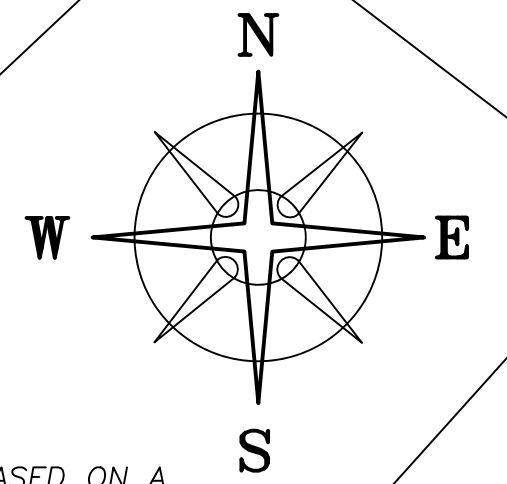
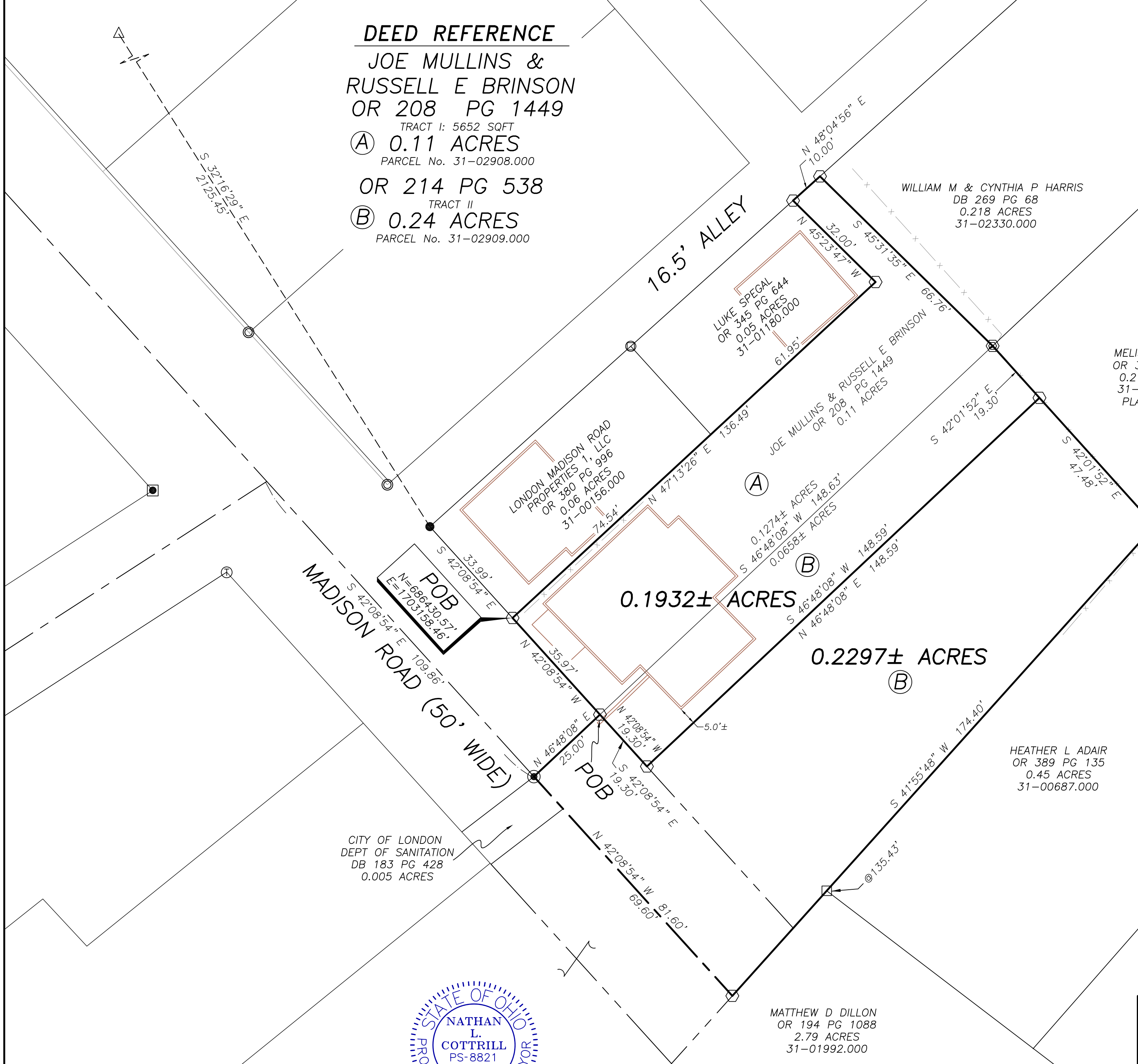


**DEED REFERENCE**  
**JOE MULLINS &  
 RUSSELL E BRINSON**  
 OR 208 PG 1449  
 TRACT I: 5652 SQFT  
 (A) 0.11 ACRES  
 PARCEL No. 31-02908.000  
 OR 214 PG 538  
 TRACT II  
 (B) 0.24 ACRES  
 PARCEL No. 31-02909.000

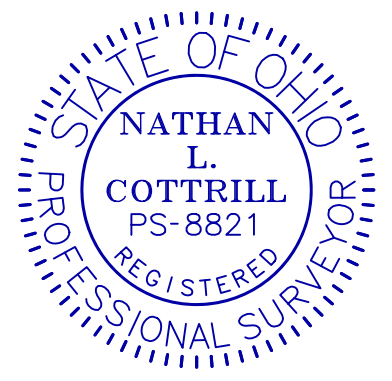


BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 09/28/17  
 WGS 1984 GEODETIC NORTH.



**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (FOUND)
  - MAG NAIL (SET)
  - IRON PIN (FOUND)
  - ⊕ 3/4" T-BAR & CAP (FOUND)
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - ⊙ 1/2" Ø IRON PIPE (FOUND)
  - 5/8" Ø IRON PIN (FOUND)
  - 5/8" SQUARE IRON PIN (FOUND)
  - △ COUNTY MONUMENT 02-013 (FOUND)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - ⬡ 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  
 DATE: 04/05/24

**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

**0.1932± & 0.2297± ACRES,  
 VMS 8742, CITY OF LONDON,  
 MADISON COUNTY, STATE OF OHIO.  
 SURVEYED FOR MULLINS.**

SCALE : 1" = 20'	JOB No. S231108	CREW: AM
20' 10' 0' 20'	SURVEYED 04/02/24	DWN BY: NC
	DRAWN 04/02/24	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 0.1932 Acre Tract Surveyed for Mullins

The following described 0.1932 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 0.11 acre tract (Parcel 31-02908.000, Tract I) conveyed to Joe Mullins and Russell E Brinson by Official Record 208 page 1449 and part of a 0.24 acre tract (Parcel 31-02909.000, Tract II) conveyed to Joe Mullins and Russell E Brinson by Official Record 214 page 538, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of Madison Road (50 feet wide) at the South corner of a 0.06 acre tract conveyed to London Madison Road Properties 1, LLC by Official Record 380 page 996 and the West corner of said 0.11 acre tract, said iron pin and cap bears South 42° 08' 54" East a distance of 33.99 feet from an iron pin found at the intersection of the Northeast line of Madison Road with the Southeast line of a 16.5 feet wide alley;

Thence, with the Southeast line of said 0.06 acre tract, **North 47° 13' 26" East**, passing the South corner of a 0.05 acre tract conveyed to Luke Spegal by Official Record 345 page 644 at 74.54 feet, a total distance of **136.49 feet** to an iron pin and cap set at the East corner of said 0.05 acre tract;

Thence, with the Northeast line of said 0.05 acre tract, **North 45° 23' 47" West** a distance of **32.00 feet** to an iron pin and cap set in the Southeast line of said 16.5 feet wide alley;

Thence, with the Southeast line of said Alley, **North 48° 04' 56" East** a distance of **10.00 feet** to an iron pin and cap set at the West corner of a 0.218 acre tract conveyed to William M and Cynthia P Harris by Deed Book 269 page 68;

Thence, with the Southwest line of said 0.218 acre tract, **South 45° 31' 35" East** a distance of **66.76 feet** to an iron pin and cap previously set at the West corner of a 0.2152 acre tract conveyed to Melissa A Kirk by Official Record 341 page 622 and the North corner of said 0.24 acre tract;

Thence, with the Southwest line of said 0.2152 acre tract, **South 42° 01' 52" East** a distance of **19.30 feet** to an iron pin and cap set;

Thence, with a new line across said 0.24 acre tract, **South 46° 48' 08" West** a distance of **148.59 feet** to an iron pin and cap set in the Northeast line of Madison Road;

Thence, across said 0.24 acre tract with the Northeast line of Madison Road, **North 42° 08' 54" West**, a distance of 19.30 feet to an iron pin and cap set at the South corner of said 0.11 acre tract and in the Northwest line of said 0.24 acre tract;

Thence, with the Northeast line of Madison Road and the southwest line of said 0.11 acre tract, **North 42° 08' 54" West**, a distance of **35.97 feet** returning to the **Point of Beginning**, containing **0.1932 Acres** more or less, of which 0.1274 acres more or less is all of said 0.11 acre tract and 0.0658 acres more or less is part of said 0.24 acre tract.

Bearings are based on a GPS observation on September 28, 2017, 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 April 2, 2024.



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

Nathan L. Cottrill, PS #8821  
(Job #S231108-0.1932)

# COTTRILL SURVEYING, INC

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

## 0.2297 Acre Tract Surveyed for Mullins

The following described 0.2297 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of a 0.24 acre tract (Parcel 31-02909.000, Tract II) conveyed to Joe Mullins and Russell E Brinson by Official Record 214 page 538, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of Madison Road (50 feet wide) at the South corner of a 0.11 acre tract conveyed to Joe Mullins and Russell E Brinson by Official Record 208 page 1449 and in the Northwest line of said 0.24 acre tract said iron pin and cap bears South 42° 08' 54" East a distance of 69.96 feet from an iron pin found at the intersection of the Northeast line of Madison Road with the Southeast line of a 16.5 feet wide alley;

Thence, across said 0.24 acre tract with the Northeast line of Madison Road, **South 42° 08' 54" East** a distance of **19.30 feet** to an iron pin and cap set;

Thence, with another new line across said 0.24 acre tract, **North 46° 48' 08" East** a distance of **148.59 feet** to an iron pin and cap set in the Southwest line of a 0.2152 acre tract conveyed to Melissa A Kirk by Official Record 341 page 622;

Thence, with the Southwest line of said 0.2152 acre tract, **South 42° 01' 52" East** a distance of **47.48 feet** to an iron pin and cap previously set in the Northwest line of a 0.45 acre tract conveyed to Heather L Adair by Official Record 389 page 135;

Thence, with the Northwest line of said 0.45 acre tract, **South 41° 55' 48" West**, passing a 5/8 inch diameter iron pin found at a corner to a 2.79 acre tract conveyed to Matthew D Dillon by Official Record 194 page 1088 at 135.43 feet, a total distance of **174.40 feet** to an iron pin and cap set at a corner to said 2.79 acre tract and in the centerline of Madison Road;

Thence, with the centerline of Madison Road, **North 42° 08' 54" West** a distance of **81.60 feet** to a mag nail set at the West corner of said 0.24 acre tract;

Thence, with the Northwest line of said 0.24 acre tract, **North 46° 48' 08" East** a distance of **25.00 feet** returning to the **Point of Beginning**, containing **0.2297 Acres** more or less.

Bearings are based on a GPS observation on September 28, 2017, 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 April 2, 2024.



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

Nathan L. Cottrill, PS #8821  
(Job #S231108-0.2297)