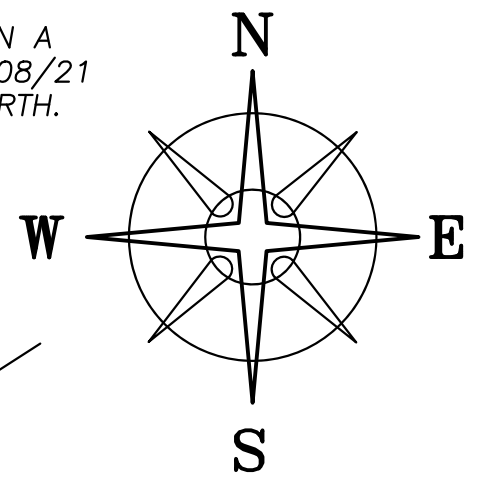


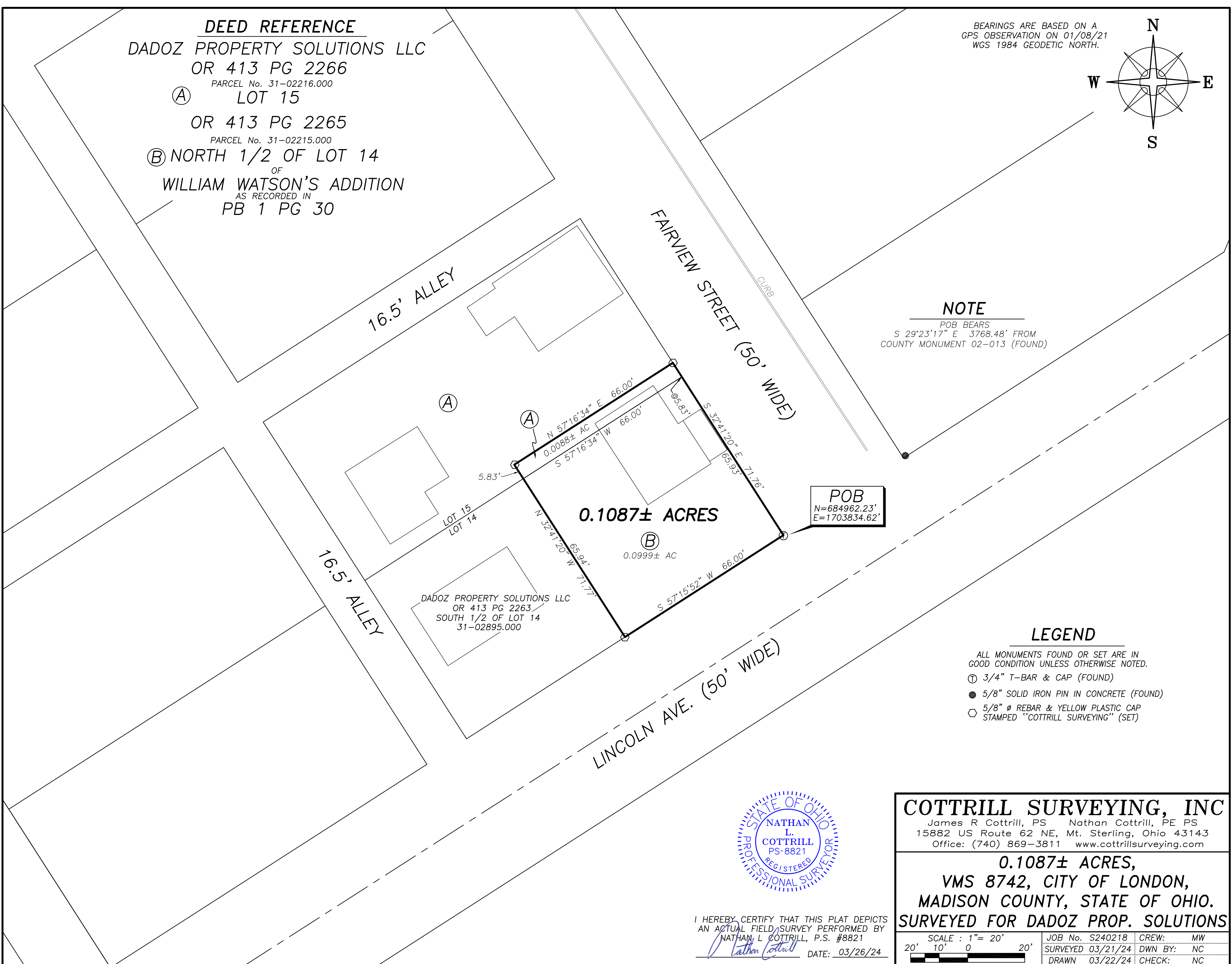
DEED REFERENCE
 DADOZ PROPERTY SOLUTIONS LLC
 OR 413 PG 2266
 PARCEL No. 31-02216.000
 (A) LOT 15
 OR 413 PG 2265
 PARCEL No. 31-02215.000
 (B) NORTH 1/2 OF LOT 14
 OF
 WILLIAM WATSON'S ADDITION
 AS RECORDED IN
 PB 1 PG 30

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 01/08/21
 WGS 1984 GEODETIC NORTH.



NOTE

POB BEARS
 S 29°23'17" E 3768.48' FROM
 COUNTY MONUMENT 02-013 (FOUND)



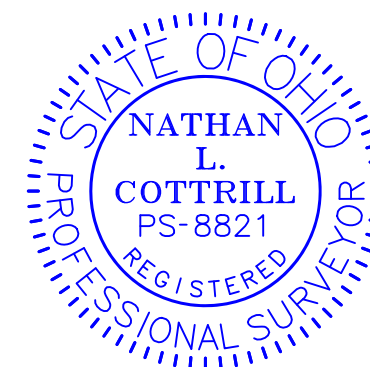
0.1087± ACRES

POB
 N=684962.23'
 E=1703834.62'

LEGEND

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

- ⊕ 3/4" T-BAR & CAP (FOUND)
- 5/8" SOLID IRON PIN IN CONCRETE (FOUND)
- ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 03/26/24

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

0.1087± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DADOZ PROP. SOLUTIONS

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

JOB No. S240218 CREW: MW
 SURVEYED 03/21/24 DWN BY: NC
 DRAWN 03/22/24 CHECK: NC

COTTRILL SURVEYING, INC

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

0.0088 Acre Tract *Surveyed for Dadoz Property Solutions*

The following described 0.0088 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of Lot 15 (Parcel 31-02216.000) of William Watson's Addition as recorded in Plat Book 1 page 30, as conveyed to Dadoz Property Solutions LLC by Official Record 413 page 2266, and being more particularly described as follows:

Beginning at a point in the Southwest line of Fairview Street (50 feet wide) at the North corner of the North half of Lot 14 as conveyed to Dadoz Property Solutions LLC by Official Record 413 page 2265 and the East corner of said Lot 15, said point bears North 32° 41' 20" West a distance of 65.39 feet from a 3/4 inch T-bar and cap found at the intersection of the Southwest line of Fairview Street with the Northwest line of Lincoln Avenue (50 feet wide) and being the easternmost corner of said Lot 14;

Thence, with the line between said Lots 14 and 15, **South 57° 16' 34" West** a distance of **66.00 feet** to the north corner of the South half of Lot 14 as conveyed to Dadoz Property Solutions LLC by Official Record 413 page 2263;

Thence, across said Lot 15 with the following two new courses:

- 1) **North 32° 41' 20" West** a distance of **5.83 feet** to an iron pin and cap set;
- 2) **North 57° 16' 34" East** a distance of **66.00 feet** to an iron pin and cap set in the Southwest line of Fairview Street;

Thence, with the Southwest line of Fairview Street, **South 32° 41' 20" East** a distance of **5.83 feet** returning to the **Point of Beginning**, containing **0.0088 Acres** more or less.


Bearings are based on a GPS observation on January 8, 2021, 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 March 21, 2024.




Nathan L. Cottrill, PS #8821
(Job #S240218-0.0088)

COTTRILL SURVEYING, INC

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

0.1087 Acre Tract *Surveyed for Dadoz Property Solutions*

The following described 0.1087 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of Lot 15 (Parcel 31-02216.000) of William Watson's Addition as recorded in Plat Book 1 page 30, as conveyed to Dadoz Property Solutions LLC by Official Record 413 page 2266 and all of the north half of Lot 14 (Parcel 31-02215.000) of William Watson's Addition, as conveyed to Dadoz Property Solutions LLC by Official Record 413 page 2265, and being more particularly described as follows:

Beginning at a 3/4 inch T-bar and cap found at the intersection of the Southwest line of Fairview Street (50 feet wide) with the Northwest line of Lincoln Avenue (50 feet wide) and being the easternmost corner of said Lot 14;

Thence, with the Northwest line of Lincoln Avenue, **South 57° 15' 52" West** a distance of **66.00 feet** to an iron pin and cap set at the easternmost corner of the South half of Lot 14 as conveyed to Dadoz Property Solutions LLC by Official Record 413 page 2263;

Thence, with the line between said North and South half of Lot 14, **North 32° 41' 20" West**, passing the Southeast line of said Lot 15 at 65.94 feet, continuing with a new line across said Lot 15, a total distance of **71.77 feet** to an iron pin and cap set;

Thence, with a new line across said Lot 15, **North 57° 16' 34" East** a distance of **66.00 feet** to an iron pin and cap set in the Southwest line of Fairview Street;

Thence, with the Southwest line of Fairview Street, **South 32° 41' 20" East**, passing the North corner of said Lot 14 at 5.83 feet, a total distance of **71.76 feet** returning to the **Point of Beginning**, containing **0.1087 Acres** more or less, of which 0.0999 acres more or less is all of the north half of said Lot 14 and 0.0088 acres more or less is part of said Lot 15.

Bearings are based on a GPS observation on January 8, 2021, 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 March 21, 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240218-0.1087)