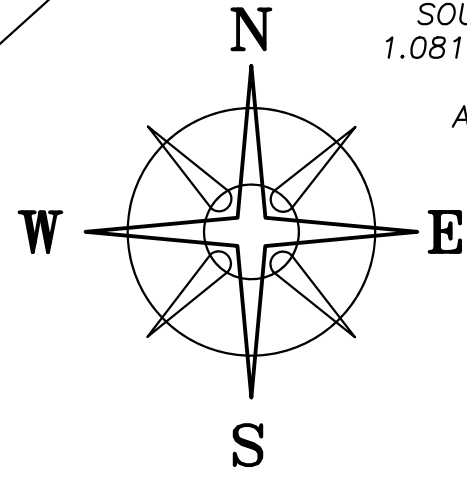


BEARINGS ARE BASED ON THE
SOUTH LINE OF OHIO AG SOLUTIONS, LLC
1.0817 AC TRACT & NORTH LINE OF RAILROAD
(S 80°44'52" W)
AS DESCRIBED IN OR 324 PG 2327



SOUTH PART LOT 127

ORG LOT 127
ORG LOT 33

LANCE MILAN & BRENT MILAN
OR 301 PG 801
PART OF LOT 33
2431 SF
31-00807.000

THE LOVING CARE HOSPICE, INC
OR 283 PG 2139
PART OF LOT 33
0.081 ACRES (CALC)
31-00073.000

N 42°42'47" W 701.79'

AXLE BEARS
S 49°17'18" W
0.36'

N: 687741.14'
E: 1702487.29'

OAK STREET (74.5' WIDE)

(A)
0.0321±
ACRES

(B)
0.0466±
ACRES

POB
0.0321±
ACRES

POB
0.0466±
ACRES

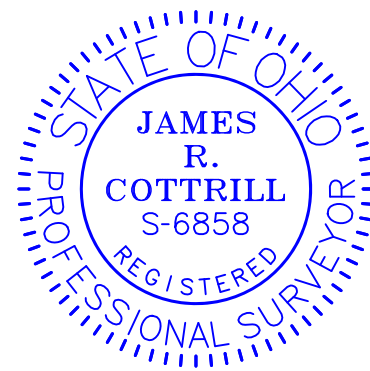
WEST FIRST STREET (66' WIDE)
(74.5' WIDE PER ORG. TOWN PLAT)
(MEASURES & CHECKS AT 66' WIDE)

DEED REFERENCE
TIMBERHAVEN LLC
OR 318 PG 520
PARCEL No.31-02089.000
TRACT 1
(A) 1331 SF
PART LOT 33
PARCEL No.31-01419.000
TRACT 2
(B) 1936 SF
PART LOT 33

LEGEND

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

- △ COUNTY MONUMENT (02-013)
- 5/8" Ø IRON PIN (FOUND)
- ⊛ AXLE OR BOLT (FOUND)
- MAG NAIL (SET IN CONCRETE)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 10/25/21

REVISED 12/06/21

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

0.0466± & 0.0321± ACRES
VMS 9471, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TIMBERHAVEN LLC

SCALE : 1" = 10'
10' 5' 0' 10'

JOB No. S210913	CREW: NC
SURVEYED 10/22/21	DWN BY: NC
DRAWN 10/22/21	CHECK: RC

COTTRILL SURVEYING, INC

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

0.0321 Acre Tract *Surveyed for Timberhaven LLC*

The following described 0.0321 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of a 1331 square feet tract (Parcel 31-02089.000, Tract 1, part of Lot 33 of the original City of London) as conveyed to Timberhaven LLC by Official Record 318 page 520, and being more particularly described as follows:

Beginning at a mag nail set in the Northwest line of West First Street (66 feet wide, 74.5 feet wide per original town plat) at the East corner of a 1936 square feet tract conveyed to Timberhaven LLC by Official Record 318 page 520 in the South corner of said 1331 square feet tract, said mag nail bears North 48° 00' 29" East a distance of 44.35 feet from a mag nail set at the intersection of the Northwest line of East First Street and the Northeast line of Oak Street (74.5 feet wide);

Thence, with the Northeast line of said 1936 square feet tract, **North 41° 46' 05" West** a distance of **45.31 feet** to an iron pin and cap set in the Southeast line of a 0.081 acre tract (calculated acreage from deed) conveyed to The Loving Care Hospice, Inc by Official Record 284 page 2139;

Thence, with the Southeast line of said 0.081 acre tract, **North 49° 17' 18" East** a distance of **30.99 feet** to an axle found (bent) in the Southwest line of a 2431 square feet tract conveyed to Lance Milan and Brent Milan by Official Record 301 page 801;

Thence, with the Southwest line of said 2431 square feet tract, **South 42° 06' 47" East** a distance of **44.62 feet** to a mag nail set in the Northwest line of West First Street;

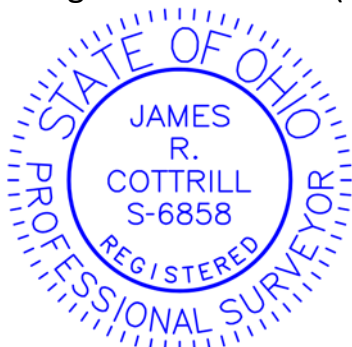
Thence, with the Northwest line of West First Street, **South 48° 00' 29" West** a distance of **31.26 feet** returning to the **Point of Beginning**, containing **0.0321 Acres** more or less.

Bearings are based on the South line of Ohio Ag Solutions LLC 1.0817 acre tract in the North line of railroad (South 80° 44' 52" West) as described in Official Record 324 page 2327

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 22, 2021 by James R. Cottrill, PS registration #6858. (Job #S210913-0.0321)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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

0.0466 Acre Tract *Surveyed for Timberhaven LLC*

The following described 0.0466 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of a 1936 square feet tract (Parcel 31-01419.000, Tract 2, part of Lot 33 of the original City of London) as conveyed to Timberhaven LLC by Official Record 318 page 520, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the Northwest line of West First Street (66 feet wide, 74.5 feet wide per original town plat) and the Northeast line of Oak Street (74.5 feet wide);

Thence, with the Northeast line of Oak Street, **North 41° 45' 31" West** a distance of **46.30 feet** to the South corner of a 0.081 acre tract (calculated acreage from deed) conveyed to The Loving Care Hospice, Inc by Official Record 283 page 2139, from said corner an axle bears South 49° 17' 18" West a distance of 0.36 feet;

Thence, with the Southeast line of said 0.081 acre tract, **North 49° 17' 18" East** a distance of **44.35 feet** to an iron pin and cap set at the West corner of a 1331 square feet tract conveyed to Timberhaven LLC by Official Record 318 page 520;

Thence, with the Southwest line of said 1331 square feet tract, **South 41° 46' 05" East** a distance of **45.31 feet** to a mag nail set in the Northwest line of East First Street;

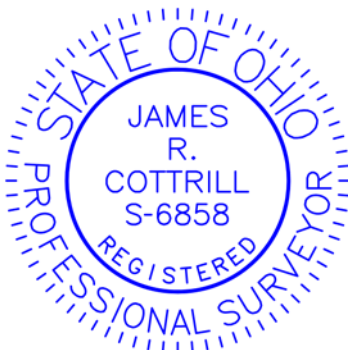
Thence, with the Northwest line of East First Street, **South 48° 00' 29" West** a distance of **44.35 feet** returning to the **Point of Beginning**, containing **0.0466 Acres** more or less.

Bearings are based on the South line of Ohio Ag Solutions LLC 1.0817 acre tract in the North line of railroad (South 80° 44' 52" West) as described in Official Record 324 page 2327

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 22, 2021 by James R. Cottrill, PS registration #6858. (Job #S210913-0.0466)




James R. Cottrill, PS #6858