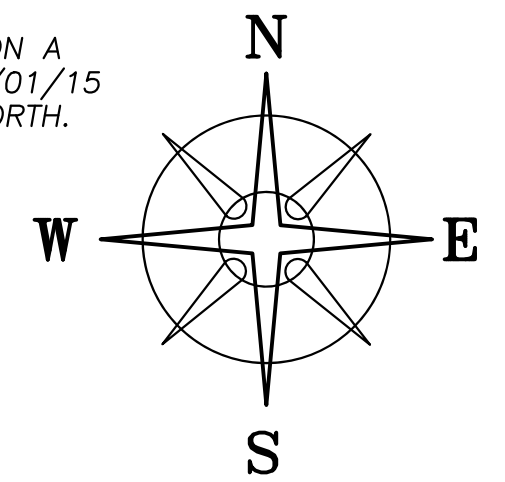


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/01/15
WGS 1984 GEODETIC NORTH.



LEGEND

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

- △ COUNTY MONUMENT 02-013 (FOUND)
- ▲ 3" ∅ METAL FENCE POST (FOUND)
- 5/8" ∅ REBAR (FOUND)
- ⊕ 3/4" T-BAR (FOUND)
- 3/8" ∅ IRON PIN (FOUND)
- ⊙ 1/2" ∅ CONDUIT (FOUND)
- MAG NAIL (SET)

DEED REFERENCE
KAITLYN J FLOWERS
 OR 367 PG 378
 (A) 0.307 ACRES
 PARCEL No. 31-02742.000

MADISON COUNTY COMMISSIONERS
 FAIRGROUNDS
 DB 90 PG 342
 1.273 ACRES

NORTHSTAR INTEGRITY
 PROPERTIES, LLC
 OR 402 PG 222
 0.5157 ACRES
 31-00570.000

0.3087± ACRES
 (A)

POB
 N: 691610.23'
 E: 1702972.56'

CYNTHIA A JOHNSON
 OR 272 PG 1052
 LOT 1
 GEORGE E WICKLINE SUB'D
 PB 1 PG 299

LAURA FOWLER
 OR 343 PG 384
 0.296 ACRES
 31-02569.000

ELM STREET (SR 38, 60' WIDE)



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

Nathan L. Cottrill DATE: 05/28/24

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

0.3087± ACRES,
VMS 5670, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR FLOWERS.

SCALE : 1" = 20'
 20' 10' 0 20'
 JOB No. S240511 CREW: AM
 SURVEYED 05/24/24 DWN BY: NC
 DRAWN 05/28/24 CHECK: RC

COTTRILL SURVEYING, INC

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

0.3087 Acre Tract Surveyed for Flowers

The following described 0.3087 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, being all of a 0.307 acre tract (Parcel 31-02742.000) conveyed to Kaitlyn J Flowers by Official Record 367 page 378, and being more particularly described as follows:

Beginning at a 3/4 inch T-bar found in the West line of Elm Street (State Route 38, 60 feet wide) at the Northeast corner of a 0.296 acre tract conveyed to Laura Fowler by Official Record 343 page 384 and the Southeast corner of said 0.307 acre tract, said T-bar bears North 12° 02' 35" East a distance of 3478.87 feet from Madison County Monument 02-013;

Thence, with the North line of said 0.296 acre tract, **South 88° 46' 24" West**, passing the Northeast corner of Lot one of George E Wickline Subdivision as recorded in Plat Book 1 page 299 at 155.40 feet, a total distance of **169.42 feet** to a 1/2 inch diameter conduit found (rusted off at grade on the South side of a 6 inch diameter wood fence post found) at the East corner of a 0.0248 acre tract conveyed to Cynthia A Johnson by Official Record 272 page 1052 and the Southeast corner of a 0.5157 acre tract conveyed to Northstar Integrity Properties, LLC by Official Record 402 page 222;

Thence, with the East line of said 0.5157 acre tract, **North 05° 05' 52" West** a distance of **85.92 feet** to a 3-inch diameter metal fence post found at a corner to a 1.273 acre tract conveyed to Madison County Commissioners Fairgrounds by Deed Book 90 page 342;

Thence, with said 1.273 acre tract with the following three courses:

- 1) **South 84° 23' 11" East** a distance of **63.11 feet** to a 3-inch diameter metal fence post found;
- 2) **North 76° 30' 22" East** a distance of **19.35 feet** to a 3-inch diameter metal fence post found;
- 3) **North 84° 04' 42" East** a distance of **71.08 feet** to a mag nail set in the West line of Elm Street;

Thence, with the West line of Elm Street, **South 15° 44' 34" East** a distance of **91.04 feet** returning to the **Point of Beginning**, containing **0.3087 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 pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on May 24, 2024.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S240511-0.3087)