

BEARINGS ARE BASED ON THE NORTHEAST LINE OF OAK STREET AS DESCRIBED IN OR 255 PG 817 (N 45° 00'W)

NOTE

TPOB BEARS N 41°49'49" W 2081.50' MADISON COUNTY MONUMENT 02-013

MAIN STREET (99' R/W)

KIMBERLY HICKS & MICHAEL HICKS, JT LIVES
OR 374 PG 627
0.23 ACRES
31-00453.000

KIMBERLY HICKS & MICHAEL HICKS, JT LIVES
OR 374 PG 627
0.0253 ACRES
31-02628.001

Ⓐ

S 73°46'28" W
0.35'

22.18'

N 45°27'07" E 41.32'

5.00'

S 44°53'09" E 50.61'

Ⓐ
0.0479±
ACRES

@50.70'

N 45°18'59" W 50.86'

S 45°06'51" W 40.94'

TPOB
N=689909.41'
E=1700744.27'

HEIDI SOLLARS
OR 252 PG 2298
0.2027 ACRES
31-02628.000

ERIC M CLARK
OR 251 PG 2593
LOT 34
31-03055.000

DEED REFERENCE

LINDA K ALEXANDER
OR 2 PG 72
PARCEL No. 31-00024.000
Ⓐ 0.34 ACRES

HEIDI SOLLARS
OR 252 PG 2298
0.13 ACRES
31-02630.000

THOMAS & WILLIS ADDITION
PB 1 PG 61 & 62

N 45°06'51" E 108.26'

12' ALLEY

@0.18'

NORTH OAK STREET (66' WIDE)

DAVID W HAMMERLE &
PENNY A PATTERSON, JT LIVES
31-01772.000
OR 343 P 301
LOT 33

S 45°00'00" E 512.22' TO IPC @ INTERSECTION WITH THE NW LINE OF WILLIS STREET (33' WIDE)

LEGEND

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

- 3/4" ø IRON PIPE (FOUND)
- 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- WOOD FENCE POST (FOUND)

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

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

Nathan Cottrill

DATE: 09/16/26

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

0.0479± ACRES, VMS 8863, CITY OF LONDON, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR HEIDI SOLLARS

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

JOB No.	S260710	CREW:	NC
SURVEYED	09/2026	DWN BY:	RC
DRAWN	09/2026	CHECK:	NC

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0.0479 Acre Tract

Surveyed for Sollars

The following described 0.0479 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being part of a 0.34 acre tract (Parcel 31-000024.000) as conveyed to Linda K Alexander by Official Record 2 page 72, and being more particularly described as follows:

Commencing at the intersection of the northeast line of North Oak Street (66 feet wide) with the northwest line of a 12 feet wide alley dedicated by Thomas and Willis Addition as recorded in Plat Book 1 page 61 and 62, and being the south corner of a 0.13 acre tract conveyed to Heidi Sollars by Official Record 252 page 2298, said Intersection bears North 45° 00’ 00” West a distance of 512.22 feet from an iron pin and cap previously set at the intersection of the northeast line of North Oak Street with the northwest line of Willis Street (33 feet wide);

Thence, with the northwest line of said alley, North 45° 06’ 51” East, passing a 3/4 inch diameter iron pipe found at 0.18 feet, a total distance of 108.26 feet to a 3/4 inch diameter iron pipe found at the east corner of said 0.13 acre tract, the south corner of said 0.34 acre tract and being the **True Point of Beginning**;

Thence, with the northeast line of said 0.13 acre tract, **North 45° 18’ 59” West**, passing a 3/4 inch diameter iron pipe found at 50.70 feet, a total distance of **50.86 feet** to the southeast edge of a wood fence post found in the southeast line of a 0.2027 acre tract conveyed to Heidi Sollars by Official Record 252 page 2298;

Thence, with the southeast line of said 0.2027 acre tract, **North 45° 27’ 07” East**, passing the south corner of a 0.0253 acre tract conveyed to Kimberly Hicks and Michael Hicks, Joint Lives by Official Record 374 page 627 at 22.18 feet, continuing with said 0.0259 acre tract, a total distance of **41.32 feet** to an iron pin and cap set;

Thence, with a new line across said 0.34 acre tract, **South 44° 53’ 09” East** a distance of **50.61 feet** to an iron pin and cap set in the northwest line of Lot 34 of said Thomas and Willis Addition;

Thence, with the northwest line of said Lot 34, **South 45° 06’ 51” West** a distance of **40.94 feet** returning to the **True Point of Beginning**, containing **0.0479 Acres** more or less.

Bearings are based on the northeast of line of North Oak Street (North 45° 00’ West) as described in Official Record 255 page 817.

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 in September 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260710-0.0479)

Nathan L. Cottrill, PS-8821