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

N
W E
S

WILLIAM E & KASIE B EVANS
OR 321 P 575
PT LOT 11
31-01349.000

ALLEY

TYLER A KIRKPATRICK
OR 331 P 372
PT LOT 11
31-01843.000

0.3'± ENCROACHMENT

10.97'

WILLIAM E & KASIE B EVANS
OR 321 P 575
PT LOT 2
31-01348.000

GARAGE
PT LOT 11
PT LOT 2

N 44°34'08" E 103.38'

S 45°00'53" E 77.28'

66.31'

0.0260± ACRES

0.1575± ACRES

Ⓑ

Ⓐ

0.1835± ACRES

@0.17'

S 36°58'05" W
1.88'

10.97'

N 45°00'00" W 77.32'

66.35'

S 44°32'45" W 103.40'

N 07°03'35" E
0.50'

POB
N=689451.79'
E=1700998.275'

NORTH OAK STREET (66' WIDE)

WILLIS STREET (33' WIDE)

DEED REFERENCE

LIBERTY AVENUE HOMES LLC
OR 423 PG 2155
Ⓐ PT LOT 2 &
Ⓑ PT LOT 11
PARCEL No. 31-02145.000
LO-27B

THOMAS & WILLIS ADDITION
PLAT BOOK 1 PG 32

NOTE

POB BEARS
N 44°45'00" W 1566.32'
MADISON COUNTY
MONUMENT 02-013

LEGEND

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

- ◎ 1/2"ø IRON PIPE (FOUND)
- Ⓣ 3/4" T-BAR & CAP (FOUND)
- ● 3/4'' BOLT (FOUND)
- ■ 5/8" ø IRON PIN (FOUND)
- ⬡ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED ''COTTRILL SURVEYING'' (SET)

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

Nathan Cottrill DATE: 10/07/2025

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

0.1835± ACRES, VMS 8863, CITY OF LONDON, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR LIBERTY AVENUE HOMES LLC

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

JOB No.	S250919	CREW:	MW
SURVEYED	10/2025	DWN BY:	JRC
DRAWN	10/2025	CHECK:	NC

COTTRILL SURVEYING, INC

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

0.1835 Acre Tract

Surveyed for Liberty Avenue Homes LLC

The following described 0.1835 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being part of Lots 2 and 11 (Parcel 31-02145.000) of Thomas and Willis Addition as recorded in Plat Book 1 page 32 and conveyed to Liberty Avenue Holmes LLC by Official Record 423 page 2155, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the northwest line of Willis Street (33 feet wide) and the northeast line of North Oak Street (66 feet wide), being the south corner of said Lot 2;

Thence, with the northeast line of North Oak Street, **North 45° 00’ 00” West**, passing the south corner of said Lot 11 at 66.35 feet, a total distance of **77.32 feet** to the south corner of the portion of Lot 11 as conveyed to Tyler A Kirkpatrick by Official Record 331 page 372, from said corner a 1/2-inch diameter iron pipe found bears South 36° 58’ 05” West a distance of 1.88 feet;

Thence, with the southeast line of said Kirkpatrick’s tract, **North 44° 34’ 08” East**, passing a T-bar found at 0.17 feet, a total distance of **103.38 feet** to a 5/8-inch diameter rebar found in the southwest line of the portion of Lot 11 as conveyed to William E and Kasie B Evans by Official Record 321 page 575;

Thence, with the southwest line of said Evans’ tract, **South 45° 00’ 53” East**, passing the northwest line of said Lot 2 at 10.97 feet, a total distance of **77.28 feet** to an iron pin and cap set in the northwest line of Willis Street;

Thence, with the northwest line of Willis Street, **South 44° 32’ 45” West** a distance of **103.40 feet** returning to the **Point of Beginning**, containing **0.1835 Acres** more or less, of which 0.1575 acres more or less is part of Lot 2 and 0.0260 acres more or less is part of Lot 11.

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

This deed is 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 a field survey performed October 1, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250919-0.1835)



Nathan L. Cottrill, PS #8821