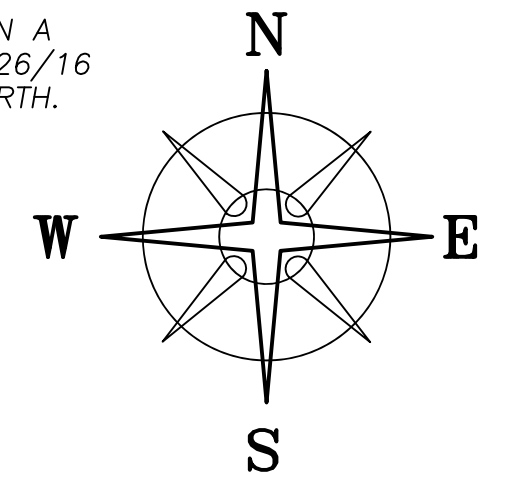


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/26/16
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

MARK WHITE, TOD
JOSHUA B WHITE 1/2 & PHOEBE M BURGESS 1/2

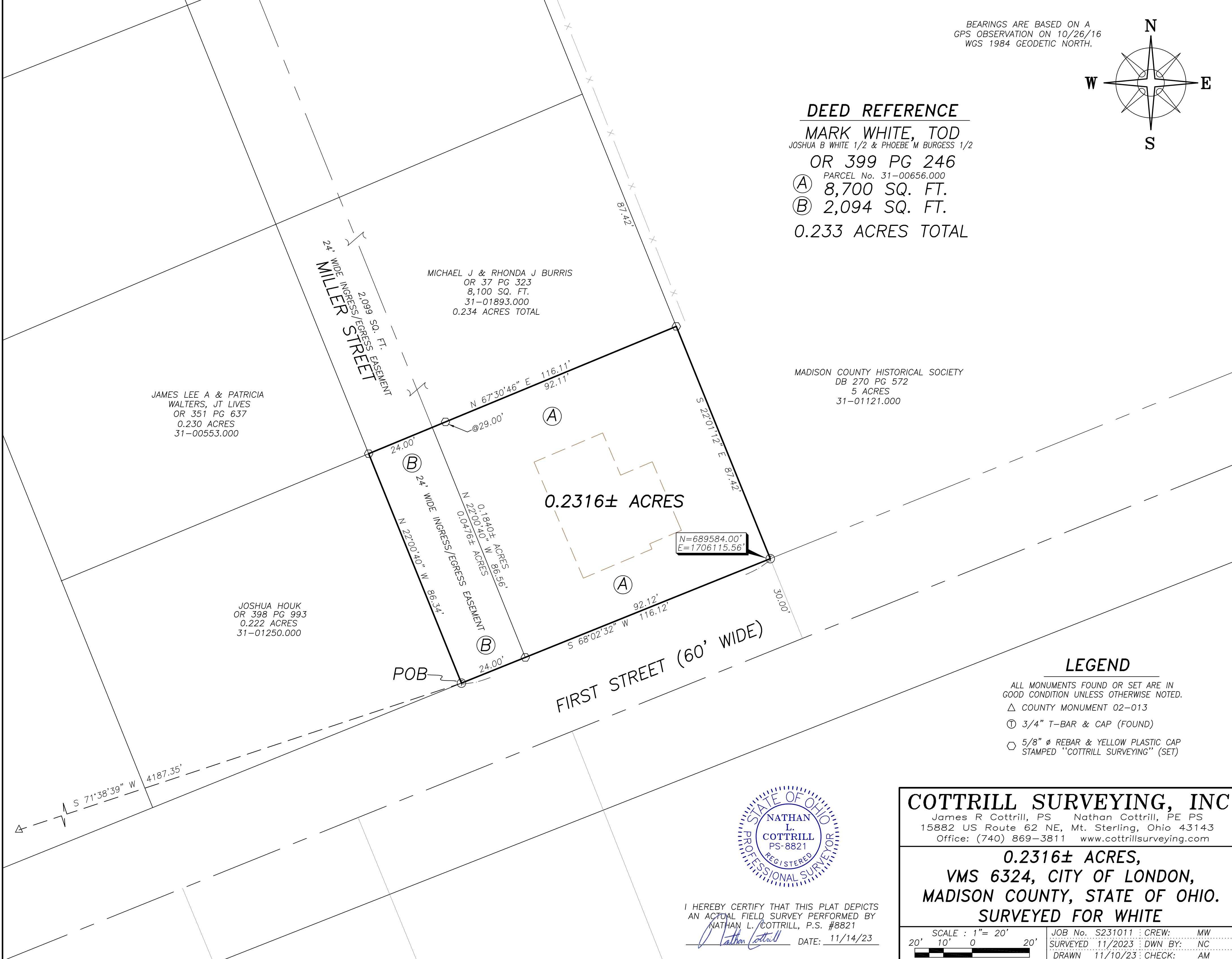
OR 399 PG 246

PARCEL No. 31-00656.000

(A) 8,700 SQ. FT.

(B) 2,094 SQ. FT.

0.233 ACRES TOTAL



JAMES LEE A & PATRICIA
WALTERS, JT LIVES
OR 351 PG 637
0.230 ACRES
31-00553.000

MICHAEL J & RHONDA J BURRIS
OR 37 PG 323
8,100 SQ. FT.
31-01893.000
0.234 ACRES TOTAL

MADISON COUNTY HISTORICAL SOCIETY
DB 270 PG 572
5 ACRES
31-01121.000

JOSHUA HOUK
OR 398 PG 993
0.222 ACRES
31-01250.000

0.2316± ACRES

N=689584.00'
E=1706115.56'

LEGEND

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

△ COUNTY MONUMENT 02-013

⊕ 3/4" T-BAR & CAP (FOUND)

⊙ 5/8" ∅ 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

Nathan Cottrill DATE: 11/14/23

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

**0.2316± ACRES,
VMS 6324, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WHITE**

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

JOB No. S231011 : CREW: MW
SURVEYED 11/2023 : DWN BY: NC
DRAWN 11/10/23 : CHECK: AM

COTTRILL SURVEYING, INC

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

0.2316 Acre Tract Surveyed for White

The following described 0.2316 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being all of a 8,700 Square Feet tract (Parcel 31-00656.000) and all of a 2,094 Square Feet tract (Parcel 31-00656.000) both tracts conveyed to Mark White, TOD by Official Record 399 page 246, and being more particularly described as follows:

Beginning at a T-bar and cap found at the intersection of the Northwest line of First Street (60 feet wide) with the Southwest line of Miller Street (24 feet wide ingress/egress easement), being the Southeast corner of a 0.222 acre tract conveyed to Joshua Houk by Official Record 398 page 993 and the Southwest corner of said 2,094 Square Feet tract;

Thence, with the Northeast line of said 0.222 acre tract and the Southwest line of Miller Street, **North 22° 00' 40" West** a distance of **86.34 feet** to an iron pin and cap set at the Southeast corner of a 0.230 acre tract conveyed to James Lee A and Patricia Walters, Joint Lives by Official Record 351 page 637 and the Southwest corner of a 2,099 Square Feet tract conveyed to Michael J and Rhonda J Burris by Official Record 37 page 323;

Thence, with the Southeast line of said 2,099 Square Feet tract, **North 67° 30' 46" East**, passing the Northeast line of Miller Street feet and the Southwest corner of a 8,100 Square Feet tract conveyed to Michael J and Rhonda J Burris by Official Record 37 page 323 at 24.00, also passing an iron pin and cap set at 29.00 feet, a total distance of **116.11 feet** to an iron pin and cap set in the Southwest line of a 5 acre tract conveyed to Madison County Historical Society by Deed Book 270 page 572;

Thence, with the Southwest line of said 5 acre tract, **South 22° 01' 12" East** a distance of **87.42 feet** to a T-bar and cap found in the Northwest line of First Street;

Thence, with the Northwest line of First Street, **South 68° 02' 32" West**, passing an iron pin and cap set at the Northeast corner of Miller Street and the Southeast corner of said 2,094 Square Feet tract at 92.12 feet, a total distance of **116.12 feet** returning to the **Point of Beginning**, containing **0.2316 Acres** more or less, of which 0.0476 acres more or less is all of said 2,094 Square Feet tract and 0.1840 acres more or less is all of said 8,700 Square Feet tract.

Bearings are based on a GPS observation on October 26, 2016, 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 November of 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S231011-0.2316)