



BEARINGS ARE BASED ON A GPS OBSERVATION ON 08/02/10 WGS 1984 GEODETIC NORTH.

DEED REFERENCE
WILLIAM & MICHAEL INVESTMENTS LLC
OR 404 PG 1842
PARCEL No. 31-01593.000
Ⓐ 0.18 ACRES

POB
N=686038.62'
E=1701853.49'

CHERRY STREET (50' WIDE)
W. CENTER STREET (60' WIDE)

DWYER RENTALS LTD
OR 224 PG 1225
0.12 ACRES
31-00853.000

G RESIDENCES LLC
OR 422 PG 2398
2.43 ACRES
31-00342.000
112-00

Ⓐ
0.1752± ACRES

16.5' ALLEY



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

Nathan L. Cottrill DATE: 06/12/25

LEGEND

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

- ⊙ 3" STEEL POST (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- ⊙ 1/2" ∅ IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 18"X18" BRICK POST(FOUND)/DRILL HOLE (SET)
- △ COUNTY MONUMENT 02-013 (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

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

0.1752± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WILLIAM & MICHAEL INV.

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

JOB No. S250420 CREW: MW
SURVEYED 06/11/25 DWN BY: NC & RC
DRAWN 06/12/25 CHECK: NC

COTTRILL SURVEYING, INC

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0.1752 Acre Tract

Surveyed for William and Michael Investments LLC

The following described 0.1752 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 0.18 acre tract (Parcel 31-01593.000) as conveyed to William and Michael Investments LLC by Official Record 404 page 1842, and being more particularly described as follows:

Beginning at a drill hole placed in an 18-inch by 18-inch brick post found in the southeast line of West Center Street (60 feet wide), in the northeast line of a 2.43 acre tract conveyed to G Residences LLC by Official Record 422 page 2398 and the northwest corner of said 0.18 acre tract, said drill hole bears South 03° 35' 13" West a distance of 2232.25 feet from Madison County Monument 02-013;

Thence, with the southeast line of West Center Street, **North 57° 09' 54" East** a distance of **54.20 feet** to a 3-inch steel post found at the northwest corner of a 0.12 acre tract conveyed to Dwyer Rentals LTD by Official Record 224 page 1225;

Thence, with the southwest line of said 0.12 acre tract, **South 30° 57' 34" East** a distance of **131.96 feet** to a 3/4-inch T-bar and cap found in the northwest line of a 16.5 feet wide alley;

Thence, with the northwest line of said alley, **South 57° 09' 54" West** a distance of **61.51 feet** to an iron pin and cap set in the northeast line of said 2.43 acre tract;

Thence, with the northeast line of said 2.43 acre tract, **North 27° 47' 47" West** a distance of **132.40 feet** returning to the **Point of Beginning**, containing **0.1752 Acres** more or less.

Bearings are based on a GPS observation on August 2, 2010, 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 #S250420-0.1752)



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

Nathan L. Cottrill, PS #8821