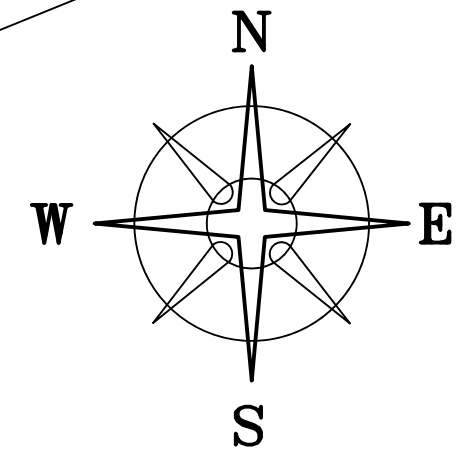


DEED REFERENCE
 SUE E. MINNER
 OR 441 PG 2601
 (A) 0.523 ACRES
 31-02024.000



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

POB
 N=689940.29'
 E=1705274.43'

EAST HIGH STREET (WIDTH VARIES) (STATE ROUTE 142)

P. ADAIRS ADDITION
 PB 1 PG 162-163
 NO RECORD FOUND OF VACATION OF ADDITION,
 STREET OR ALLEY, SHOWN ON THIS PLAT

PATRICIA S REA
 OR 414 PG 2303
 0.665 ACRES
 31-02274.000

LOT #1
 0.5179± ACRES

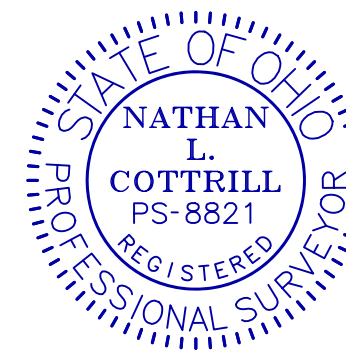
MYERS ADDITION
 PB 1 PG 76-78

LEGEND

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

- ⊙ 3/4" T-BAR & CAP (FOUND)
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- △ MAD MON 02-013 (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

MARC A MINNER
 OR 43 PG 585
 0.497 ACRES
 31-00564.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 01/15/26

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

0.5179± ACRES,
VMS 6324, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MINNER

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

JOB No. S260101 : CREW: MW,BC
 SURVEYED 01/12/26 : DWN BY: JRC
 DRAWN 01/13/26 : CHECK: NC

COTTRILL SURVEYING, INC

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

0.5179 Acre Tract *Surveyed for Minner*

The following described 0.5179 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being all of a 0.523 acre tract (Parcel 31-02024.000, being Lot 1, part of a 16.5 feet alley and part of Adair Street of P Adairs Addition as recorded in Plat Book 1 page 162, no record found of the vacation of said Addition, streets or alleys) conveyed to Sue E Minner by Official Record 441 page 2601, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the South line of East High Street (State Route 142, right-of-way width varies) and the East line of a 14 feet wide alley, being the Northwest corner of said 0.523 acre tract;

Thence, with the South line of East High Street, **North 67° 53' 44" East** a distance of **153.10 feet** to an iron pin and cap set at the Northwest corner of a 0.665 acre tract conveyed to Patricia S Rea by Official Record 414 page 2303;

Thence, with the West line of said 0.665 acre tract, **South 22° 12' 06" East** a distance of **148.51 feet** to a T-bar found at the Northeast corner of a 0.497 acre tract conveyed to Marc A Minner by Official Record 43 page 585;

Thence, with the North line of said 0.497 acre tract, **South 68° 41' 34" West** a distance of **152.92 feet** to an iron pin and cap set in the East line of said 14 feet wide alley;

Thence, with the East line of said Alley, **North 22° 16' 44" West** a distance of **146.39 feet** returning to the **Point of Beginning**, containing **0.5179 Acres** more or less.

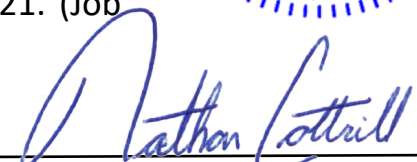
Bearings are based on a GPS observation on October 26, 2016, WGS 1984 Geodetic North.

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 January 12, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260101-0.5179)




Nathan L. Cottrill, PS-8821