

DEED REFERENCE

CONNIE S WHITELOW (1/4),
 TRESSA L ALLEN (1/4)
 WILFRED H ARTIS JR (1/4)
 & TROY A ARTIS (1/4)
 OR 407 PG 776

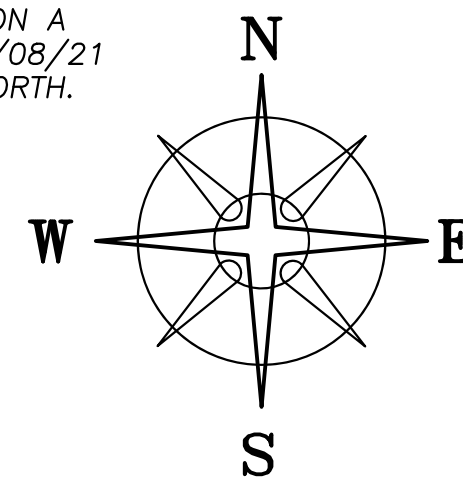
(A) LOT 19
 PARCEL No. 31-00080.000

(B) 1/2 VACATED ALLEY
 (9869 SQ FT)
 OR 187 PG 431 VAC ALLEY
 CITY ORDINANCE 155-78

WILLIAM WATSON'S ADDITION
 AS RECORDED IN
 PB 1 PG 30

LINE	BEARING	DISTANCE
L1	S 57°18'40" W	8.25'
L2	N 32°41'20" W	8.25'

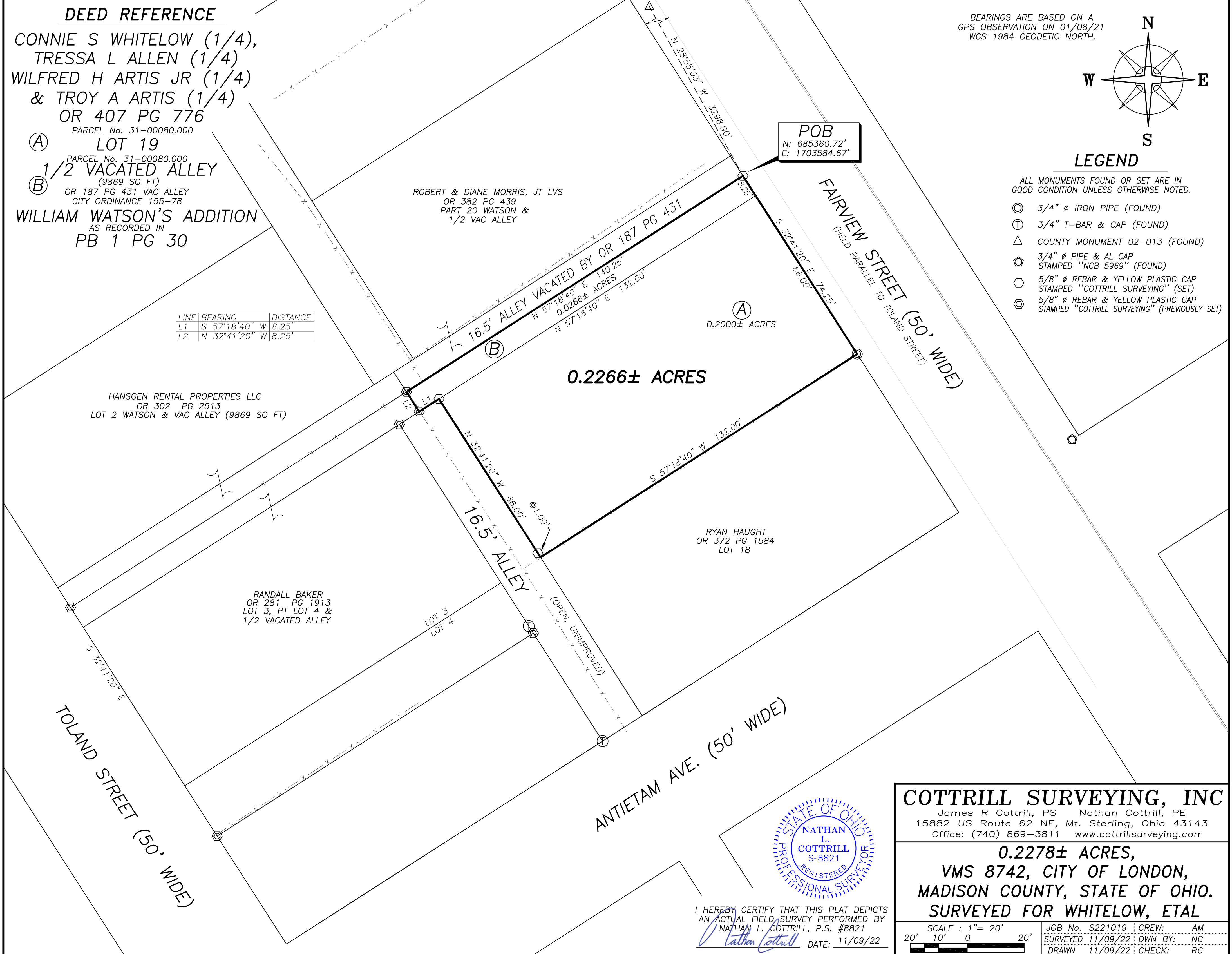
BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 01/08/21
 WGS 1984 GEODETIC NORTH.



LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.

- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- △ COUNTY MONUMENT 02-013 (FOUND)
- ⊗ 3/4" Ø PIPE & AL CAP
 STAMPED "NCB 5969" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (PREVIOUSLY SET)



HANSGEN RENTAL PROPERTIES LLC
 OR 302 PG 2513
 LOT 2 WATSON & VAC ALLEY (9869 SQ FT)

RANDALL BAKER
 OR 281 PG 1913
 LOT 3, PT LOT 4 &
 1/2 VACATED ALLEY

ROBERT & DIANE MORRIS, JT LVS
 OR 382 PG 439
 PART 20 WATSON &
 1/2 VAC ALLEY

RYAN HAUGHT
 OR 372 PG 1584
 LOT 18

POB
 N: 685360.72'
 E: 1703584.67'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 11/09/22

COTTRILL SURVEYING, INC
 James R Cottrill, PS Nathan Cottrill, PE
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com

0.2278± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WHITELOW, ETAL

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

JOB No. S221019 CREW: AM
 SURVEYED 11/09/22 DWN BY: NC
 DRAWN 11/09/22 CHECK: RC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.2266 Acre Tract Surveyed for Whitelow, etal

The following described 0.2266 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of Lot 19 (Parcel 31-00080.000) of William Watson's Addition as recorded in Plat Book 1 page 30 and ½ of the vacated alley (Parcel 31-00080.000) vacated by City Ordinance 115-78 as recorded in Official Record 187 page 431, both conveyed to Connie S Whitelow, Tressa L Allen, Wilfred H Artis, Jr and Troy A Artis by Official Record 407 page 776, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southwest line of Fairview Street (50 feet wide) with the centerline of said vacated 16.5 feet wide alley, being the East corner of the portion of the vacated alley conveyed to Robert & Diane Morris Jt lvs by Official Record 382 page 439;

Thence, with the Southwest line of Fairview Street, **South 32° 41' 20" East**, passing the North corner of said Lot 19 at 8.25 feet, a total distance of **74.25 feet** to a 3/4 inch diameter iron pipe found at the North corner of Lot 18 as conveyed to Ryan Haught by Official Record 372 page 1584;

Thence, with the Northwest line of said Lot 18, **South 57° 18' 40" West** a distance of **132.00 feet** to the Northeast line of a 16.5 feet wide alley;

Thence, with the Northeast line of said alley, **North 32° 41' 20" West**, passing an iron pin and cap set at 1.00 feet, a total distance of 66.00 feet to an iron pin and cap set in the Southeast line of said vacated alley;

Thence, with the Southeast line of said vacated alley, **South 57° 18' 40" West** a distance of **8.25 feet** to an iron pin and cap previously set at the East corner of the portion of the vacated alley conveyed to Randall Barker by Official Record 281 page 1913;

Thence, with the Northeast line of said vacated portion of alley, **North 32° 41' 20" West** a distance of **8.25 feet** to an iron pin and cap previously set in the centerline of said vacated alley at the East corner of the portion of the vacated alley conveyed to Hansgen Rental Properties LLC by Official Record 302 page 2513 and the South corner of said GAWB Investments LLC's portion of vacated alley;

Thence, with the centerline of said vacated alley and with the Southeast line of said GAWB Investments LLC's portion, **North 57° 18' 40" East** a distance of **140.25 feet** returning to the **Point of Beginning**, containing **0.2266 Acres** more or less, of which 0.2000 acres more or less is all of said Lot 19 and 0.0266 acres more or less is all of said portion of vacated alley.


Bearings are based on a GPS observation on January 8, 2021, 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 Surveying"

This description is based on a field survey performed November 9, 2022 by Nathan L. Cottrill, PS registration #8821.




Nathan L. Cottrill, PS #8821
(Job #S221019-0.2266)