

COTTRILL SURVEYING, INC

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0.1219Acre Tract *Surveyed for Tim Beathard*

The following described 0.1219 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, being part of Lot 125 of the original City of London as recorded in Plat Book 1 page 1 and conveyed to the Main Street Rentals, INC. By Deed Book 288 page 601 (Parcel #31-00165.000) and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the southwest line of Walnut Street (74.25 feet wide) (A.K.A. Back Street) with the southeast line of a 16.5 feet alley, also being the northernmost corner of said Lot 125;

Thence, with the southwest line of said Walnut St., **South 44° 48' 04" East** a distance of **66.20 feet** to Mag nail set at the northern most corner of the original Lot 126 of the City of London also being the north 66 feet of said lot 126 conveyed to Jeffrey S and Margaret F Gates by Official Record 101 page 1054;

Thence, with the northwest line of said lot 126, **South 44° 55' 38" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker" found 0.20 feet left at 58.11 feet, also passing the north corner of that part of said lot 126 conveyed to Keith A and Kathleen M Hatem by Official Record 115 page 353 at 66.00 feet, a total distance of **90.94 feet** to an iron pin and cap set;

Thence, across said lot 125 the following three new courses:

- 1) **North 45° 11' 15" West** a distance of **29.56 feet** to an iron pin and cap set
- 2) **North 44° 48' 22" East** a distance of **20.00 feet** to an iron pin and cap set
- 3) **North 45° 11' 15" West** a distance of **36.82 feet** to an iron pin and cap set in the southeast line of said 16.5 feet Alley;

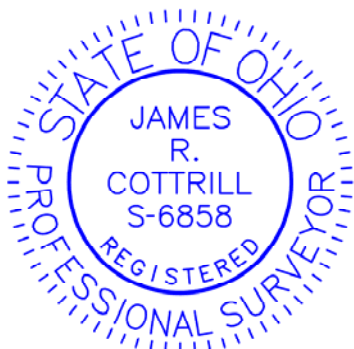
Thence, with the southeast line of said 16.5 feet Alley, **North 45° 06' 34" East** a distance of **71.39 feet** returning to the point of beginning containing **0.1219 Acres** more or less.

Bearings are based on a GPS observation on December 1, 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 cap stamped "Cottrill 6858."

This description is based on a field survey performed December 9, 2020 by James R. Cottrill, PS registration #6858. (Job #S200903-0-1219NE)



James R. Cottrill
James R. Cottrill, PS #6858