

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

0.5459 Acre Tract Surveyed for Martin

The following 0.5459 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, being all of Lot 1 (31-01854.000) of Riddle Addition as recorded in Plat Book 1 page 153 and 154 and all that remains of a vacated 14 feet alley (31-01853.000) as vacated by the London City Council Ordinance #711 on June 10, 1938, both tracts conveyed to Gregory Paul Martin to by Official Record 313 page 1334, and being more particularly described as follows:

Beginning at an iron pin and cap set in the west line of Elm Street (60 feet wide)(State Route 38 and US Route 42), said iron pin and cap is at the eastern corner common to Lots 1 and 2 of said Riddle's addition and bears North 04° 35' 27" East a distance of 315.18 feet from the intersection of the west line of said Elm Street with the north line of Fifth Avenue (50 feet wide), a 5/8 inch diameter rebar bears South 65° 30' 13" East a distance of 1.08 feet, also a T-bar and cap bears South 62° 57' 27" West a distance of 0.75 feet;

Thence, with the line between said lots 1 and 2, **North 85° 15' 43" West**, passing an iron pin and cap set at 168.50 feet, a total distance of **171.50 feet** to a 48 inch diameter tree found in the east line of a 14 feet wide alley;

Thence, with the east line of said 14 feet alley, **North 04° 35' 27" East**, passing the southwest corner of said vacated alley at 115.77 feet, passing a corner of said Riddle's Addition at 124.79 feet, a total distance of **129.77 feet** to a railroad spike set in a 12 inch diameter tree in the south line of a 0.296 acre tract conveyed to Lee T. Dunham by Deed Book 285 page 845, from said railroad spike a 1 inch diameter solid iron pin found bears South 31° 54' 57" East a distance of 1.21 feet;

Thence, with the south line of said 0.296 acre tract, **North 88° 30' 12" East** a distance of **45.94 feet** to a T-bar and cap found at the west corner of a 0.007 acre tract conveyed to Lee T Dunham by Official Record 59 page 788;

Thence, with the south line of said 0.007 acre tract, **North 89° 06' 03" East**, passing a 3/4 inch diameter iron pipe found at 125.10 feet, a total distance of **126.40 feet** to an iron pin and cap set in the west line of said Elm Street;

Thence, with the west line of said Elm St., **South 04° 35' 27" West**, passing the southeast corner of said vacated alley at 8.67 feet, a total distance of **147.17 feet** returning to the point of beginning containing **0.5459 Acres** more or less, of which 0.5006 acres more or less is all of said lot 1 and 0.0453 acres more or less is all the remains of said vacated alley.

Bearings are based on a GPS observation on December 1st, 2015, WGS 1984 Geodetic North.

This deed is 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed December 16, 2015 by James R. Cottrill registration #6858. (Job #S151112-0-5459AC)

James R. Cottrill, PS