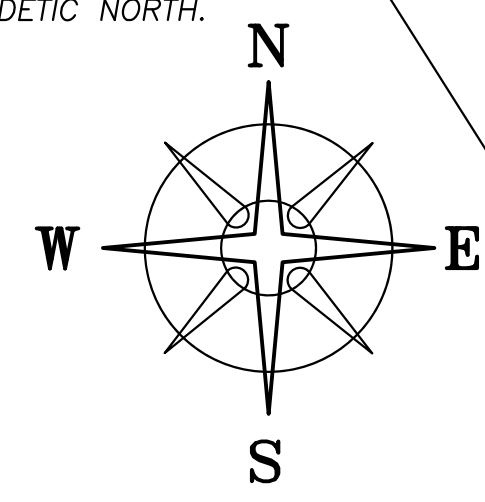


DEED REFERENCE
CAROLYN A. WICKLINE
OR 184 PG 1223
 PARCEL IV
 (A) 0.4450 ACRES
 PARCEL No. 31-02936.000

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 10/24/19
 WGS 1984 GEODETIC NORTH.



CAROLYN A. WICKLINE
 OR 184 PG 1223
 PARCEL VI
 3.7882 ACRES
 3.990 ORG ACRES
 31-02936.000

RICHARD & CINDY WIGGINS
 OR 414 PG 91
 0.25 ACRES
 31-01406.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - 4"X 4" WOODEN POST (FOUND)
 - △ MADISON CO. MONUMENT 02-013 (FOUND)

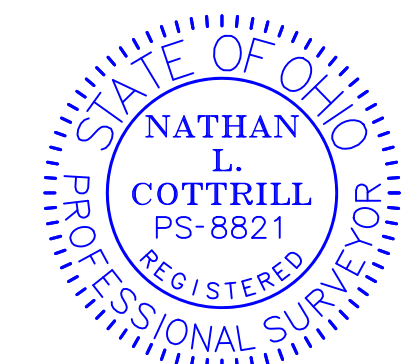
0.2248± ACRES (A)

0.2248± ACRES (A)

POB
 N=684697.83'
 E=1702189.86'

POB
 N=684624.71'
 E=1702075.21'

CAROLYN A. WICKLINE
 OR 184 PG 1223
 PARCEL 2
 0.3972 ACRES
 31-02939.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 DATE: 12/11/24

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

TWO 0.2248± ACRES SPLITS,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WICKLINE

SCALE : 1" = 20'	JOB No. S241111	CREW: MW,AM
20' 10' 0' 20'	SURVEYED 12/04/24	DWN BY: NC
	DRAWN 12/05/24	CHECK: RC

OLIVE ST. (50' WIDE)

MOUND STREET (50' WIDE)

N 57°00'00" E 335.19'

N 57°00'04" E 68.00'

N 57°00'04" E 68.00'

N 31°29'23" W 144.06'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

N 57°00'00" E 471.19'

N 31°29'23" E 144.06'

85.14'

N 03°12'38" W 3571.03'

132.00'

N 31°29'23" W 144.06'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

S 57°00'00" W 68.00'

COTTRILL SURVEYING, INC

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

0.2248 Acre Tract Surveyed for Wickline

The following described 0.2248 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being the northeast one half of a 0.4450 acre tract (Parcel 31-02935.000) conveyed to Carolyn A Wickline by Official Record 184 page 1223, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northwest line of Mound Street (50 feet wide) at the South corner of an alley of unknown width (as described in Richard and Cindy Wiggins deed as recorded in Official Record 414 page 91) and the East corner of said 0.4450 acre tract, said iron pin and cap bears North 57° 00' 00" East a distance of 471.19 feet from a T-bar found at the intersection of the Northwest line of Mound Street with the Northeast line of Olive Street (50 feet wide);

Thence, with the Northwest line of Mound Street, **South 57° 00' 00" West** a distance of **68.00 feet** to an iron pin and cap set;

Thence, with a new line across said 0.4450 acre tract, **North 31° 29' 23" West** a distance of **144.06 feet** to an iron pin and cap set in the Southeast line of a 3.7882 acre tract conveyed to Carolyn A Wickline by Official Record 184 page 1223;

Thence, with the Southeast line of said 3.7882 acre tract, **North 57° 00' 04" East**, passing an iron pin and cap set at 63.00 feet, a total distance of **68.00 feet** to 4 inch square wood fence post found at the West corner of said alley;

Thence, with the Southwest line of said alley, **South 31° 29' 23" East**, passing an iron pin and cap set at 5.00 feet, a total distance of **144.06 feet** returning to the **True Point of Beginning**, containing **0.2248 Acres** more or less.


Bearings are based on a GPS observation on October 24, 2019, 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 6, 2024.




Nathan L. Cottrill, PS #8821
(Job #S241111-0.2248E)

COTTRILL SURVEYING, INC

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

0.2248 Acre Tract Surveyed for Wickline

The following described 0.2248 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being the southwest one half of a 0.4450 acre tract (Parcel 31-02935.000) conveyed to Carolyn A Wickline by Official Record 184 page 1223, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northwest line of Mound Street (50 feet wide) at the East corner of a 0.3972 acre tract conveyed to Carolyn A Wickline by Official Record 184 page 1223 and the South corner of said 0.4450 acre tract, said iron pin and cap bears North 57° 00' 00" East a distance of 335.19 feet from a T-bar found at the intersection of the Northwest line of Mound Street with the Northeast line of Olive Street (50 feet wide);

Thence, with the Northeast line of said 0.3972 acre tract, **North 31° 29' 23" West** a distance of **144.06 feet** to an iron pin and cap set in the Southeast line of a 3.7882 acre tract conveyed to Carolyn A Wickline by Official Record 184 page 1223;

Thence, with the Southeast line of said 3.7882 acre tract, **North 57° 00' 04" East** a distance of **68.00 feet** to an iron pin and cap set;

Thence, with a new line across said 0.4450 acre tract, **South 31° 29' 23" East** a distance of **144.06 feet** to an iron pin and cap set in the Northwest line of Mound Street;

Thence, with the Northwest line of Mound Street, **South 57° 00' 00" West** a distance of **68.00 feet** returning to the **True Point of Beginning**, containing **0.2248 Acres** more or less.

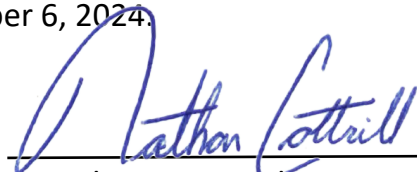
Bearings are based on a GPS observation on October 24, 2019, WGS 1984 Geodetic North.

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 6, 2024.




Nathan L. Cottrill, PS #8821
(Job #S241111-0.2248W)