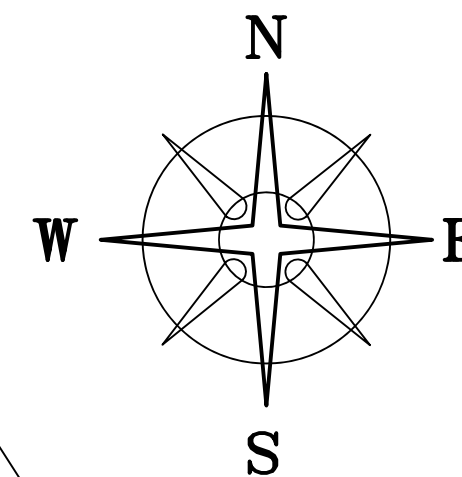


**DEED REFERENCE**  
SAMUEL B HOLT  
OR 339 PG 2315  
0.55 ACRES  
PARCEL No. 31-02998.000

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 08/02/2010  
WGS 1984 GEODETIC NORTH.



PENNSYLVANIA LINES, LLC  
DB 107 PG 1784  
PARCEL No. 31-03200.000

JOSEPH L FOUT  
OR 402 PG 1728  
0.394 ACRES

SAMUEL B HOLT  
OR 312 PG 1258  
0.5 ACRES

0.5052± ACRES

UNDER PAR ENTERPRISE LLC  
OR 421 PG 1126  
0.2144 ACRES  
31-01949.002

POB  
N=685882.58'  
E=1700322.58'

RICHARDSON AVENUE (30' WIDE)

MIDWAY STREET (50' R/W)

TERRY W JAMESON, ETAL  
OR 410 PG 1839  
0.2231 ACRES  
31-01949.000

ON RET IPC  
N=685762.03'  
E=1700128.97'

S 41°06'12" W  
2.42'

TO RET IPC  
N 57°23'52" E 228.09'  
N 57°13'44" E 230.56'  
TO INT. RICHARDSON AVE. & MIDWAY ST. R/W

**NOTE**

POB BEARS  
S 34°46'55" W 2924.93'  
FROM MAD MON 02-013

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

- 3/4" Ø THIN WALL IRON PIPE (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- 1"Ø PIPE & YELLOW PLASTIC  
CAP STAMPED "RET 6552" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)



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

DATE: 03/31/25

**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

0.5052± ACRES,  
VMS 8742, CITY OF LONDON  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR HOLT

SCALE : 1" = 30'  
30' 15' 0 30'

JOB No. S250315	CREW: MW
SURVEYED 03/2025	DWN BY: JRC
DRAWN 03/2025	CHECK: NC

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## 0.5052 Acre Tract Surveyed for Holt

The following described 0.5052 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 0.55 acre tract (Parcel 31-02998.000) conveyed to Samuel B Holt by Official Record 339 page 2315, and being more particularly described as follows:

Beginning at a 3/4 inch diameter thin walled iron pipe found in the Northwest line of Richardson Avenue (30 feet wide) at the East corner of a 0.2144 acre tract conveyed to Under Par Enterprise LLC by Official Record 421 page 1126 and the South corner of said 0.55 acre tract, said pipe bears North 57° 23' 52" East a distance of 228.09 feet from a 1 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found and North 57° 13' 44" East a distance of 230.56 feet from the intersection of the Northwest line of Richardson Avenue with the Northeast line of Midway Street (50 feet right-of-way);

Thence, with the Northeast line of said 0.2144 acre tract, **North 32° 35' 56" West**, passing a 3/4 inch diameter iron pipe found at the East corner of a 0.5 acre tract conveyed to Samuel B Holt by Official Record 312 page 1258 at 151.07 feet, passing an iron pin and cap set at 262.21 feet, a total distance of **267.19 feet** to the Southeast line of a railroad track conveyed to Pennsylvania Lines LLC by Deed Book 107 page 1784;

Thence, with the Southeast line of said railroad, **North 66° 01' 28" East** a distance of **85.61 feet** to the West corner of a 0.394 acre tract conveyed to Joseph L Fout by Official Record 402 page 1728;

Thence, with the Southwest line of said 0.394 acre tract, **South 32° 29' 58" East**, passing iron pin and cap set at 2.17 feet, a total distance of **254.11 feet** to an iron pin and cap set in the Northwest line of Richardson Avenue;

Thence, with the Northwest line of Richardson Avenue, **South 57° 13' 44" West** a distance of **84.20 feet** returning to the **Point of Beginning**, containing **0.5052 Acres** more or less.


Bearings are based on a GPS observation on August 2, 2010, 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 March 26, 2025.



  
Nathan L. Cottrill, PS #8821  
(Job #S250315-0.5052)