



# COTTRILL SURVEYING, INC

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## 0.6995 Acre Tract Surveyed for Waugh

The following described 0.6995 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 7473, being Lot 79 (Parcel 11-00124.000), part of Lot 80 (Parcel 11-00126.000), part of Lot 80 (Parcel 11-00125.000), Lot 81 (Parcel 11-00127.000), Lot 82 (Parcel 11-00128.000) and the portions of the vacated alleys (Parcels 11-00124.001 and 11-00125.001) vacated by Deed Book 260 page 243 (Commissioners' Journal 41 page 492) of the Village of Plumwood (originally Sanford) as conveyed to David and Nicole Waugh, Joint Lives by Official Record 399 page 2246, and being more particularly described as follows:

Beginning at a 3/4 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found at the intersection of the East line of London Marysville Road (State Route 38, 60 feet right-of-way) and the Southwest line of Main Street (80 feet wide), and being the North corner of Lot 82;

Thence, with the Southwest line of Main Street, **South 44° 02' 07" East**, passing the North corner of Lot 81 at 78.57 feet, passing the North corner of Lot 80 at 144.57 feet, passing the North corner of part of Lot 80 at 177.57 feet, passing the North corner of Lot 79 at 210.57 feet, passing the North corner of said portion of vacated alley at 276.57 feet, a total distance of **284.82 feet** to an iron pin and cap set in the centerline of said vacated alley and being the North corner of the portion of the vacated alley conveyed to Sharon K Waugh by Deed Book 274 page 860;

Thence, with the centerline of said vacated alley, **South 46° 19' 53" West**, passing an iron pin and cap set at 134.25 feet, a total distance of **140.25 feet** to the centerline intersection of said vacated alleys and being in the Northeast line of said portion of vacated alleys conveyed to James D Haskins by Official Record 325 page 514;

Thence, with the centerline of said vacated alley, **North 44° 02' 07" West**, passing an iron pin and cap set at 6.00 feet, a total distance of **149.68 feet** to an iron pin and cap set in the East line of London Marysville Road;

Thence, with the East line of London Marysville Road, **North 02° 13' 05" East**, passing the Southwest corner of Lot 81 at 11.42 feet, passing the South corner of Lot 82 at 81.27 feet, a total distance of **194.14 feet** returning to the **Point of Beginning**, containing **0.6995 Acres** more or less, of which 0.2000 acres more or less is all of Lot 79, 0.1000 acres more or less is part of Lot 80, 0.1000 acres more or less is part of Lot 80, 0.1718 acres more or less is all of Lot 81, 0.0735 acres more or less is all of Lot 82 and 0.0542 acres more or less is all of said portion of vacated alley.

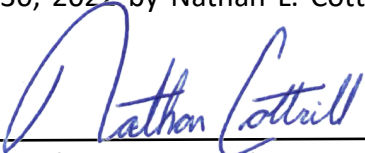
Bearings are based on a GPS observation on January 19, 2022, WGS 1984 Geodetic North.

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 June 30, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220506-0.6995)



  
Nathan L. Cottrill, PS #8821