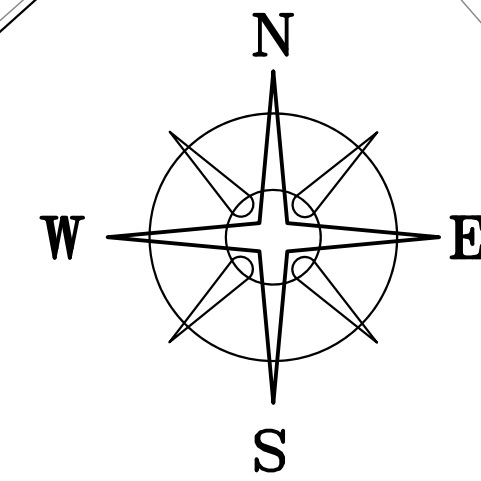


**DEED REFERENCE**  
 CARMEN M MICHAEL  
 OR 340 PG 2660  
 (A) 0.096 ACRES  
 PARCEL No. 31-01240.000



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

22 MAIN STREET PARTNERS LLC  
 OR 383 PG 1622  
 0.117 ACRES  
 31-01812.002

(A)  
**0.1161± ACRES**

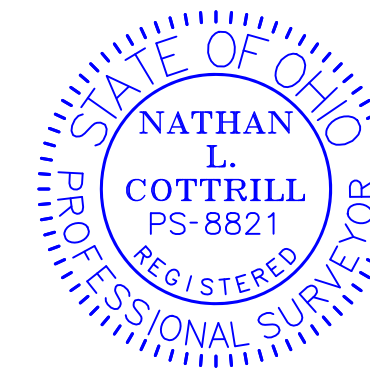
JUDY MAYNARD  
 OR 330 PG 798  
 0.2013 ACRES  
 31-02644.000

OHIO AG SOLUTIONS, LLC  
 OR 324 PG 2327  
 1.0817 ACRES

**LEGEND**

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

- △ COUNTY MONUMENT (02-013)
- MAG NAIL (FOUND)
- MAG NAIL PREVIOUSLY SET
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "ELLIOTT PS 7759" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
 AN ACTUAL FIELD SURVEY PERFORMED BY  
 NATHAN L. COTTRILL, P.S. #8821

*Nathan L. Cottrill* DATE: 5/02/22

**COTTRILL SURVEYING, INC**

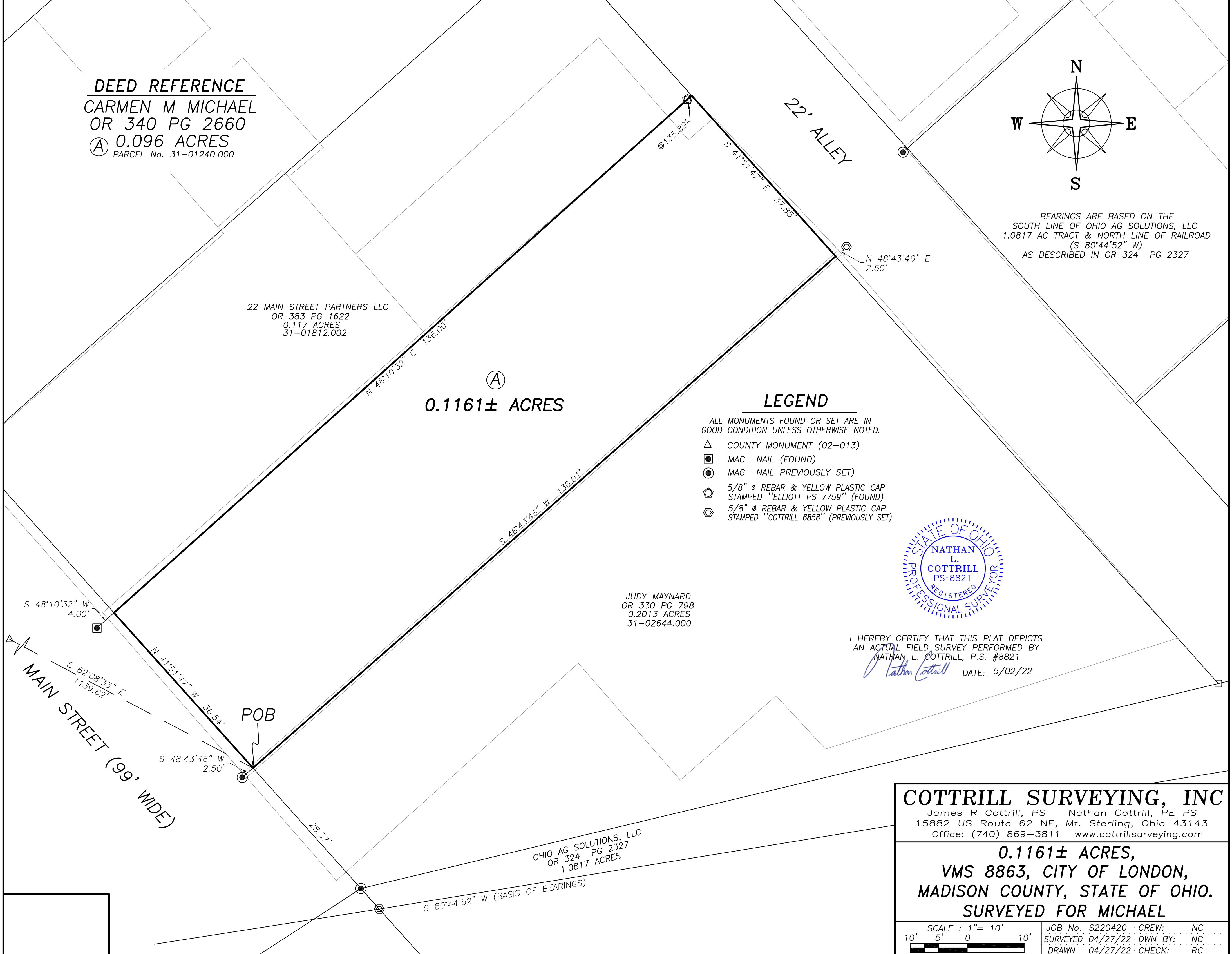
James R Cottrill, PS Nathan Cottrill, PE PS  
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
 Office: (740) 869-3811 www.cottrillsurveying.com

**0.1161± ACRES,**  
**VMS 8863, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR MICHAEL**

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

JOB No. S220420 CREW: NC  
 SURVEYED 04/27/22 DWN BY: NC  
 DRAWN 04/27/22 CHECK: RC

S 48°10'32" W 4.00'  
 S 62°08'35" E 1139.62'  
 MAIN STREET (99' WIDE)  
 N 41°51'47" W 36.54'  
 S 48°43'46" W 2.50'  
 POB



# COTTRILL SURVEYING, INC

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

## **0.1161 Acre Tract** *Surveyed for Michael*

The following described 0.1161 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of a 0.096 acre tract (Parcel 31-01240.000) conveyed to Carmen M Michael by Official Record 340 page 2660, and being more particularly described as follows:

Beginning at a point in the Northeast line of Main Street (99 feet wide) at the West corner of a 0.2013 acre tract conveyed to Judy Maynard by Official Record 330 page 798 in the South corner of said 0.096 acre tract, from said corner a mag nail previously set bears South 48° 43' 46" West a distance of 2.50 feet, said point also bears South 62° 08' 35" East a distance of 1139.62 feet from Madison County Monument 02-013;

Thence, with the Northeast line of Main Street, **North 41° 51' 47" West** a distance of **36.54 feet** to the South corner of a 0.117 acre tract conveyed to 22 Main Street Partners LLC by Official Record 383 page 1622, from said corner a mag nail found bears South 48° 10' 32" West a distance of 4.00 feet;

Thence, with the Southeast line of said 0.117 acre tract, **North 48° 10' 32" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott PS7759" found at 135.89 feet, a total distance of **136.00 feet** to the Southwest line of a 22 feet wide alley;

Thence, with the Southwest line of said alley, **South 41° 51' 47" East** a distance of **37.85 feet** to the North corner of said Maynard's 0.2013 acre tract, from said corner an iron pin and cap previously set bears North 48° 43' 46" East a distance of 2.50 feet;

Thence, **South 48° 43' 46" West** a distance of **136.01 feet** returning to the **Point of Beginning**, containing **0.1161 Acres** more or less.

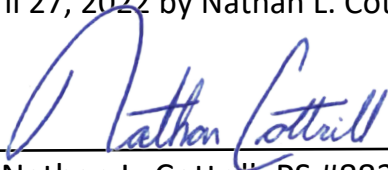
Bearings are based on the South line of Ohio Ag Solutions, LLC (South 80° 44' 52" West) as described in Official Record 324 page 2327.

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 Nathan L. Cottrill, PS registration #8821. (Job #S220420-0.1161)



  
Nathan L. Cottrill, PS #8821