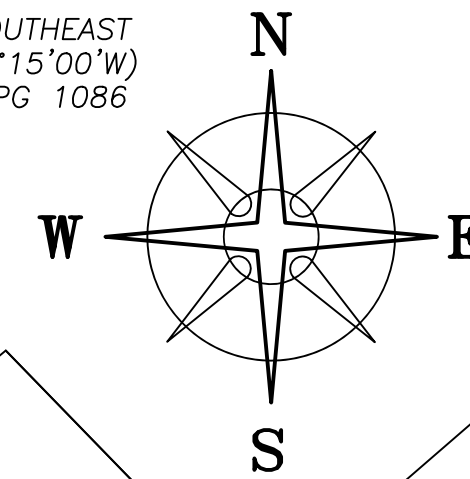


BEARINGS BASED ON THE SOUTHEAST
LINE OF SOUTH STREET (S55°15'00"W)
AS DESCRIBED IN OR 401 PG 1086



POB
N=686358.47'
E=1702945.09'

S 55°15'00" W 159.50'
T-BAR FOUND IN SW LINE
MADISON ROAD (50' WIDE)

MATTHEW D DILLON
OR 194 PG 1088
0.22 ACRES
31-02910.000

DEED REFERENCE
TWENTY33 PROPERTIES LLC
OR 401 PG 2152

PARCEL No. 31-00158.000

PARCEL 1:

Ⓐ 0.14 ACRES

PARCEL 2:

Ⓑ 0.016 ACRES

PARCEL 3:

Ⓒ 0.010 ACRES

MATTHEW D DILLON
OR 194 PG 1088
0.231 ACRES
31-01991.000

0.1605± ACRES

0.1339± ACRES

Ⓐ

Ⓑ

Ⓒ

(OR 194 PG 1088 FIRST EXCEPTION: 2715.6 SQFT)

OHIO STATE PROPERTY INVESTORS, LLC
OR 401 PG 1086
0.0965 ACRES
31-01990.001

LEGEND

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

- ⊙ 1/2" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND IN
9" WFP BROKE OFF @GROUND)
- △ 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)



MATTHEW D DILLON
OR 194 PG 1088
2.79 ACRES
31-01992.000
3.2215 ORG ACRES

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

DATE: 01/14/25

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

0.1605± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TWENTY33 PROP. LLC

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

JOB No. S250104 CREW: MW
SURVEYED 01/08/25 DWN BY: NC
DRAWN 01/10/25 CHECK: RC

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

BEARS
S 42°54'46" E
0.82'

N 42°54'46" W
12.02'

27.50'
N 49°59'27" E 39.41'
0.0107± ACRES

S 49°59'27" W 38.50'

0.0159± ACRES
S 38°35'09" E 58.35'

(NO FOUNDATION)
SHED
S 50°18'32" W 11.90'

54.12'

N 55°15'00" E 55.13'

N 36°53'08" W 117.18'

CHAIN LINK FENCE

SOUTH STREET (30' WIDE)

COTTRILL SURVEYING, INC

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

0.1605 Acre Tract **Surveyed for Twenty33 Properties LLC**

The following described 0.1605 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 0.14 acre tract (Parcel 31-00158.000, Parcel 1), all of a 0.016 acre tract (Parcel 31-00158.000, Parcel 2) and all of a 0.010 acre tract (Parcel 31-00158.000, Parcel 3) all conveyed to Twenty33 Properties LLC by Official Record 401 page 2152, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Southwest line of South Street (30 feet wide) at the west corner of a 0.22 acre tract conveyed to Matthew D Dillon by Official Record 194 page 1088 and the north corner of said 0.14 acre tract, said iron pin and cap bears South 55° 15' 00" West a distance of 159.50 feet from a T-bar found at the intersection of the southeast line of South Street with the southwest line of Madison Road (50 feet wide);

Thence, with the southwest line of said 0.22 acre tract, **South 38° 35' 09" East**, passing the west corner of a 0.231 acre tract conveyed to Matthew D Dillon by Official Record 194 page 1088 and the north corner of said 0.016 acre tract at 54.12 feet, passing the north corner of said 0.010 acre tract at 112.40 feet, a total distance of **124.40 feet** to an iron pin and cap set in the northwest line of a 2.79 acre tract conveyed to Matthew D Dillon by Official Record 194 page 1088;

Thence, with the northwest line of said 2.79 acre tract, **South 49° 59' 27" West** a distance of **38.50 feet** to a point in the northeast line of a 1.152 acre tract conveyed to Matthew D Dillon by Official Record 305 page 1798, from said corner a railroad spike found in the top of a 9 inch diameter wood fence post (broken off at grade) bears South 42° 54' 46" East a distance of 0.82 feet;

Thence, with said 1.152 acre tract with the following two courses:

- 1) **North 42° 54' 46" West**, passing an iron pin and cap set at 4.37 feet, a total distance of **12.02 feet** to an iron pin and cap set in the southeast line of said 0.14 acre tract;
- 2) **South 51° 13' 10" West** a distance of **19.09 feet** to a 5/8 inch diameter iron pin found at the east corner of a 0.0965 acre tract conveyed to Ohio State Property Investors, LLC by Official Record 401 page 1086;

Thence, with the northeast line of said 0.0965 acre tract, **North 36° 53' 08" West** a distance of **117.18 feet** to a 1/2 inch diameter iron pipe found in the southeast line of South Street;

Thence, with the southeast line of South Street, **North 55° 15' 00" East** a distance of **55.13 feet**, returning to the **Point of Beginning**, containing **0.1605 Acres** more or less, of which 0.1339 acres more or less is all of said 0.14 acre tract, 0.0159 acres more or less is all of said 0.016 acre tract and 0.0107 acres more or less is all of said 0.010 acre tract.

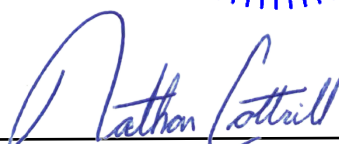
Bearings are based on the Northwest line of South Street (South 55° 15' 00" West) as described in Official Record 401 page 1086.

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 8, 2025.




Nathan L. Cottrill, PS #8821
(Job #S250104-0.1605)