DEED REFERENCE

WILLIAM C LONG
OR 397 PG 607
PARCEL No. 31-00974.000
(A) LOT 20
(B) PART LOT 21
AS SHOWN ON
PETER WEBER'S ADD
RECORDED IN DB 26 PG 284-285
CORRECTED PLAT: COMPLETE RECORD AA PG 8-9,
SEE SLOT #36

LEGEND

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

- IRON PIN (FOUND)
- 3/4" ø REBAR (FOUND)
- 3/4" ø IRON PIPE (FOUND)
- 1" ø PIPE W/ ALUM. CAP (FOUND)
- 1" ø IRON PIPE W/ ALUMINUM CAP STAMPED "NCB 5969" (FOUND)
- IRON PIPE OR REBAR & RED PLASTIC CAP STAMPED "LANDMARK SURVEY" (FOUND)
- 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

BEARINGS ARE BASED ON A GPS OBSERVATION ON 09/28/17 WGS 1984 GEODETIC NORTH.

N
W E
S

16.5' ALLEY (MEASURED WIDTH VARIES)

N 47°56'32" E 82.30'
66.00'
S 47°56'32" W 58.50'
16.30'

1/2"ø

(B) LOT 21: 0.0266± ACRES
LOT 20: 0.1982± ACRES

S 35°51'49" E 131.57'

131.76'
131.08' (D)

ALLEY (MEASURES 16' WIDE)

MARSHA DICKENSON
OR 351 PG 1257
PT LOT 21 WEBER (.1716A)
31-02738.000

0.2248± ACRES
(A)

N 42°22'01" W 130.86'

POB
N:687292.40'
E:1704004.94'

56.50'
S 47°53'51" W

1/2"ø

1"HEX

66.00'

OF LOT 16

LOT 19
LOT 18

BARBARA FLIEHMAN
OR 225 PG 898
LOT 19
31-02806.000

66.00'
S 47°53'51" W 67.40' @1.40'

5/8"ø

N 47°56'32" E 260.00' - 3/4" ø IRON PIPE AT WEST CORNER OF LOT 16

LOT 18
LOT 17

VERNON AVENUE (16.5' WIDE)

1/2"ø

LOT 17
LOT 16

N 47°53'51" E 260.00' - 3/4" ø IRON PIPE AT SOUTH CORNER OF LOT 16

NOTES

POB BEARS S 64°30'16" E 2210.58' FROM COUNTY MONUMENT 02-013 (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: 09/15/26

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

0.2248± ACRES, VMS 8863, CITY OF LONDON, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR LONG

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

JOB No. S260824	CREW:	NC,LH
SURVEYED 09/04/26	DWN BY:	NC
DRAWN 09/04/26	CHECK:	RC

COTTRILL SURVEYING, INC

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

0.2248 Acre Tract

Surveyed for Long

The following described 0.2248 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of Lot 20 (Parcel 31-00974.000) and part of Lot 21 (Parcel 31-00974.000) of Peter Weber's Addition as recorded in Deed Book 26 page 284-285, corrected plat in Complete Record AA page 8-9, Webber Case #5739, Common Pleas Court, see Slot #36, both conveyed to William C Long by Official Record 397 page 607, and being more particularly described as follows:

Beginning at a 3/4 inch diameter rebar found in the northwest line of Vernon Avenue (16.5 feet wide) at the south corner of a 0.1716 acre tract conveyed to Marsha Dickenson by Official Record 351 page 1257 and the southeast corner of said part of Lot 21, said iron pin bears South 47° 53' 51" West a distance of 56.50 feet from a 1 inch diameter pipe with aluminum cap found at the east corner of Lot 21 of the corrected plat subdivision;

Thence, with the northwest line of Vernon Avenue, **South 47° 53' 51" West**, passing the east corner of said Lot 20 at 1.40 feet, a total distance of **67.40 feet** to an iron pin and cap set at the southeast corner of Lot 19 conveyed to Barbara Fliehman by Official Record 225 page 898;

Thence, with the northeast line of Lot 19, **North 42° 22' 01" West** a distance of **130.86 feet** to an iron pin and cap set in the southeast line of an alley;

Thence, with the southeast line of said alley, **North 47° 56' 32" East**, passing the west corner of Lot 21 at 66.00 feet, a total distance of **82.30 feet** to an iron pin and cap set at the west corner of said 0.1716 acre tract;

Thence, with the southwest line of said 0.1716 acre tract, **South 35° 51' 49" East** a distance of **131.57 feet** returning to the **Point of Beginning**, containing **0.2248 Acres** more or less, of which 0.1982 acres more or less is all of said Lot 20 and 0.0266 acres more or less is part of said Lot 21.

Bearings are based on a GPS observation on September 28, 2017, 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 September 4, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260824-0.2248)

Nathan L. Cottrill, PS-8821