

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/01/15
WGS 1984 GEODETIC NORTH.

DEED REFERENCE

TIMBERHAVEN LLC
OR 425 PG 505

TRACT I:
Ⓐ 0.07 ACRES
PARCEL No. 31-02704.000

TRACT II:
Ⓑ 0.084 ACRES
PARCEL No. 31-02703.000

TRACT III:
Ⓒ 0.006 ACRES
PARCEL No. 31-02703.000

LEGEND

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

- ⊙ IRON PIPE (FOUND)
- 1/2" Ø REBAR (FOUND)
- 5/8" SQUARE IRON PIN (FOUND)
- △ COUNTY MONUMENT 02-013 (FOUND)
- 1" Ø SOLID IRON PIN (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

GRANT E SCHMIDT
OR 331 PG 24
2.54 ACRES
31-01448.000

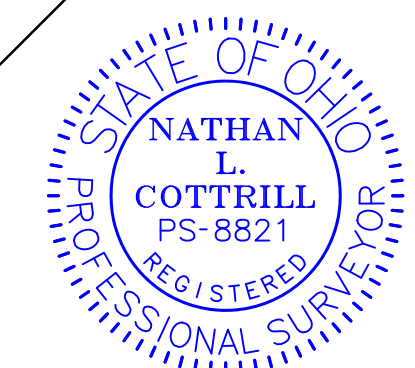
LEXANIE PROPERTIES LLC
OR 192 PG 2543
0.084 ACRES
31-02970.000

VICTOR CASTILLO
OR 247 PG 1073
0.098 ACRES
31-01445.000

0.1613±
ACRES

POB

N=689305.41'
E=1702152.66'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 02/14/25

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

0.1613± ACRES,
VMS 5670, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TIMBERHAVEN

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

JOB No. S250202 : CREW: MW
SURVEYED 02/13/25 : DWN BY: NC
DRAWN 02/14/25 : CHECK: RC

COTTRILL SURVEYING, INC

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

0.1613 Acre Tract *Surveyed for Timberhaven*

The following described 0.1613 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, being all of a 0.07 acre tract (Tract I, Parcel 31-02704.000), all of a 0.084 acre tract (Tract II, Parcel 31-02703.000) and all of a 0.006 acre tract (Tract III, Parcel 31-02703.000) all conveyed to Timberhaven LLC by Official Record 425 page 505, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northwest line of Fifth Street (recorded as 74.25 feet, measures 60 feet wide) at the South corner of a 0.084 acre tract conveyed to Lexanie Properties LLC by Official Record 192 page 2543 and the East corner of said 0.084 acre tract, said iron pin and cap bears South 45° 02' 55" West a distance of 189.91 feet from a 5/8 inch square iron pin found at the intersection of the Northwest line of Fifth Street with the Southwest line of Walnut Street (recorded as 74.25 feet, measures 60 feet wide);

Thence, with the Northwest line of Fifth Street, **South 45° 02' 55" West**, passing the East corner of said 0.07 acre tract at 37.12 feet, a total distance of **66.12 feet** to a 1 inch diameter solid iron pin found at the East corner of a 0.098 acre tract conveyed to Victor Castillo by Official Record 247 page 1073;

Thence, with the Northeast line of said 0.098 acre tract, **North 44° 57' 05" West** a distance of **106.25 feet** to an iron pin and cap set in a line of a 2.54 acre tract conveyed to Grant E Schmidt by Official Record 3381 page 24;

Thence, with the Southeast line of said 2.54 acre tract, **North 45° 02' 55" East**, passing the West corner of said 0.006 acre tract at 29.00 feet, a total distance of **66.12 feet** to a 1/2 inch diameter rebar found at the North corner of said 0.006 acre tract;

Thence, with another line of said 2.54 acre tract, **South 44° 57' 05" East**, passing the West corner of said Lexanie Properties LLC's 0.084 acre tract and the North corner of said 0.084 acre tract at 7.25 feet, continuing with the line between said 0.084 acre tracts, a total distance of **106.25 feet** returning to the Point of Beginning, containing **0.1613 Acres** more or less, , of which 0.0707 acres more or less is all of said 0.07 acre tract, 0.0844 acres more or less is all of said 0.084 acre tract and 0.0062 acres more or less is all of said 0.006 acre tract.


Bearings are based on a GPS observation on December 1, 2015, 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 February 13, 2025.




Nathan L. Cottrill, PS #8821
(Job #S250202-0.1613)