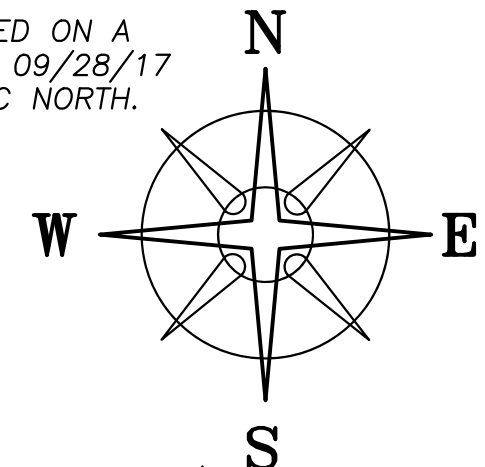


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 09/28/17
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
ADVANCED PROPERTY
RENOVATORS LLC
OR 427 PG 1177
PARCEL No. 31-00094.000
Ⓐ 0.312 ACRES

VMS 8863
VMS 8742
SCALED FROM GIS
(FROM 2025)

CURTIS RAYE WARD
OR 420 PG 206
0.290 ACRES
31-01306.000
PLAT 16-13

POB
N=686665.26'
E=1703914.85'
MADISON CO. MON
02-013 BEARS
N 50°26'02" W
2479.91'

Ⓐ
0.3165± ACRES

JOHN M CONNER
OR 421 PG 1871
0.2089 ACRES
31-00248.000

JOHN L & TERRI R
ELLARS, JT LIVES
OR 243 PG 481
0.117 ACRES
31-00232.000
0.132 ORG AC

JACOB B EPPERSON &
MADISON D MOREHART, JT LIVES
OR 413 PG 1135
0.1577 ACRES
31-00863.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - ⊚ 3/4" ∅ IRON PIN (FOUND)
 - IRON PIN (FOUND)
 - 5/8" ∅ IRON PIN (FOUND)
 - ⊛ 5/8" SQUARE IRON PIN (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ MAG NAIL SET OVER IRON PIN (FOUND)
 - ⊙ 3/4" ∅ IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
 - ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT 7759" (FOUND)
 - ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREV. SET)
 - ⊙ 5/8" ∅ 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: 01/16/25

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

0.3165± ACRES,
VMS 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KARAGANIES.

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

JOB No. S250109 CREW: MW
SURVEYED 01/14/25 DWN BY: NC
DRAWN 01/15/25 CHECK: RC

COTTRILL SURVEYING, INC

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

0.3165 Acre Tract Surveyed for Karaganies

The following described 0.3165 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of a 0.312 acre tract (Parcel 31-00094.000) as conveyed to Advanced Property Renovators LLC by Official Record 427 page 1177, and being more particularly described as follows:

Beginning at an iron pin and cap previously set in the Southwest line of South Main Street (State Route 56, 80 feet wide) at the North corner of a 0.2089 acre tract conveyed to John M Connor by Official Record 421 page 1871 and the East corner of said 0.312 acre tract, said iron pin and cap bears South 54° 18' 09" East a distance of 365.05 feet from the intersection of the Southwest line of South Main Street with the Southeast line of a 16.5 feet wide alley from which a 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found bears South 54° 18' 09" East a distance of 5.12 feet, said iron pin and cap also bears South 50° 26' 02" East a distance of 2479.91 feet from Madison County Monument 02-013, from said iron pin and cap a 5/8 inch diameter iron pin found bears North 82° 27' 23" West a distance of 0.41 feet;

Thence, with the Northwest line of said 0.2089 acre tract, **South 43° 35' 06" West**, passing iron pin and cap previously set at the North corner of a 0.1577 acre tract conveyed to Jacob B Epperson and Madison D Morehart, Joint Lives by Official Record 413 page 1135 at 133.63 feet, continuing with said 0.1577 acre tract, a total distance of **186.31 feet** to a 3/4 inch diameter iron pin found;

Thence, with said 0.1577 acre tract, **North 49° 26' 03" West**, passing a 5/8 inch diameter iron pin found at the East corner of a 0.117 acre tract conveyed to John L and Terry R Ellars, Joint Lives by Official Record 243 page 481 at 31.50 feet, continuing with the Northeast line of said 0.117 acre tract, a total distance of **72.27 feet** to an iron pin and cap previously set in the Southeast line of a 0.290 acre tract conveyed to Curtis Raye Ward by Official Record 420 page 206;

Thence, with the Southwest line of said 0.290 acre tract, **North 41° 34' 38" East**, passing a mag nail set over an iron pin found at 178.83 feet, a total distance of **179.36 feet** to the Southwest line of South Main Street;

Thence, with the Southwest line of South Main Street, **South 54° 18' 09" East** a distance of **79.20 feet** returning to the **Point of Beginning**, containing **0.3165 Acres** more or less.


Bearings are based on a GPS observation on September 28, 2017, 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 previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" or "Cottrill 6858".

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on January 14, 2025.




Nathan L. Cottrill, PS #8821
(Job #S250109-0.3165)