

DEED REFERENCE
MUSTANG VALLEY PARTNERS LLC
 OR 374 PG 1853
 (A) LOT 19 31-02759.000 (C) LOT 21 31-02763.000
 (B) LOT 20 31-02757.000 (D) 0.0195 ACRES 31-02757.000
 OR 382 PG 150
 PORTIONS OF VACATED ALLEYS
 (E) 0.020 ACRES 31-02757.000
 (F) 0.012 ACRES 31-02759.000

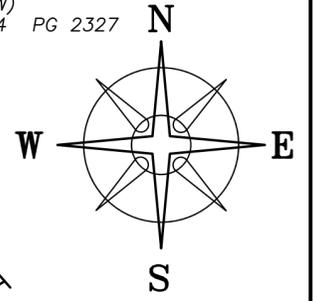
PLAT REFERENCE
COWLINGS ADDITION
 AS RECORDED IN
DEED BOOK 19 PAGE 81

ALTA/NSPS SURVEY

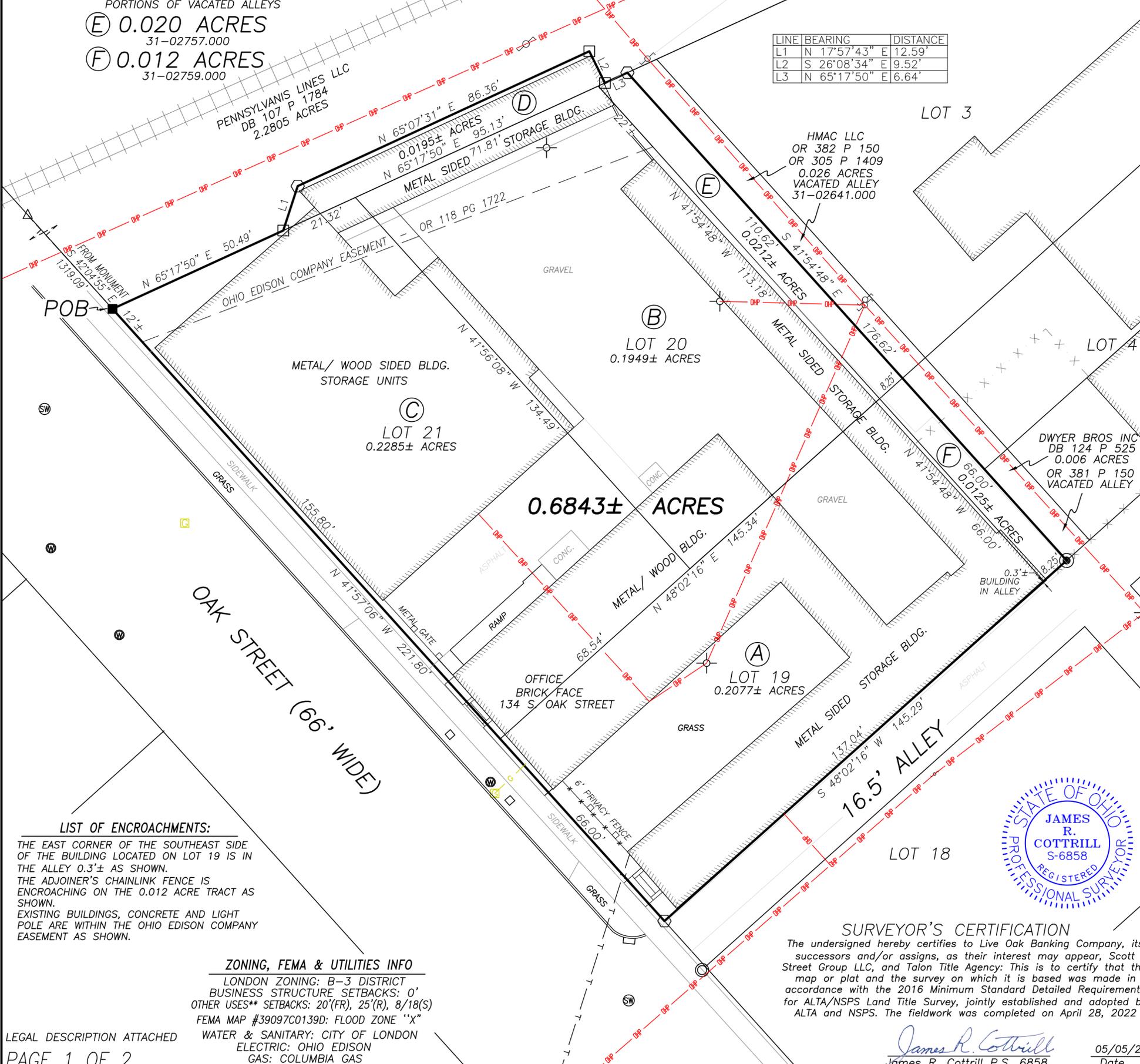
BEARINGS ARE BASED ON THE
 SOUTH LINE OF OHIO AG SOLUTIONS, LLC
 1.0817 AC TRACT & NORTH LINE OF RAILROAD
 (S 80°44'52" W)
 AS DESCRIBED IN OR 324 PG 2327



ONLY APPARENT AND UNDERGROUND
 UTILITIES MARKED BY OUPS TICKET
 B210200233-00B WERE LOCATED.



LINE	BEARING	DISTANCE
L1	N 17°57'43" E	12.59'
L2	S 26°08'34" E	9.52'
L3	N 65°17'50" E	6.64'



TITLE COMMITMENT NOTES
 TITLE COMMITMENT (22821549-TCM)
 DID NOT INCLUDE TABLE "A".

EASEMENTS FROM TITLE COMMITMENT
 ONLY THE EASEMENTS, RIGHT-OF-WAYS, ETC.
 FURNISHED BY TITLE COMMITMENT
 (22821549-TCM) ARE SHOWN ON THIS PLAT. ALL
 OTHER EASEMENTS, IF ANY, ARE NOT SHOWN.
 SPRINT COMMUNICATION COMPANY LP OR 292 PG 1231
 DOES NOT PERTAIN TO SUBJECT TRACTS.
 OHIO EDISON COMPANY EASEMENT - OR 118 PG 1722
 EXISTING BUILDINGS, CONCRETE AND LIGHT POLE
 WITHIN EASEMENT LIMITS AS SHOWN ON PLAT

LEGEND

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

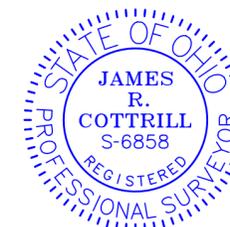
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- 5/8" REBAR (FOUND)
- 3/4" SQUARE IRON PIN (FOUND)
- △ COUNTY MONUMENT (02-013)
- RAILROAD SPIKE (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)
- ⊞ GAS VALVE ⊞ POWER POLE
- ⊙ WATER METER ⊞ LIGHT POLE
- ⊙ STORM MANHOLE
- G — UNDERGROUND GAS LINE
- W — WATER LINE
- OP — OVERHEAD POWER LINES
- T — OVERHEAD TELEPHONE/COMMUNICATIONS

LIST OF ENCROACHMENTS:

THE EAST CORNER OF THE SOUTHEAST SIDE
 OF THE BUILDING LOCATED ON LOT 19 IS IN
 THE ALLEY 0.3'± AS SHOWN.
 THE ADJOINER'S CHAINLINK FENCE IS
 ENCROACHING ON THE 0.012 ACRE TRACT AS
 SHOWN.
 EXISTING BUILDINGS, CONCRETE AND LIGHT
 POLE ARE WITHIN THE OHIO EDISON COMPANY
 EASEMENT AS SHOWN.

ZONING, FEMA & UTILITIES INFO

LONDON ZONING: B-3 DISTRICT
 BUSINESS STRUCTURE SETBACKS: 0'
 OTHER USES** SETBACKS: 20'(FR), 25'(R), 8/18(S)
 FEMA MAP #39097C0139D: FLOOD ZONE "X"
 WATER & SANITARY: CITY OF LONDON
 ELECTRIC: OHIO EDISON
 GAS: COLUMBIA GAS



SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to Live Oak Banking Company, its
 successors and/or assigns, as their interest may appear, Scott
 Street Group LLC, and Talon Title Agency: This is to certify that this
 map or plat and the survey on which it is based was made in
 accordance with the 2016 Minimum Standard Detailed Requirements
 for ALTA/NSPS Land Title Survey, jointly established and adopted by
 ALTA and NSPS. The fieldwork was completed on April 28, 2022

James R. Cottrill
 James R. Cottrill P.S. 6858
 05/05/22 Date

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
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**ALTA/ACSM SURVEY 0.6843± ACRES,
 VMS 8863, CITY OF LONDON,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR MUSTANG VALLEY**

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

JOB No. S220404 : CREW: NC
 SURVEYED 04/27/22 : DWN BY: NC
 DRAWN 04/28/22 : CHECK: RC

COTTRILL SURVEYING, INC

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

0.6843 Acre Tract Surveyed for Mustang Valley Partners LLC

The following described 0.6843 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of Lot 19 (Parcel 31-02759.000), all of Lot 20 (Parcel 31-02757.000), all of Lot 21 (Parcel 31-02763.000) and all of a 0.0195 acre tract (Parcel 31-02757.000) all conveyed to Mustang Valley Partners LLC by Official Record 374 page 1853 also being all of a 0.020 acre tract (Parcel 31-02757.000, portion of vacated alley) and all of a 0.012 acre tract (Parcel 31-02759.000, portion of vacated alley) both conveyed to Mustang Valley Partners LLC by Official Record 382 page 150, said Lots and alleys being originally dedicated by Cowlings Addition as recorded in Deed Book 19 page 81, and being more particularly described as follows:

Beginning at a 3/4 inch square iron pin found in the Northeast line of Oak Street (66 feet wide) at a corner of a 2.2805 acre tract conveyed to Pennsylvania Lines LLC by Deed Book 107 page 1784 and the Northwest corner of said Lot 21, said iron pin bears South 42° 04' 55" East a distance of 1319.09 feet from Madison County Monument 02-013;

Thence, with the South line of said 2.2805 acre tract with the following five courses:

- 1) **North 65° 17' 50" East** a distance of **50.49 feet** to a 5/8 inch diameter rebar found at the West corner of said 0.0195 acre tract;
- 2) **North 17° 57' 43" East** a distance of **12.59 feet** to an iron pin and cap set;
- 3) **North 65° 07' 31" East** a distance of **86.36 feet** to a 5/8 inch diameter rebar found;
- 4) **South 26° 08' 34" East** a distance of **9.52 feet** to a 5/8 inch diameter rebar found in the Northwest line of said 0.020 acre tract;
- 5) **North 65° 17' 50" East** a distance of **6.64 feet** to an iron pin and cap set at the West corner of a 0.026 acre tract conveyed to HMAC LLC by Official Record 382 page 150 and being in the centerline of said vacated alley;

Thence, with the Southwest line of said 0.026 acre tract and said centerline, **South 41° 54' 48" East**, passing the West corner of a 0.006 acre tract conveyed to Dwyer Bros Inc by Official Record 381 page 150 in the North corner of said 0.012 acre tract at 110.62 feet, a total distance of **176.62 feet** to a railroad spike set in the Northwest line of a 16.5 feet wide alley;

Thence, with the Northwest line of said alley, **South 48° 02' 16" West**, passing the East corner of said Lot 19 at 8.25 feet, a total distance of **145.29 feet** to an iron pin and cap set in the Northeast line of Oak Street;

Thence, with the Northeast line of Oak Street, **North 41° 57' 06" West**, passing the South corner of said Lot 21 at 66.00 feet, a total distance of **221.80 feet** returning to the **Point of Beginning**, containing **0.6843 Acres** more or less, of which 0.2077 acres more or less is all of said Lot 19, 0.1949 acres more or less is all of said Lot 20, 0.2285 acres more or less is all of said Lot 21, 0.0195 acres more or less is all of said 0.0195 acre tract 0.0212 acres more or less is all of said 0.020 acre tract and 0.0125 acres more or less is all of said 0.012 acre tract.

Bearings are based on the South line of Ohio Ag Solutions, LLC (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 April 27, 2022 by James R. Cottrill, PS registration #6858. (Job #S220404-0.6843)




James R. Cottrill, PS #6858