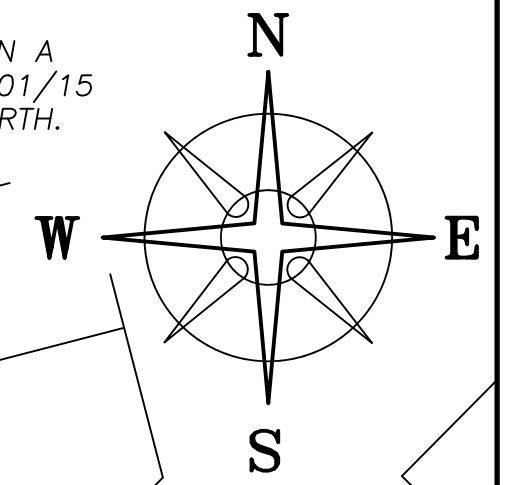


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/01/15
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
JANE E YODER, TOD
EILEEN M OUELLETTE (50%) &
ERICA L GOODYEAR (50%)
OR 429 PG 1325
PARCEL No. 31-00377.000
(A) 2.022 ACRES

THE CITY OF LONDON
OR 238 PG 1973
5.0615 ACRES
31-00382.001

THE CITY OF LONDON
OR 168 PG 2111
5.585 ACRES
31-03276.000

ROBERT A TREYNOR, III &
SHANNON M TREYNOR, JT LVS
OR 238 PG 699
2.1085 ACRES
31-00382.000

5" IRON POST IN CONC.
BROKE OFF BELOW GRADE
ON CORNER

1.9778± ACRES
(A)

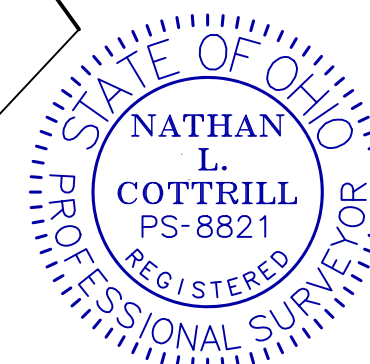
JODI L ABNER
OR 271 PG 1128
2.0027 ACRES
31-00379.000

JAMES C CLARK, II &
NANCY FLOWERS
OR 263 PG 289
0.8077 ACRES
31-00379.003

N=689612.13'
E=1701372.27'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 5" METAL FENCE POST IN CONC. (FOUND)
- 5/8" ∅ IRON PIN (FOUND)
- △ COUNTY MONUMENT 02-013 (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 02/17/26

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

1.9778± ACRES,
VMS 5670 & 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JANE E YODER.

SCALE : 1" = 60'
60' 30' 0 60'
JOB No. S260126 : CREW: MW
SURVEYED 02/13/26 : DWN BY: NC
DRAWN 02/16/26 : CHECK: RC

COTTRILL SURVEYING, INC

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

1.9778 Acre Tract Surveyed for Jane E Yoder

The following described 1.9778 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670 and VMS 8863, being all of a 2.022 acre tract (Parcel 31-00377.000) as conveyed to Jane E Yoder, TOD by Official Record 429 page 1325, and being more particularly described as follows:

Beginning at a point in the centerline of Main Street (99 feet wide) at the west corner of a 0.8077 acre tract conveyed to James C Clark, II and Nancy Flowers by Official Record 263 page 289 and the south corner of said 2.022 acre tract, said point bears North 31° 23' 54" West a distance of 1486.18 feet from Madison County Monument 02-013;

Thence, with the centerline of Main Street, **North 44° 47' 05" West** a distance of **115.00 feet** to the west corner of said 2.022 acre tract;

Thence, with the northwest line of said 2.022 acre tract, **North 49° 34' 38" East**, passing an iron pin and cap set in the Northeast line of Main Street and the south corner of a 2.1085 acre tract conveyed to Robert A Treynor, III and Shannon M Treynor, Joint Lives by Official Record 283 page 699 at 49.64 feet, continuing with the Southeast line of said 2.1085 acre tract, passing an iron pin and cap previously set at a corner to a 5.0615 acre tract conveyed to the City of London by Official Record 238 page 1973 at 549.47 feet, continuing with the southeast line of said 5.0615 acre tract, passing 5/8 inch diameter rebar found at 785.31 feet, a total distance of **790.31 feet** to a broken off five inch diameter metal fence post found in concrete in the Southwest line of a 5.585 acre tract conveyed to the City of London by Official Record 168 page 2111, also being in the Southwest line of a vacated portion of Walnut Street (50 feet wide);

Thence, with the Southwest line of said 5.585 acre tract, **South 26° 10' 29" East** a distance of **112.00 feet** to a 5 inch metal fence post in concrete found at the north corner of a 2.0027 acre tract conveyed to Jodi L Abner by Official Record 271 page 1128;

Thence, with the northwest line of said 2.0027 acre tract, **South 49° 06' 46" West**, passing a 5/8 inch diameter rebar found at the north corner of said 0.8077 acre tract at 399.72 feet, passing an iron pin and cap set at 704.41 feet, a total distance of **754.03 feet** returning to the **Point of Beginning**, containing **1.9778 Acres** more or less.

Bearings are based on a GPS observation on December 1, 2015, WGS 1984 Geodetic North.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on February 13, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260126-1.9778)




Nathan L. Cottrill, PS-8821