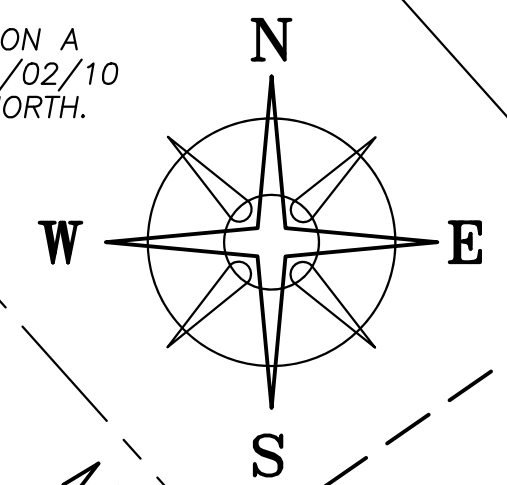


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 08/02/10
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
RICHARD D MINNER
DB 274 PG 233
PARCEL No. 31-01801.000
Ⓐ 0.492 ACRES

WEST FIRST STREET (66' WIDE)
(74.25' WIDE PER ORG. TOWN PLAT)
(MEASURE & CHECKS AT 66' WIDE)

MAIN STREET (99' WIDE)

0.4787± ACRES
Ⓐ

VMS 9471
VMS 8863

CON-RAIL (40' WIDE)
DB 23 PG 437

OAK STREET (74.25' WIDE)

OUT LOT #3

FOUNDATION FIRST PROPERTIES LLC
OR 380 PG 1561
0.18 ACRES
31-01325.000

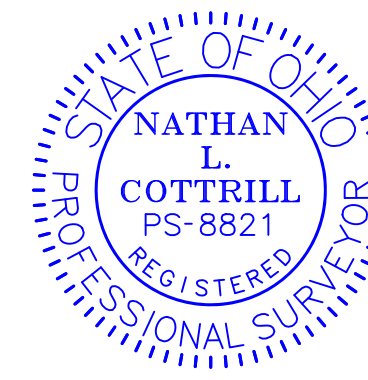
COMMON VIEW LLC
OR 339 PG 2103
0.1181 ACRES
31-00759.000
92-07

COMMON VIEW LLC
OR 339 PG 2103
0.08 ACRES
31-00751.000
92-07

COMMON VIEW LLC
OR 347 PG 26
0.037 ACRES
31-00693.000
55-07

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- △ COUNTY MONUMENT 02-013 (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 01/30/25

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

0.4787± ACRES
VMS 8863 & 9471, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MINNER

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

JOB No. S250103	CREW: MW
SURVEYED 01/29/25	DWN BY: NC
DRAWN 01/30/25	CHECK: MW

COTTRILL SURVEYING, INC

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

0.4787 Acre Tract Surveyed for Minner

The following described 0.4787 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863 and VMS 9471, being all of a 0.492 acre tract (Parcel 31-01801.000, being part of Out-Lot 3 of the original City of London) conveyed to Richard D Minner by Deed Book 274 page 233, and being more particularly described as follows:

Beginning at a mag nail set in the Southeast line of West First Street (66 feet wide, 74.5 feet wide per original town plat), in the Northwest line of said Out-Lot 3 and the Northeast line of Oak Street, said mag nail bears North 48° 10' 13" East a distance of 33.00 feet from the West corner of said Out-Lot 3, said mag nail also bears South 41° 58' 10" East a distance of 814.27 feet from Madison County Monument 02-013;

Thence, with the Southeast line of West First Street, **North 48° 10' 13" East** a distance of **186.33 feet** to the Northeast face of a block building and the West corner of a 0.02 acre tract conveyed to 15 Below LLC by Official Record 349 page 1557;

Thence, with said block wall and the Southwest line of said 0.02 acre tract, **South 41° 38' 13" East**, passing the West corner of a 0.009 acre tract conveyed to 15 Below LLC by Official Record 349 page 1557 at 40.00 feet, a total distance of **44.00 feet** to the South corner of said 0.009 acre tract;

Thence, with the Southeast line of said 0.009 acre tract, **North 48° 10' 13" East**, passing iron pin and cap set at 0.50 feet, a total distance of **17.12 feet** to an iron pin and cap set at the West corner of a 0.18 acre tract conveyed to Foundation First Properties LLC by Official Record 380 page 1561;

Thence, with the Southwest line of said 0.18 acre tract, **South 41° 40' 08" East** a distance of **45.43 feet** to an iron pin and cap set in the Northwest line of a 0.1181 acre tract conveyed to Common View LLC by Official Record 339 page 2103;

Thence, around said 0.1181 acre tract with the following two courses:

- 1) **South 48° 31' 17" West** a distance of **2.90 feet** to the Northeast face of a block wall;
- 2) with said block wall, **South 41° 49' 46" East**, passing the West corner of a 0.08 acre tract conveyed to Common View LLC by Official Record 339 page 2103 at 56.69 feet, a total distance of **82.52 feet** to an iron pin and cap set in the North line of a 40 feet wide railroad track;

Thence, with said railroad, **South 81° 19' 37" West** a distance of **239.31 feet** to an iron pin and cap set in the Northeast line of Oak Street;

Thence, with the Northeast line of Oak Street, **North 41° 44' 28" West** a distance of **41.05 feet** returning to the **Point of Beginning**, containing **0.4787 Acres** more or less.

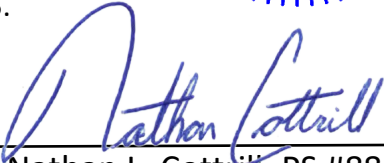
Bearings are based on a GPS observation on August 2, 2010, WGS 1984 Geodetic North.

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 January 29, 2025.




Nathan L. Cottrill, PS #8821
(Job # S250103-0.4787)