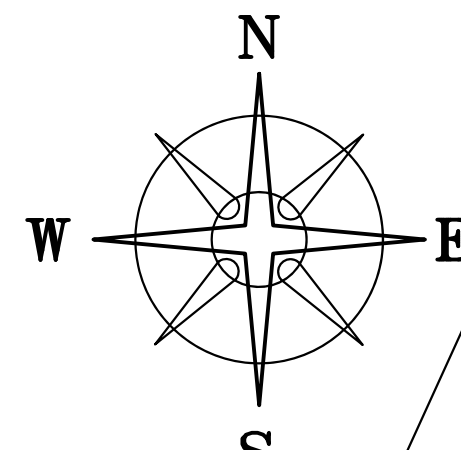


DEED REFERENCE

JAMES K CREPS
OR 405 PG 545

PARCEL No. 31-01313.000

Ⓐ 0.323 ACRES
0.54 ORG ACRES



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

POB
N: 687111.16'
E: 1704490.34'

MARK D LEVINE
OR 160 PG 1508
0.1417 ACRES
31-03373.000

BLOCK 1.5 STORY
DUPLIX

0.3311± ACRES

BLOCK
GARAGE

WILLIAM H & JOHND A B
BEATHARD, JT LIVES
OR 103 PG 1087
LOT 8
31-00021.000

STEVEN L BRYAN
DB 289 PG 943
0.217 ACRES
31-02680.000

DARRIN LENIGAR
OR 393 PG 1337
LOT 7
31-01503.000

JACQUELINE SCHOOK
DB 267 PG 154
LOT 14 & VAC. ALLEY
31-01279.000

LEGEND

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

- △ COUNTY MONUMENT 02-013 (FOUND)
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- MAG NAIL (FOUND)
- 1/2" ∅ IRON PIN (FOUND)
- ⊕ 5/8" ∅ REBAR & ALUMINUM CAP
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

UNION SOUTH
PB 2 PG 198

143 OAK LLC
OR 410 PG 1536
LOT 6
31-01502.000

BANK ADDITION
PB 1 PG 97

LINDSEY R & TIMOTHY J
PIERCE, JT LIVES
OR 387 PG 440
LOT 5
31-02918.000



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

Nathan Cottrill

DATE: 12/08/23

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

0.3311± ACRES,
VMS 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CREPS

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

JOB No. S231114	CREW: AM
SURVEYED 12/2023	DWN BY: NC
DRAWN 12/2023	CHECK: RC

COTTRILL SURVEYING, INC

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

0.3311 Acre Tract Surveyed for Creps

The following described 0.3311 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of a 0.323 acre tract (Parcel 31-01313.000) conveyed to James K Creps by Official Record 405 page 545, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Southwest line of Walnut Street (50 feet wide) at the East corner of a 0.1417 acre tract conveyed to Mark D Levine by Official Record 160 page 1508 and the North corner to said 0.323 acre tract, said iron pin and cap bears South 65° 34' 14" East a distance of 2726.69 feet from Madison County Monument 02-013;

Thence, with the Southwest line of Walnut Street, **South 53° 30' 19" East** a distance of **89.79 feet** to an iron pin and cap set at the North corner of a 0.217 acre tract conveyed to Steven L Bryan by Deed Book 289 page 943;

Thence, around said 0.217 acre tract with the following two courses:

- 1) **South 24° 34' 21" West**, passing iron pin and cap set at 123.03 feet, a total distance of **128.03 feet** to an elm tree;
- 2) **South 54° 56' 29" East**, passing iron pin and cap set at 5.00 feet, a total distance of **72.60 feet** to an iron pin and cap set in the Northwest line of Lot 14 of Bank Addition as recorded in Plat Book 1 page 97;

Thence, with the Northwest line of said Lot 14, **South 24° 34' 27" West** a distance of **7.83 feet** to an iron pin and cap set at the Northeast corner of Lot 5 of Union South as recorded in Plat Book 2 page 198;

Thence, with the Northeast line of Union South, **North 53° 40' 10" West** a distance of **194.86 feet** to an iron pin and cap set at the South corner of said Levine's 0.1417 acre tract;

Thence, with the Southeast line of said 0.1417 acre tract, **North 38° 25' 20" East** a distance of **131.74 feet** returning to the Point of Beginning, containing **0.3311 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 December of 2023.




Nathan L. Cottrill, PS #8821
(Job #S231114-0.3311)