BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/01/15 WGS 1984 GEODETIC NORTH.

N
W E
S

LEGEND

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

- Ⓣ 3/4" T-BAR & CAP (FOUND)
- ◎ 3/8" ø IRON PIN (FOUND)
- ○ 1/2" ø IRON PIN (FOUND)
- △ MADISON COUNTY MONUMENT 02-013 (FOUND)
- ● RAILROAD SPIKE (SET)
- ⬡ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

16.5' ALLEY

60.06'

SCHOOL STREET (25' WIDE)

LOTSPEICH AVE. (40' WIDE)

N 56°21'34" E 67.98'

63.01'

@4.97'

Ⓐ

MANUEL J RUIZ & ALEJANDRINA J PEREZ, JT LIVES
OR 334 PG 1195
0.2 ACRES
31-01317.000

S 32°28'27" E 127.90'

0.1777± ACRES
Ⓐ

NE LINE OF STREET
N 34°01'31" W 102.53'

DEED LINE
N 32°08'21" W 98.84'

Ⓐ

Ⓐ

66.37'

POB

64.96'

8.96'

S 79°30'46" W 73.92'

N:688811.35'
E:1703859.30'

N 66°43'13" E
17.08'

FIRST STREET (60' WIDE)

N 69°11'47" E 1846.34'

02-013

DEED REFERENCE

JAMIE L FIKE
TOD JAMIE L FIKE
OR 459 PG 2234
PARCEL No. 31-01351.000
Ⓐ 0.18 ACRES

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: 10/14/2026

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

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

0.1777± ACRES, VMS 9471, CITY OF LONDON, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR WILLIAM H HILLMAN

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

JOB No. S260918	CREW:	MW
SURVEYED 10/2026	DWN BY:	RC
DRAWN 10/2026	CHECK:	NC

COTTRILL SURVEYING, INC

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

0.1777 Acre Tract

Surveyed for Jamie L. Fike

The following described 0.1777 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of a 0.18 acre tract (Parcel 31-01351.000) as conveyed to Jamie L Fike by Official Record 459 page 2234, and being more particularly described as follows:

Beginning at a point in the north line of First Street (60 feet wide) at the southwest corner of said 0.18 acre tract and being within the right-of-way of School Street (25 feet wide), said point bears North 69° 11' 47" East a distance of 1846.34 feet from Madison County Monument 02-013;

Thence, with the southwest line of said 0.18 acre tract, **North 32° 08' 21" West** a distance of **98.84 feet** to the northwest corner of said 0.18 acre tract and being in the extension of the southeast line of a 16.5 feet wide alley;

Thence, with the southeast line of said alley, **North 56° 21' 34" East**, passing a railroad spike set in the northeast line of School Street at 4.97 feet, a total distance of **67.98 feet** to a 1/2 inch diameter iron pin found at the northwest corner of a 0.2 acre tract conveyed to Manuel J Ruiz and Alejandrina J Perez, Joint Lives by Official Record 334 page 1195;

Thence, with the southwest line of said 0.2 acre tract, **South 32° 28' 27" East** a distance of **127.90 feet** to a T-bar found in the north line of First Street;

Thence, with the north line of First Street, **South 79° 30' 46" West**, passing an iron pin and cap set in the northeast line of School Street at 64.96 feet, a total distance of **73.92 feet** returning to the **Point of Beginning**, containing **0.1777 Acres** more or less.

Bearings are based on a GPS observation on December 1, 2015, 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 October 9, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260918-0.1777)



Nathan L. Cottrill, PS-8821