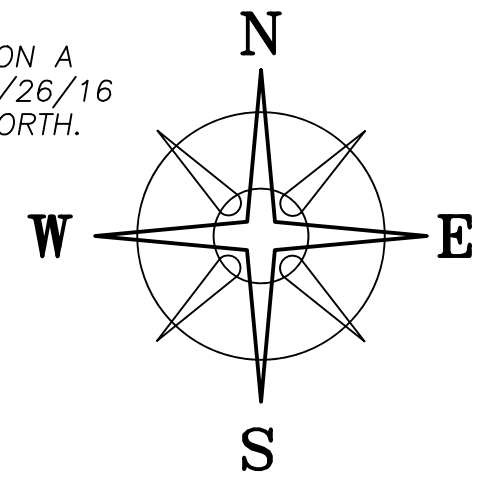


BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/26/16 WGS 1984 GEODETIC NORTH.



DEED REFERENCE

ALISA MIZIKAR &
JOHN D DAVENPORT
OR 262 PG 175

PARCEL No. 31-00039.000

(A) 1.269 ACRES
PARCEL ONE: 1.47 ORG ACRES

PARCEL No. 31-00041.000

(B) 0.586 ACRES
PARCEL TWO: 0.76 ORG ACRES
BEING PART OF ABANDON ELECTRIC RAILROAD

LINE	BEARING	DISTANCE
L1	N 22°58'59" W	11.65'
L2	N 66°42'43" E	20.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	258.25'	23.33'	23.32'	N 36°44'42" E	5°10'33"
C2	308.25'	120.91'	120.14'	S 32°52'21" W	22°28'30"
C3	258.25'	23.33'	23.32'	S 36°44'42" W	5°10'33"

LEGEND

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

- ① 3/4" T-BAR & CAP (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- △ COUNTY MONUMENT 02-013
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- 1"x4" IRON BAR (FOUND)

IPC BEARS
N 41°40'13" E
2495.02' FROM
MON 02-013

KELLY NELSON
OR 253 PG 2434
0.034 ACRES
31-00219.000

KELLY NELSON
OR 253 PG 2434
0.088 ACRES

POB
N=690110.87'
E=1703697.91'

N 86°09'54" E
0.21' FROM PT

FOUND AT THE NE
CORNER OF LOT 37

VACATED 8.25' ALLEY
SONDRA R DARLINGTON
OR 4 PG 677
S 22°58'59" E 114.36'
1239.01'(D.M)

0.0028± ACRES

0.0845± ACRES

8.25' ALLEY

POB

JULIE M BRAND TOD DONALD TIPTON SUCCESSOR
TRUSTEE OF THE BRAND FAMILY TRUST
OR 386 PG 59
0.803 ACRES
31-01329.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 10/16/23

SURVEYOR NOTES

THE CURVE DATA PROVIDED BY THE ABANDONED ELECTRIC RAILROAD, IN OR 386 PG 59 AND OR 262 PG 175 HAS THE NORTHWEST LINE WITH A RADIUS OF 225' (LENGTH OF CURVE 195.5') & THE SOUTHEAST LINE WITH A RADIUS OF 275' (LENGTH OF CURVE 258.3'). THE NORTHWEST LINE BEGINS IN THE EAST LINE OF AN 8.25 FEET WIDE ALLEY, 126.01 FEET (HELD) SOUTHEAST OF THE NORTHEAST CORNER OF LOT 37. THE SOUTHEAST LINE BEGINS IN THE EAST LINE OF AN 8.25 FEET WIDE ALLEY, 56.6 FEET NORTHWEST OF THE INTERSECTION OF THE SOUTH LINE OF MADISON STREET (NOW CANTERBERRY DRIVE). THIS SURVEYOR USED THE AFOREMENTIONED DATA PRODUCE A SIMPLE CURVE THAT BEST FIT THE DISTANCES GIVEN WITH FOUND MONUMENTS AND POSSESSION.

CANTERBERRY DRIVE
(MADISON STREET, 40' WIDE)

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

0.0028± & 0.0845± ACRES,
VMS 6324, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR NELSON

SCALE : 1" = 10'
10' 5' 0 10'

JOB No. S230826 : CREW: MW
SURVEYED 10/2023 : DWN BY: NC
DRAWN 10/2023 : CHECK: RC

COTTRILL SURVEYING, INC

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

0.0028 Acre Tract *Surveyed for Nelson*

The following described 0.0028 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being part of a 1.269 acre tract (Parcel 31-00039.000, Parcel One: 1.47 original acres) conveyed to Alisa Mizikar and John D Davenport by Official Record 262 page 175, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of a vacated 8.25 feet wide alley, at the North corner of a 0.034 acre tract conveyed to Kelly Nelson by Official Record 253 page 2434, the East corner of the portion of the vacated alley conveyed to Sondra R Darlington by Official Record 4 page 677, and in the Southwest line of said 1.269 acre tract, said iron pin and cap bears North 41° 40' 13" East a distance of 2459.02 feet from Madison County Monument 02-013;

Thence, with a new line across said 1.269 acre tract, **North 66° 42' 43" East** a distance of **20.14 feet** to the Northwest line of a 0.586 acre tract conveyed to Alisa Mizikar and John D Davenport by Official Record 262 page 175;

Thence, with the Northwest line of said 1.269 acre tract, with a curve to the right, **radius of 258.25 feet, arc length of 23.33 feet**, Delta angle of 5° 10' 33", chord bears South 36° 44' 42" West a chord distance of 23.32 feet to a point in the northeast line of said 0.034 acre tract;

Thence, with the Northeast line of said 0.034 acre tract, **North 22° 58' 59" West** a distance of **11.65 feet** returning to the **Point of Beginning**, containing **0.0028 Acres** more or less.

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 October of 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230826-0.0028)

COTTRILL SURVEYING, INC

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

0.0845 Acre Tract Surveyed for Nelson

The following described 0.0845 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being part of a 0.586 acre tract (Parcel 31-00041.000, Parcel Two: 0.76 original acres, being part of and abandon electric railroad) conveyed to Alisa Mizikar and John D Davenport by Official Record 262 page 175, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of an 8.25 feet wide alley at a corner to a 0.803 acre tract conveyed to Julie M Brand by Official Record 386 page 59 and the South corner of said 0.586 acre tract, said iron pin and cap bears North 43° 04' 28" East a distance of 2467.12 feet from Madison County Monument 02-013;

Thence, with the Northeast line of said alley, **North 22° 58' 59" West**, passing the East corner of a 0.034 acre tract conveyed to Kelly Nelson by Official Record 253 page 2434 at 46.90 feet, a total distance of **55.25 feet** to the South corner of a 1.269 acre tract conveyed to Alisa Mizikar and John D Davenport by Official Record 262 page 175;

Thence, with the Southeast line of said 1.269 acre tract, with a curve to the left, **radius of 258.25 feet, arc length of 23.33 feet**, Delta angle of 5° 10' 33", chord bears North 36° 44' 42" East a distance of 23.32 feet to a point;

Thence, with a new line across said 0.586 acre tract, **North 66° 42' 43" East** a distance of **79.29 feet** to an iron pin and cap set in the Northwest line of said Brand's 0.803 acre tract;

Thence, with the Northwest line of said 0.803 acre tract, with a curve to the right, **radius of 308.25 feet, arc length of 120.91 feet**, Delta angle of 22° 28' 30", chord bears South 32° 52' 21" West a cord distance of 120.14 feet returning to the **Point of Beginning**, containing **0.0845 Acres** more or less.


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 October of 2023.




Nathan L. Cottrill, PS #8821
(Job #S230826-0.0845)