



## **COTTRILL SURVEYING, LLC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

### **2.0441 Acre Tract**

*Surveyed for Richard Flax*

The following described 2.0441 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, and being all of a 2.0476 acre tract (all that remains of the original 8.077 acre tract) (31-00979.004) and a 0.0395 acre tract (31-0097 9.001) both conveyed to Richard E and Mona L Flax by Official Record 276 page 2082, and being more particularly described as follows:

Beginning at a Mag nail set at the southeast corner of Lot 18 of Westmoor Subdivision Block "E" as recorded in Plat Book 2 page 3, said Mag nail being in the north right-of-way line of Arlington Avenue (50 feet wide) and the southwest corner of said 2.0476 acre tract;

Thence, with the east line of said Lot 18, **North 20° 52' 18" West** a distance of **127.59 feet** to an iron pin and cap set;

Thence, with the north line of said Lot 18, **South 69° 07' 42" West**, passing an iron pin and cap set at 130.00 feet, a total distance of **150.00 feet** to the north side of a power pole at the corner common to Lots 16 and 17 of said Westmoor Subdivision Block "E" Subdivision in the southeast corner of a 0.388 acre tract also conveyed to Richard E and Mona L Flax by Official Record 276 page 2082;

Thence, with said 0.388 acre tract, **North 20° 40' 01" West**, passing a 3/4 inch diameter pipe and yellow plastic cap stamped "RET 6552" found at the Southeast corner of a 0.0069 acre tract conveyed to Jesse D and Stephanie H Hill by Official Record 284 page 1601 at 112.59 feet, also passing the Southeast corner of a 0.4414 acre tract also conveyed to Hill by the same record at 114.59 feet, a total distance of **199.33 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "RET 6552" found in the South line of a 38.2742 acre tract conveyed to John R Dunkle by Deed Book 296 page 302;

Thence, around said 38.2742 acre tract with the following two courses:

- 1) **North 69° 19' 21" East** a distance of **181.94 feet** to a 3/4 inch diameter pipe and yellow plastic caps stamped "RET 6552" found;
- 2) **North 04° 32' 39" East** a distance of **157.44 feet** to a 3/4 inch diameter pipe and yellow plastic caps stamped "RET 6552" found in the South right-of-way line of a railroad deeded to the Pennsylvania Lines LLC by Deed Book 107 page 1784;

Thence, with said south right-of-way line, **South 83° 35' 09" East** a distance of **87.84 feet** to a 3/4 inch iron pipe found at the northwest corner of a 0.603 acre tract conveyed to Jenny J Ward by Official Record 316 page 704;

Thence, with the west line of said 0.603 acre tract, **South 20° 51' 55" East**, passing a 3" x 5" stone found at 23.07 feet, a total distance of **300.65 feet** to an iron pin and cap set at the northeast corner of a 0.454 acre tract conveyed to Willard T and Susan L Wilson by Official Record 309 page 1848;

Thence, around said 0.454 acre tract with the following three courses:

- 1) **South 69° 11' 28" West** a distance of **108.36 feet** to an iron pin and cap set;
- 2) **South 20° 51' 55" East**, passing the north line of Lot 19 of said Westmoor Subdivision Block "E" Subdivision at 55.54 feet, a total distance of **103.75 feet** to an iron pin and cap set;
- 3) **South 14° 13' 21" East** a distance of **46.57 feet** to an iron pin and cap set at the southeast corner of said 0.0395 acre tract and in the north right-of-way of Arlington Avenue;

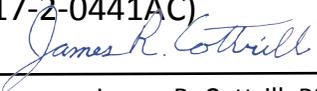
Thence, along the north right-of-way of Arlington Avenue with a curve to the left, passing the southwest corner of said 0.0395 acre tract at an arch length of 16.18 feet, a total arch length of **68.57 feet**, with a radius of 200.00 feet, the chord bears South 88° 12' 18" West, chord length of 68.24 feet returning the **Point of Beginning** containing **2.0441 acre** tract, of which 2.0051 acres more or less is all of said 2.0476 acre tract and 0.0390 acre more or less is all of said 0.0395 acre tract.

Bearings are based on a GPS observation on September 15, 2016, 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed September 21, 2016 by James R. Cottrill, PS registration #6858. (Job #S160617-2-0441AC)

  
James R. Cottrill, PS