BEARINGS BASED ON THE CENTERLINE OF ELM STREET/ST.RT.38 (N 13°15' W) AS DESCRIBED IN OFFICIAL RECORD 50 PAGE 118.

N

W E

S

DEED REFERENCE
TAS PROPERTY GROUP LLC
OR 427 PG 1661
PARCEL No. 31-03072.001
(A) 8.049 ACRES

(A)

TPOB 0.0774± ACRES

N 61°43'18" E 134.79'

S 61°43'18" W 134.82'

N 30°28'40" W 25.02'

S 30°33'01" E 25.02'

66.61'

135.18'

JAMIE H II & LAUREN BARTLETT
OR 437 PG 522
0.155 ACRES
31-01683.000

JEFFREY SCOTT FARISH
DB 271 PG 117
0.155 ACRES
31-00907.000

JAMIE H II & LAUREN BARTLETT
OR 437 PG 522
0.465 ACRES
31-01683.000

CHURCH TRUSTEES PRESBYTERIAN CHURCH
DB 161 PG 91
16.114 ACRES
31-03286.000

JEFFREY SCOTT FARISH
DB 232 PG 169
0.4654 ACRES
31-00907.000

N 30°28'40" W 199.96'

V.M.S. 8886

V.M.S. 5670

S 61°44'19" W 330.21'

S 61°44'19" W 735.50'

GARFIELD AVENUE (50' WIDE)

GAIL A BAKER, TRUSTEE
OR 258 PG 478
0.465 ACRES

ELM STREET
(STATE ROUTE 38, 60' WIDE)

COTTON PICKER BEARS
N 12°28'30" W
1.23'

10' SAN. EASE.

N=693528.07'
E=1702200.48'

S 61°44'19" W 405.29'

S 64°33'19" E 68.92'

M

## LEGEND

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

- M COUNTY MONUMENT 02-004 (FOUND)
- COTTON PICKER (FOUND)
- 3/4" ø IRON PIPE & ALUMINUM CAP (FOUND)
- 1/2" ø IRON PIPE/CONDUIT (FOUND)
- △ 5/8" ø REBAR (FOUND)
- 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENG" (FOUND)
- MAG NAIL (PREV. SET)
- 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ● RAILROAD SPIKE (SET IN 32" LOCUST)

STATE OF OHIO
NATHAN L. COTTRILL
PS-8821
REGISTERED
PROFESSIONAL SURVEYOR

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

DATE: 06/12/26


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


# 0.0774± ACRES
# VMS 5670 & 8886, CITY OF LONDON, MADISON COUNTY, STATE OF OHIO.
# SURVEYED FOR TAS PROPERTY GROUP LLC.

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

| | | | |
|---|---|---|---|
| JOB No. S240801B | CREW: | NC |
| SURVEYED 05/2026 | DWN BY: | NC |
| DRAWN 05/26/26 | CHECK: | RC |

# COTTRILL SURVEYING, INC

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

## *0.0774 Acre Tract*

*Surveyed for TAS Property Group LLC*

The following described 0.0774 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670 and VMS 8886, being part of an 8.049 acre tract (Parcel 31-03072.001) conveyed to TAS Property Group LLC by Official Record 427 page 1661, and being more particularly described as follows:

Commencing at a mag nail previously set in the centerline of Garfield Avenue (50 feet wide) at the South corner of a 0.465 acre tract conveyed to Gail A Baker, Trustee by Official Record 258 page 478 and a corner to said 8.049 acre tract, said point bears South 61° 44’ 19” West a distance of 405.29 feet and South 64° 33’ 18” East a distance of 68.92 feet from County Monument 02-004;

Thence, with the centerline of Garfield Avenue, South 61° 44’ 19” West a distance of 330.21 feet to the south corner of a 0.4654 acre tract conveyed to Jeffrey Scott Farish by Deed Book 232 page 169 and the east corner of a 16.114 acre tract conveyed to the Church Trustees of the Presbyterian Church by Deed Book 161 page 91;

Thence, with the northeast line of said 16.114 acre tract, North 30° 28’ 40” West a distance of 199.96 feet to a 1/2 inch diameter iron pipe found Northwest corner of a 0.155 acre tract conveyed to Jeffrey Scott Farish by Deed Book 271 page 117, corner to said 8.049 acre tract and being the **True Point of Beginning**;

Thence, continuing with the northeast line of said 16.114 acre tract, **North 30° 28’ 40” West** a distance of **25.02 feet** to a railroad spike set in a 32-inch locust tree;

Thence, across said 8.049 acre tract with the following two new courses:

1) **North 61° 43’ 18” East** a distance of **134.79 feet** to an iron pin and cap set;
2) **South 30° 33’ 01” East** a distance of **25.02 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped “Thomas Engineering” found at the west corner of a 0.155 acre tract conveyed to Jamie H II & Lauren Bartlett by Official Record 437 page 522 and north corner of said 0.155 acre tract;

Thence, with the Northwest line of said 0.155 acre tract, **South 61° 43’ 18” West** a distance of **134.82 feet** returning to the **True Point of Beginning**, containing **0.0774 Acres** more or less.

Bearings are based on the centerline of Elm Street (State Route 38) (North 13° 15’ 00” West) as described in Official Record 50, page 118.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on May of 2026.




Nathan L. Cottrill, PS #8821

(Job #S240801-0.0774)