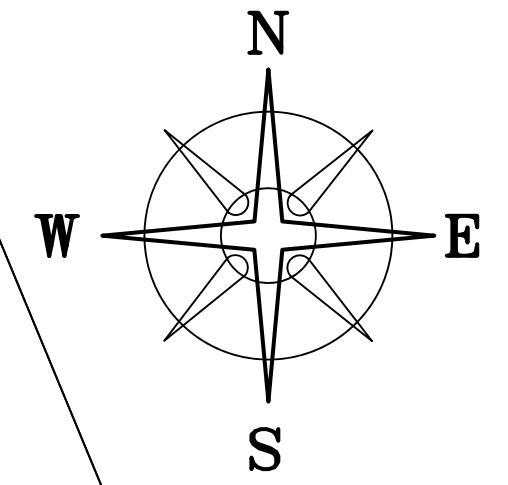


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 09/14/16  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**

DUANE & KAY M  
UPDEGROVE, JT LIVES  
OR 116 P 1321

- (A) LOT #237  
31-01966.000
  - (B) VACATED ALLEY  
ORDINANCE 129.81  
31-01966.000
- GLADE HILL ADDITION  
AS RECORDED ON  
PB 1 PG 205

MILLER AVE. (50')

HAWTHORN AVE. (50')

DELAWARE AVE. (50' WIDE)

RHONDA R. FEASEL  
OR 343 P 777  
LOT #244  
VACATED ALLEY

ADAM L STIRES  
OR 299 P 1134  
PART OF LOT #245  
VACATED ALLEY

DONNA M. MARTIN  
OR 327 P 924  
LOT #236  
VACATED ALLEY  
S980606

DONNA M. MARTIN  
OR 327 P 924  
LOT #236  
VACATED ALLEY  
S980606

LOT #246  
ZACHARY CASTLE  
OR 345 P 1072  
0.1674± ACRES  
95-18

0.1653± ACRES

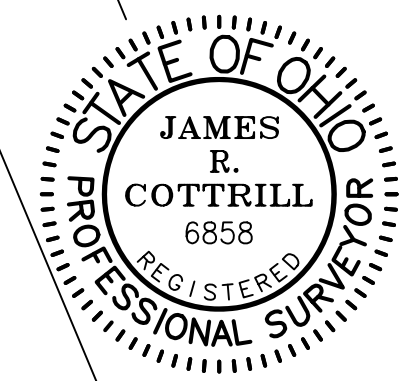
0.1558± ACRES

MARLA J HARE  
OR 301 P 2481  
LOT #238  
VACATED ALLEY

POB  
N=691,447.65  
E=1,701,568.71

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ COUNTY MONUMENT (FOUND)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 04/22/19

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

**0.1653± ACRES,  
VMS 5670, CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR DUANE UPDEGROVE.**

|                  |                  |            |
|------------------|------------------|------------|
| SCALE : 1" = 20' | JOB No. S190411  | CREW: MW   |
| 20' 10' 0 20'    | 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

## **0.1653 Acre Tract** *Surveyed for Updegrove*

The following described 0.1653 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, being all of Lot #237 and portion of the vacated alley (City Ordinance 129-81) (Parcel 31-01966.000) of Glade Hill Addition as recorded on Plat Book 1 page 205 and conveyed to Duane and Kay M Updegrove, Jt. Lives by Official Record 116 page 1321, and being more particularly described as follows:

Beginning at an iron pin and cap set at the west corner common to said Lot 237 and Lot 238 (conveyed to Marla J. Hare by Official Record 301 page 2481) of said Glade Hill Addition, said iron pin and cap bears North 23° 14' 08" West a distance of 50.00 feet from the intersection of the northwest line of Delaware Avenue (50 feet wide) with the northeast line of Miller Avenue (50 feet wide);

Thence, with the northeast line of Miller Avenue, **North 23° 14' 08" West** a distance of **50.00 feet** to an iron pin and cap set previously at the southwest corner of lot 236 conveyed to Donna M Martin by Official Record 327 page 924;

Thence, with the line between said lots 236 and 237, **North 67° 14' 02" East**, passing the southwest line of said vacated alley at 136.08 feet, a total distance of **144.33 feet** to an iron pin and cap previously set in the centerline of said vacated alley and corner to that portion of said Vacated Alley conveyed to said Updegrove and Martin, Rhonda R. Feasel by Official Record 343 page 777 and Adam L. Stires by Official Record 299 page 245;

Thence, with the centerline of said vacated alley, **South 22° 30' 26" East**, passing the northwest corner of a 0.1674 acre tract conveyed to Zachary Castle by Official Record 345 page 1072 at 48.00 feet, a total distance of **50.00 feet** to an iron pin and cap set at the northeast corner of that portion of the Vacated Alley convey to said Hare by Official Record 301 page 2481;

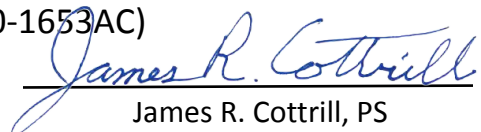
Thence, with the north line of said Hare's lot, **South 67° 14' 06" West** a distance of **143.70 feet** returning to the **Point of Beginning**, containing **0.1653 Acres** more or less, of which 0.1558 acres more or less is all of said Lot #237, 0.0095 acres more or less is all of said vacated alley.

Bearings are based on a GPS observation on September 14, 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 6858."

This description is based on a field survey performed September of 2018 by James R. Cottrill, PS registration #6858. (Job #S190411-0-1653AC)

  
James R. Cottrill, PS

