0.2411 acres more or less is all of said Lot 9 and 0.0096 acres more or less is part of said Lot 8.

Bearings are based on a GPS observation on September 15, 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 11, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250421-0.2507)



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

Nathan L. Cottrill, PS #8821