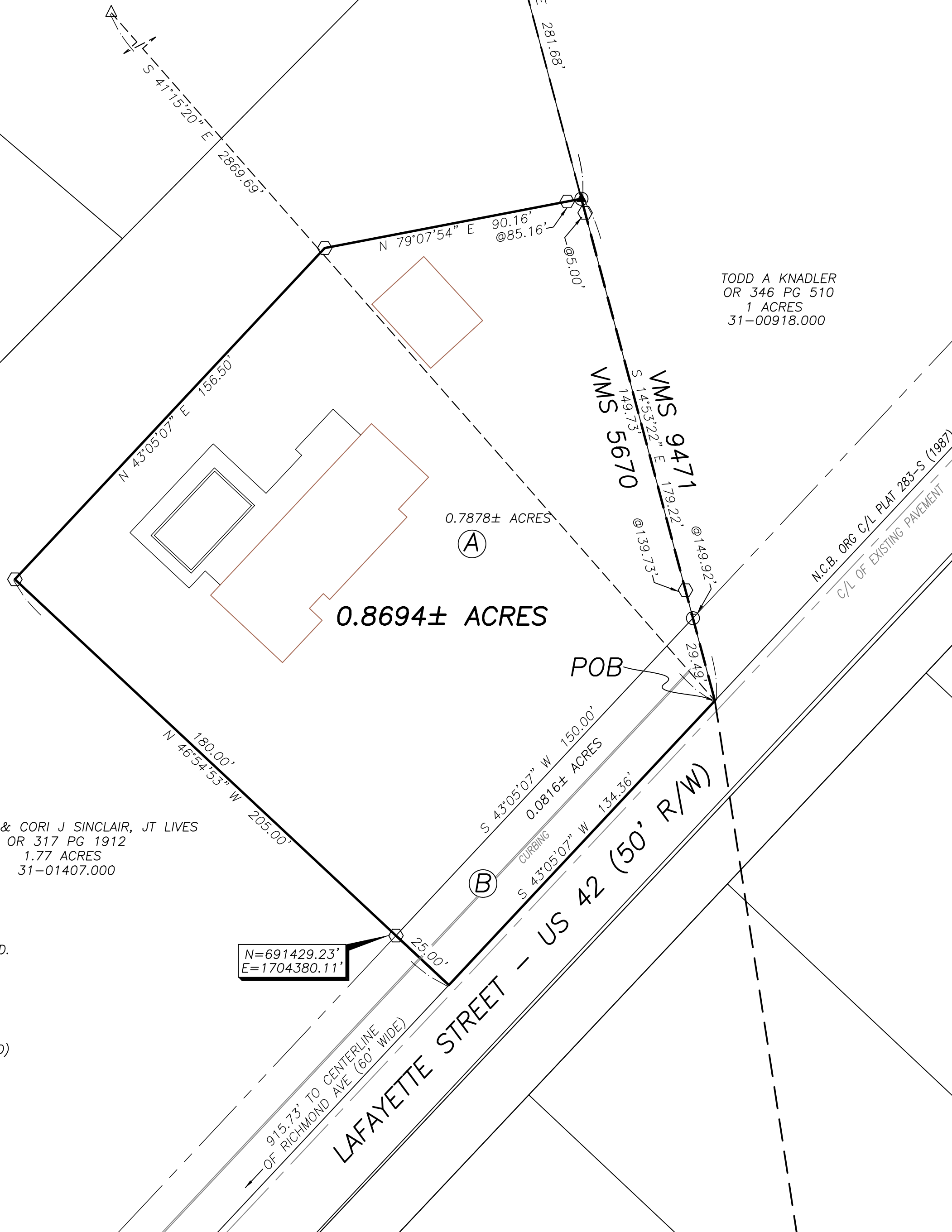
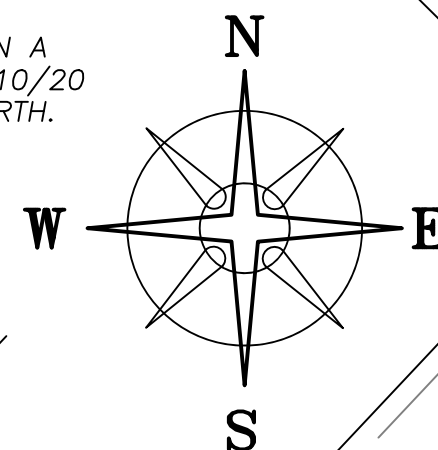


DEED REFERENCE
**JULIA LYNN WALKER &
RALPH L PARSONS III, TRUSTEES**
OF THE MARY T PARSONS TRUST (1/2) &
OF THE RALPH L PARSONS JR TRUST (1/2)
OR 452 PG 1489
PARCEL No. 31-00834.000
(A) 0.791 ACRES
PARCEL No. 31-00835.000
(B) 0.0815 ACRES

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/10/20
WGS 1984 GEODETIC NORTH.



JAMES A & CORI J SINCLAIR, JT LIVES
OR 317 PG 1912
1.77 ACRES
31-01407.000

LEGEND

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

- ⊙ WOOD FENCE POST (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- 5/8" ∅ IRON PIN (FOUND)
- △ MADISON COUNTY MON. 02-004 (FOUND)
- 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

N=691429.23'
E=1704380.11'



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

Nathan L. Cottrill

DATE: 06/01/26

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

**0.8694± ACRES,
VMS 5670, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PARSONS/WALKER**

SCALE : 1" = 30'
30' 15' 0 30'

JOB No. S260511	CREW: MW
SURVEYED 05/27/26	DWN BY: NC
DRAWN 05/28/26	CHECK: RC

COTTRILL SURVEYING, INC

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

0.8694 Acre Tract *Surveyed for Parsons/Walker*

The following described 0.8694 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, being all of a 0.791 acre tract (Parcel 31-00834.000) and all of a 0.0815 acre tract (Parcel 31-00835.000) both conveyed to Julia Lynn Walker, Trustee and Ralph L Parsons III, Trustee of the Mary T Parsons Trust (1/2 interest) and the Ralph L Parsons Jr Trust (1/2 interest) by Official Record for 452 page 1489, and being more particularly described as follows:

Beginning at a point at the intersection of the centerline of Lafayette Street (US Route 42, 50 feet right-of-way) as established by Plat 283-S, and the line between VMS 9471 and VMS 5670, and being the South corner of a 1 acre tract conveyed to Todd A Knadler by Official Record 346 page 510 and Southeast corner of said 0.0815 acre tract, said point bears South 41° 15' 20" East a distance of 2869.69 feet from Madison County Monument 02-004;

Thence, with the centerline of Lafayette Street, **South 43° 05' 07" West** a distance of **134.36 feet** to a corner to a 1.77 acre tract conveyed to James A and Cori J Sinclair, Joint Lives by Official Record 317 page 1912;

Thence, with said 1.77 acre tract with the following three courses:

- 1) **North 46° 54' 53" West**, passing an iron pin and cap set at the South corner of said 0.791 acre tract at 25.00 feet, a total distance of **205.00 feet** to an iron pin and cap set;
- 2) **North 43° 05' 07" East** a distance of **156.50 feet** to an iron pin and cap set;
- 3) **North 79° 07' 54" East**, passing iron pin and cap set at 85.16 feet, a total distance of **90.16 feet** to a wood fence post found in the West line of said 1 acre tract and in the line between VMS 9471 and VMS 5670;

Thence, with the West line of said 1 acre tract and with said VMS line, **South 14° 53' 22" East**, passing an iron pin and caps set at 5.00 feet and 139.37 feet, passing the North corner of said 0.0815 acre tract at 149.73 feet, passing a T-bar found at 149.92 feet, a total distance of **179.22 feet** returning to the **Point of Beginning**, containing **0.8694 Acres** more or less, of which 0.7878 acres more or less is all of said 0.791 acre tract and 0.0816 acres more or less is all of said 0.0815 acre tract.

Bearings are based on a GPS observation on July 10, 2020, 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 May 28, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260511-0.8694)




Nathan L. Cottrill, PS-8821