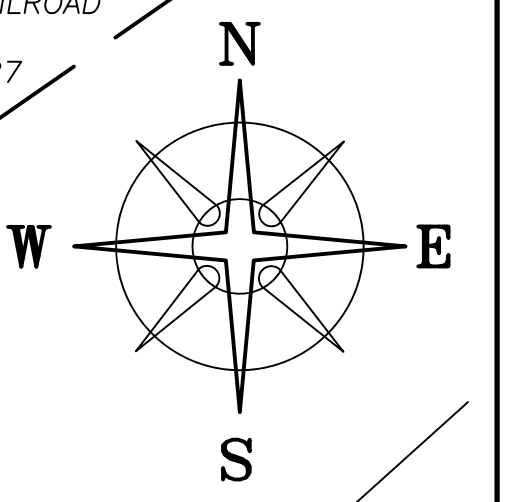


DEED REFERENCE
TWENTY33 PROPERTIES LLC
 OR 400 PG 1628
 PARCEL No. 31-02417.000
 (A) PART OF LOT 1
 50 FEET OFF SW SIDE OF LOT 1
TOLAND JONES 1ST ADDITION
 AS RECORDED IN
 PB 1 PG 135

BEARINGS ARE BASED ON THE
 SOUTH LINE OF OHIO AG SOLUTIONS, LLC
 1.0817 AC TRACT & NORTH LINE OF RAILROAD
 (S 80°44'52" W)
 AS DESCRIBED IN OR 324 PG 2327



N=688100.38'
 E=1703069.36'

JOHN C & WENDY J STARR
 OR 380 PG 1444
 0.135 ACRES
 31-00801.000

MARY ANNE WOOD
 OR 124 PG 1318
 PART LOT 4
 31-00356.000

CITY OF LONDON
 OR 109 PG 1567
 TRACT 1: 0.127 ACRES
 31-00358.000

CITY OF LONDON
 OR 109 PG 1567
 0.089 ACRES
 31-00350.000

0.1518± ACRES (A)

LONDON WEST STEEET
 PROPERTIES 1 LLC
 OR 303 PG 524
 LOT 2
 31-02619.000

VMS 9471
 VMS 8863
 SCALED FROM GIS

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-013 (FOUND)
 - RAILROAD SPIKE (SET)
 - 1/2" Ø IRON PIPE (FOUND)
 - 3/4" Ø IRON PIPE (FOUND)
 - MAG NAIL (FOUND)
 - MAG NAIL (SET) IN STONE
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS7759" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 12/31/24

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

0.1518± ACRES,
VMS 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TWENTY33 PROPERTIES LLC

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

JOB No. S241213 : CREW: MW
 SURVEYED 12/30/24 : DWN BY: NC
 DRAWN 12/31/24 : CHECK: JRC

COTTRILL SURVEYING, INC

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

0.1518 Acre Tract **Surveyed for Twenty33 Properties LLC**

The following described 0.1518 Acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being part of Lot 1 (Parcel 31-02417.000, being 50 feet off the Southwest side of Lot 1) of Toland Jones 1st Addition as recorded in Plat Book 1 page 135, conveyed to Twenty33 Properties LLC by Official Record 400 page 1628, and being more particularly described as follows:

Beginning at an iron pin and cap set in the southwest line of Union Street (60 feet wide) at the east corner of a residual tract conveyed to Mary Anne Wood by Official Record 124 page 1318 and the north corner of said hereon described tract, said iron pin iron and cap bears South 41° 55' 23" East a distance of 142.47 feet from a 1/2 inch diameter iron pipe found at the intersection of the southwest line of Union Street with the southeast line of East First Street (66 feet wide), said iron pin and cap also being South 41° 55' 23" East a distance of 10.00 feet from the north corner of said Lot 1;

Thence, with the southwest line of Union Street, **South 41° 55' 23" East** a distance of **50.00 feet** to an iron pin and cap set at the north corner of Lot 2 of said Addition as conveyed to London West Street Properties 1 LLC by Official Record 303 page 524;

Thence, with the line between said Lots 1 and 2, **South 48° 04' 37" West** a distance of **132.26 feet** to a railroad spike set in the northeast line of a 22 feet wide alley;

Thence, with the northeast line of said alley, **North 41° 51' 47" West** a distance of **50.00 feet** to a mag nail set in a stone at the South corner of a 0.089 acre tract conveyed to the City of London by Official Record 109 page 1567, said mag nail being South 41° 51' 47" East a distance of 10.00 feet from the west corner of Lot 1;

Thence, with the southeast line of said 0.089 acre tract, **North 48° 04' 37" East**, passing the South corner of said Wood's residual tract at 66.5 feet, a total distance of **132.21 feet** returning to the **Point of Beginning**, containing **0.1518 Acres** more or less.


Bearings are based on the south line of Ohio Ag Solutions, LLC 1.0817 acre tract and the North line of the Railroad (South 80° 44' 52" West) as described in Official Record 324 page 2327

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 30, 2024.




Nathan L. Cottrill, PS #8821
(Job #S241213-0.1518)