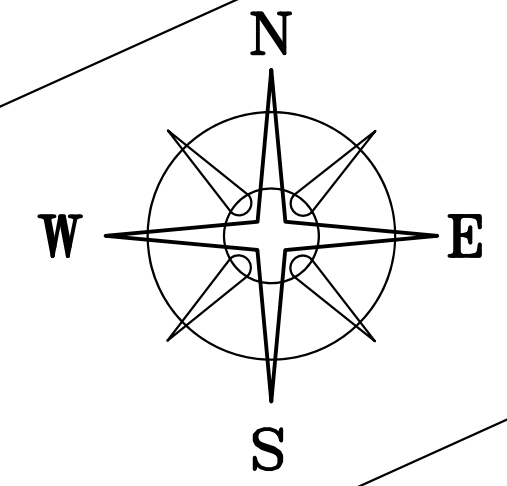


**DEED REFERENCE**

- 143 OAK LLC  
OR 403 P 69
- (A) 0.155 ACRES  
31-02170.000 TRACT 1
- (B) 0.159 ACRES  
31-02171.000 TRACT 2
- (C) 0.093 ACRES  
31-02172.000 TRACT 3
- (D) 0.0360 ACRES  
31-03063.000 TRACT 4

JULIE M BRAND, TOD  
OR 386 PG 59  
0.687 ACRES  
31-01729.000



BEARING BASED ON A GPS  
OBSERVATION ON 10/26/16  
WGS 1984 GEODETIC NORTH

DANNY J & BETH E  
COLLINS, JT LIVES  
OR 22 PG 171  
0.164 ACRES

**0.3780± ACRES**

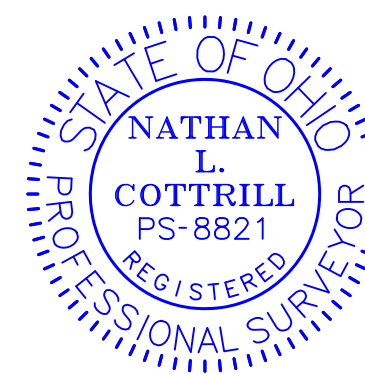
(B) 0.1607± ACRES

(A) 0.1559± ACRES

**POB**

N=689770.58'  
E=1703838.09'

ALLEY



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

*Nathan Cottrill* DATE: 01/20/23

\*SEE NOTE (1)\*

\*SEE NOTE (2)\*

0.0158 ACRES  
\*SEE NOTE (1)\*

NEW HAMPSHIRE AVE. (WIDTH VARIES)

NEW HAMPSHIRE AVE. (45' WIDE)

SWETLAND AVE.

VMS 9471  
VMS 6324

**NOTES**

- (1) BEING PART OF A 0.080 ACRE TRACT SURVEYED BY TED L ROBINSON, RLS 5361 IN JULY OF 1980 AND ORIGINALLY RECORDED IN DB 254 PG 15.
- (2) BEING A 0.1196 ACRE TRACT FOR THE DEDICATION TO PUBILC USE AS A STREET BY CITY ORD No 147-76 AND RECORDED IN DB 232 PG 398

**LEGEND**

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

- (1) 3/4" T-BAR & CAP (FOUND)
- (2) 3/4" Ø IRON PIPE (FOUND)
- (3) RAILROAD SPIKE SET OVER IRON PIN (FOUND)
- (4) 3/4" Ø CONDUIT & YELLOW PLASTIC CAP STAMPED "RI BAKER" (FOUND)
- (5) 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- (6) MAG NAIL (SET)

**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

**0.3780± ACRES,**  
**VMS 6324, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR 143 OAK, LLC**

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

JOB No. S230111	CREW: MW
SURVEYED 01/2023	DWN BY: JRC
DRAWN 01/2023	CHECK: NC

# COTTRILL SURVEYING, INC

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

## 0.3780 Acre Tract Surveyed for 143 Oak LLC

The following described 0.3780 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being all of a 0.155 acre tract (Parcel 31-02170.000, Tract 1), all of a 0.159 acre tract (Parcel 31-02171.000, Tract 2), all of a 0.093 acre tract (Parcel 31-02172.000, Tract 3) and all of a 0.0360 acre tract (Parcel 31-03063.000, Tract 4) all conveyed to 143 Oak LLC by Official Record 403 page 69, and being more particularly described as follows:

Beginning at a mag nail set at the South corner of said 0.0360 acre tract, at the intersection of the Northwest line of New Hampshire Avenue (width varies) and the extension of the Northeast line of a 8.25 feet wide alley, and being the West corner of a 0.1196 acre tract conveyed to the City of London by Deed Book 232 page 398 (for the dedication for public use as a street by City of London Ordinance Number 147-76), said mag nail bears North 65° 35' 20" East a distance of 158.19 feet from the centerline intersection of New Hampshire Avenue and Swetland Avenue;

Thence, with the extension of the Northeast line of said 8.25 feet wide alley in the Southwest line of said 0.0360 acre tract, **North 22° 58' 59" West**, passing a railroad spike set over an iron pin found at the South corner of said 0.093 acre tract at 16.24 feet, a total distance of **149.82 feet** to an iron pin and cap set at the South corner of a 0.687 acre tract conveyed to Julie M Brand, TOD by Official Record 386 page 59;

Thence, with the Southeast line of said 0.687 acre tract, **North 62° 52' 27" East**, passing a 3/4 T-bar found at the West corner of said 0.155 acre tract at 8.38 feet, passing the West corner of said 0.159 acre tract at 58.38 feet, a total distance of **108.38 feet** to a 3/4 T-bar found at the West corner of a 0.164 acre tract conveyed to Danny J and Beth E Collins, Joint Lives by Official Record 22 page 171;

Thence, with the Southwest line of said 0.164 acre tract, **South 22° 53' 34" East**, passing a 3/4 T-bar found at the West corner of a 0.0158 acre tract conveyed to Danny J and Beth E Collins, Joint Lives by Official Record 22 page 171 in the North corner of said 0.0360 acre tract at 141.56 feet, a total distance of **155.27 feet** to an iron pin and cap set in the Northwest line of New Hampshire Avenue and in the Northwest line of said 0.1196 acre tract;

Thence, with the Northwest line of New Hampshire Avenue, **South 65° 45' 09" West** a distance of **107.89 feet** returning to the **Point of Beginning**, containing **0.3780 Acres** more or less, of which 0.1559 acres more or less is all of said 0.155 acre tract, 0.1607 acres more or less is all of said 0.159 acre tract, 0.0255 acres more or less is all of said 0.093 acre tract, and 0.0359 acres more or less is all of said 0.0360 acre tract.


Bearings are based on a GPS observation on October 26, 2016, WGS 1984 Geodetic North.

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 January 2023 by Nathan L. Cottrill, PS registration #8821.



  
Nathan L. Cottrill, PS #8821  
(Job #S230111-0.3780)