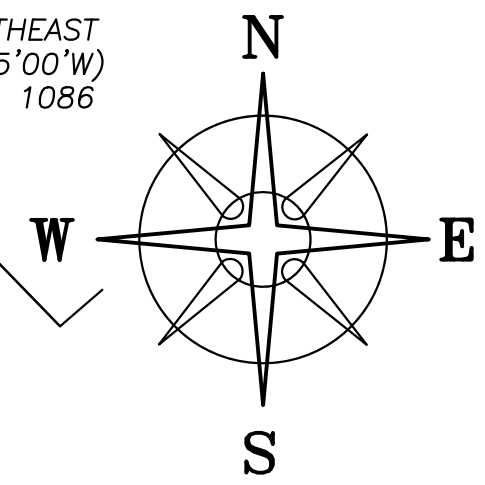


BEARINGS BASED ON THE SOUTHEAST
LINE OF SOUTH STREET (S55°15'00"W)
AS DESCRIBED IN OR 401 PG 1086



DEED REFERENCE
HAMID VAHDATI-BANA
OR 426 PG 1908
PARCEL No. 31-00146.000
Ⓐ 0.23 ACRES

SOUTH STREET (30' WIDE)

N=686214.61'
E=1702718.82'

POB
N=686249.47'
E=1702773.72'
REPLACING FORMER T BAR

0.2191± ACRES
Ⓐ

MARK LONG
OR 314 PG 1729
0.279 ACRES
31-02911.000

OHIO STATE PROPERTY
INVESTORS, LLC
OR 401 PG 1091
0.1071 ACRES
31-01990.000

MATTHEW D DILLON
OR 305 PG 1798
1.152 ACRES
31-01799.000

TOLAND STREET (50' WIDE)

CHAIN LINK FENCE

LEGEND

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

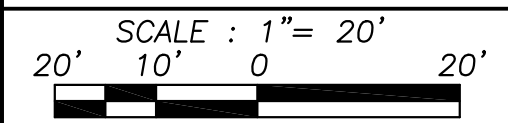


COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

0.2191± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR VAHDATI-BANA

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 01/30/25



SCALE : 1" = 20'	JOB No. S250119	CREW: MW
20' 10' 0' 20'	SURVEYED 01/29/25	DWN BY: NC
	DRAWN 01/30/25	CHECK: MW

COTTRILL SURVEYING, INC

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

0.2191 Acre Tract Surveyed for Vandait-Bana

The following described 0.2191 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 0.23 acre tract (Parcel 31-00146.000) as conveyed to Hamid Vandati-Bana by Official Record 426 page 1908, and being more particularly described as follows:

Beginning at an iron pin and cap set (replacing a previously found T-bar) in the Southeast line of South Street (30 feet wide), at the North corner of a 0.279 acre tract conveyed to Mark Long by Official Record 314 page 1729 and the West corner of said 0.23 acre tract, said iron pin and cap bears North 55° 15' 00" East a distance of 65.04 feet from a mag nail set at the intersection of the Southeast line of South Street with the Northeast line of Toland Street (50 feet wide);

Thence, with the Southeast line of South Street, **North 55° 15' 00" East** a distance of **76.88 feet** to an iron pin and cap previously set the West corner of a 0.1071 acre tract conveyed to Ohio State Property Investors, LLC by Official Record 401 page 1091;

Thence, with the Southwest line of said 0.1071 acre tract, **South 34° 03' 34" East** a distance of **122.53 feet** to an iron pin and cap previously set in the Northwest line of a 1.152 acre tract conveyed to Matthew D Dillon by Official Record 305 page 1798;

Thence, with the Northwest line of said 1.152 acre tract, **South 51° 13' 10" West** a distance of **75.80 feet** to an iron pin and cap set in the Northeast line of said Long's 0.279 acre tract;

Thence, with the Northeast line of said 0.279 acre tract, **North 34° 39' 20" West** a distance of **127.85 feet** returning to the **Point of Beginning**, containing **0.2191 Acres** more or less. Bearings are based on the southeast line of South Street (South 55° 15' 00" West) as described in Official Record 401 page 1086.

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 January 29, 2025.



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

Nathan L. Cottrill, PS #8821
(Job #S250119-0.2191)