



WASHINGTON AVENUE 50'

LAUREL ST. (50')

POB

N=689138.27'  
E=1704185.395'

ADAM C & TIA SEXTON  
OR 322 P 856  
0.22 ACRES

**DEED REFERENCE**

CHAD M & CYNTHIA A HUPMAN  
OR 320 P 2154  
Ⓐ 0.216 ACRES  
31-01182.000

CHAD M & CYNTHIA A HUPMAN  
OR 327 P 901  
Ⓑ ALLEY VACATION  
31-01182.000  
31-02520.000

CHAD & CINDY HUPMAN  
OR 141 P 2357  
Ⓒ 0.22 ACRES  
31-02520.000

0.4991± ACRES

DOUGLAS L & ROXANNE M BACHTOLD JT LIVES  
OR 260 P 1297  
0.22 ACRES

CONCRETE FOUNDATION

16.5' ALLEY

16.5' ALLEY

**LEGEND**

- RRS SET IN CONCRETE @ BASE 2.5" MFP
  - ⊙ MAG NAIL SET IN A CONCRETE SIDE WALK
  - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858

*James R. Cottrill* DATE: 05/31/17

**COTTRILL SURVEYING, INC**  
8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 Fax: (740) 869-3846  
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**0.4991± ACRES,  
VMS 6324, CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
CHAD HUPMAN**

SCALE : 1" = 20'	DATES	JOB No. S170510
20' 10' 0 20'	SURVEYED 05/2017	CREW: MW
	DRAWN 05/2017	DWN BY: MW.RC

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **0.4991 Acre Tract** *Surveyed for Chad Hupman*

The following described 0.4991 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being all of a 0.216 acre tract (Parcel #31-01182.000) conveyed to Chad M and Cynthia A Hupman by Official Record 320 page 2154, all of the Vacated Alley (Parcel #31-01182.000 & #31-02520.000) conveyed to Chad M and Cynthia A Hupman by Official Record 327 page 901, and all of a 0.22 acre tract (Parcel #31-02520.000) conveyed to Chad and Cindy Hupman by Official Record 141 page 2357, and being more particularly described as follows:

Beginning at a Mag nail set in the southeast line of Washington Avenue (50 feet wide), said iron pin and cap is at the northern corner common to said 0.216 and a 0.22 acre tract conveyed to Adam C and Tia Saxton by Official Record 322 page 856, said iron pin and cap also bears South 63° 57' 03" West a distance of 66.00 feet from the intersection of the southeast line of said Washington Avenue with the southwest line of Laurel Street (50 feet wide);

Thence, with the southwest line of said 0.22 acre tract, **South 34° 25' 10" East**, passing an iron pin and cap set at 1.00 feet, a total distance of **148.11 feet** to an iron pin and cap set in the northwest line of a 16.5 feet alley;

Thence, with the northwest line of said 16.5 feet alley, **South 64° 10' 11" West**, passing the southeast corner of said vacated alley at 66.04 feet, also passing the southeast corner of said Hupman's 0.22 acre tract at 82.73 feet, a total distance of **148.73 feet** to a rail road spike set at the base of a 2.5 inch diameter metal fence post found at the southeast corner of a 0.22 acre tract conveyed to Douglas L and Roxanne M Bachtold by Official Record 260 page 1297;

Thence, with the northeast line of said Bachtold's 0.22 acre tract, North 34° 25' 59" West a distance of 147.54 feet to an iron pin and cap set in the southeast line of said Washington Avenue;

Thence, with the Southeast line of Said Washington Ave., **North 63° 57' 03" East**, passing the Northwest corner of said vacated alley at 66.00 feet, also passing the Northwest corner of said 0.216 acre tract at 82.68 feet, a total distance of **148.68 feet** returning to the point of beginning containing **0.4991 Acres** more or less, of which 0.2218 acres more or less is all of said 0.216 acre tract, 0.0560 acres more or less is all of said vacated alley, and 0.2213 acres more or less is all of said 0.22 acre tract.

Bearings are based on a GPS observation on May 2017, 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 6858."

This description is based on a field survey performed DATE by James R. Cottrill, PS registration #6858. (Job #S170510-0-4991)



James R. Cottrill, PS