

DEED REFERENCE

PRESTON E & PRISCILLA A
LOWE, JT LIVES
OR 100 PG 1309

PARCEL No. 31-02874.000
Ⓐ 0.109 ACRES

PART OF LOT 29 OF J SWETLAND'S
ADDITION AS RECORDED IN PB 1 PG 195

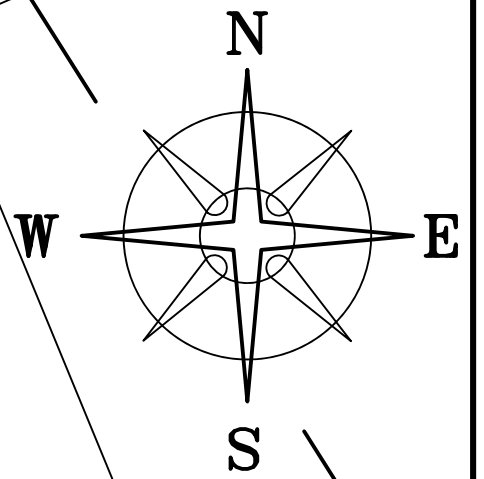
WILLIAM HERBERT & JOANNE
VITH, JT LIVES, TOD
OR 434 PG 1430
0.295 ACRES
31-02873.000

VANESSA SCHNEIDER, TRUSTEE
OR 349 PG 255
0.103 ACRES
31-00542.000

Ⓐ
0.1093± ACRES

POB
N=689915.48'
E=1703423.39'

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



CANTERBURY COURT (30' WIDE)

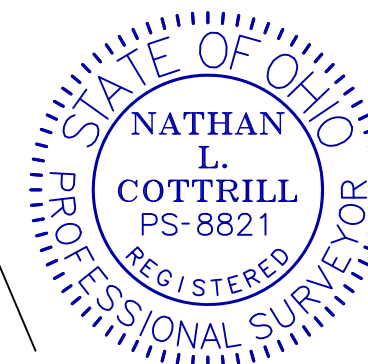
16.5' ALLEY

CANTERBURY DRIVE (MADISON STREET, 40' WIDE)

LEGEND

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

- Ⓣ 3/4" T-BAR & CAP (FOUND)
- Ⓞ 3/4" Ø IRON PIPE (FOUND)
- Ⓢ 1/2" Ø IRON PIPE (FOUND)
- △ COUNTY MONUMENT 02-013 (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: 09/25/25

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

**0.1093± ACRES,
VMS 9471, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LOWE**

SCALE : 1" = 10'
10' 5' 0' 10'

JOB No. S250916 : CREW: MW
SURVEYED 09/23/25 : DWN BY: NC
DRAWN 09/24/25 : CHECK: RC

COTTRILL SURVEYING, INC

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0.1093 Acre Tract Surveyed for Lowe

The following described 0.1093 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of a 0.109 acre tract (Parcel 31-02874.000) as conveyed to Preston E and Priscilla A Lowe, Joint Lives by Official Record 100 page 1309, and being more particularly described as follows:

Beginning at an iron pin and cap set in the northwest line of Canterbury Drive (formerly Madison Street, 40 feet wide), being the southwest corner of said 0.109 acre tract and the Southwest corner of the original Lot 29 of J Swetland's Addition as recorded in Plat Book one page 195, said iron pin and cap bears North 39° 46' 26" East a distance of 2166.95 feet from Madison County Monument 02-013;

Thence, with the west line of said Lot 29, **North 22° 38' 41" West** a distance of **13.13 feet** to a T-bar found in the east line of a 16.5 feet wide alley;

Thence, with the east line of Said Alley, **North 07° 51' 34" East** a distance of **59.83 feet** to the southwest corner of a 0.295 acre tract conveyed to William Herbert and Joanne Vith, Joint Lives, TOD by Official Record 434 page 1430;

Thence, with the south line of said 0.295 acre tract, **North 67° 42' 14" East**, passing a T-bar found at 0.24 feet, a total distance of **55.60 feet** to an iron pin and cap set at the northwest corner of a 0.103 acre tract conveyed to Vanessa Schneider, Trustee by Official Record 349 page 255;

Thence, with the west line of said 0.103 acre tract, **South 22° 23' 50" East** a distance of **64.35 feet** to an iron pin and cap set in the north line of Canterbury Drive;

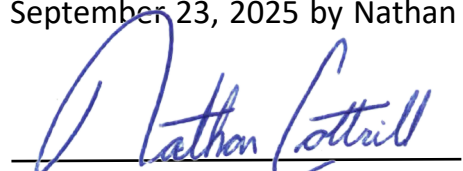
Thence, with the north line of Canterbury Drive, **South 67° 21' 19" West**, passing a 3/4-inch diameter iron pipe found 1 foot deep at 0.74 feet, a total distance of **85.69 feet** returning to the **Point of Beginning**, containing **0.1093 Acres** more or less.

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 September 23, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250916-0.1093)




Nathan L. Cottrill, PS #8821