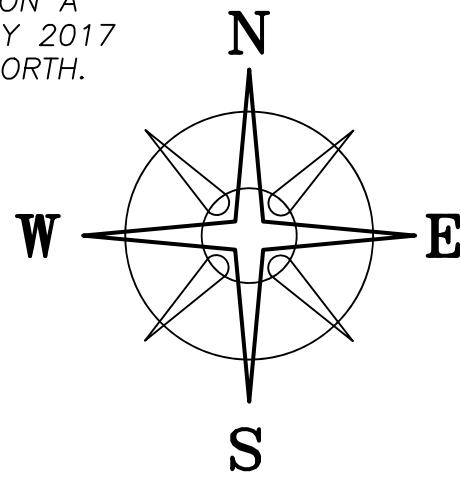


BEARINGS ARE BASED ON A
GPS OBSERVATION ON MAY 2017
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
JAMES S BAUGESS
OR 271 PG 1852
 PARCEL No. 31-01479.000
 (A) **0.149 ACRES**

LIBERTY STREET (60' WIDE)

LAUREL STREET 50'

LILLY ADDITION
 AS RECORDED IN
PB 1 PG 110-112

LOT 14

LOT 13

POB
 N=688532.25
 E=1704534.22'

1"Ø PIPE BEARS
 N 88°22'00" W
 0.23' TO IPC

0.1488± ACRES
 (A)

12' ALLEY

16' ALLEY

GEORGE F JR & LORI W
ROBBINS, JT LIVES
 OR 37 PG 819
 0.185 ACRES

TOLAND JONES FIRST ADDITION
 AS RECORDED IN
PB 1 PG 135

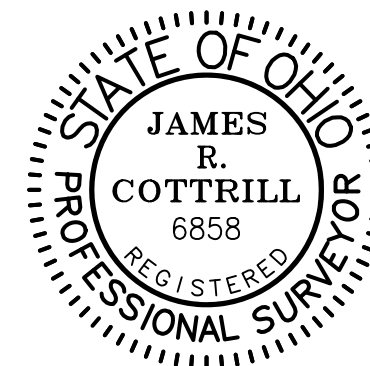
LOT 75

LOT 74

VMS 6324
VMS 9471
 SCALED FROM GIS

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MADISON CO. MONUMENT 02-013 (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ 1/2" Ø IRON PIPE (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 04/26/19

COTTRILL SURVEYING, INC
 8256 State Route 207 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 Fax: (740) 869-3846
 www.cottrillsurveying.com

0.1488± ACRES,
VMS 6324, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HINES.

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

JOB No. S190413 : CREW: MW
 SURVEYED 04/2019 : DWN BY: NC
 DRAWN 04/2019 : CHECK: RC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.1488 Acre Tract Surveyed for Hines

The following described 0.1488 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being all of a 0.149 acre tract (Parcel 31-01479.000) conveyed to James S Baugess by Official Record 271 page 1852, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the southeast line of Liberty Street (60 feet wide) with the northeast line of a 16 feet wide alley dedicated by Toland Jones First Addition as recorded in Plat Book 1 page 135 and being the westernmost corner of said 0.149 acre tract

Thence, with the southeast line of Liberty Street, **North 64° 17' 52" East** a distance of **99.17 feet** to a 3/4 inch T-bar found at the northwest corner of a 12 feet wide alley dedicated by Lilly Addition as recorded in Plat Book 1 page 110-112;

Thence, with the southwest line of said alley, **South 35° 17' 03" East** a distance of **57.59 feet** to a 3/4 inch iron pipe and found at the northernmost corner of a 0.185 acre tract conveyed to George F Jr and Lori W Robbins, Joint Lives by Official Record 37 page 819;

Thence, with the northwest line of said 0.185 acre tract, **South 54° 11' 12" West** a distance of **97.79 feet** to a 1/2 inch diameter iron pipe found in the northeast line of said Toland Jones' 16 feet wide alley;

Thence, with the northeast line of said alley, **North 35° 17' 03" West** a distance of **75.00 feet** returning to the Point of Beginning, containing 0.1488 Acres more or less.

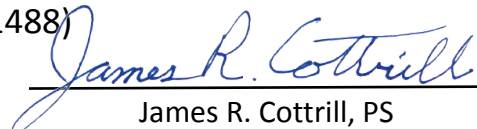
Bearings are based on a GPS observation on May of 2017, WGS 1984 Geodetic North.

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 April 24, 2019 by James R. Cottrill, PS registration #6858. (Job #S190413-0-1488)




James R. Cottrill, PS