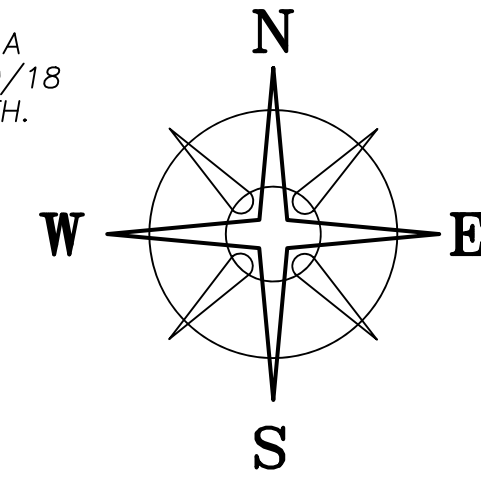


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 11/20/18
WGS 1984 GEODETIC NORTH.



WESTMOOR SUBDIVISION
BLOCK "A"
PB 1 PG 373 & 374

LOT 2

LOT 1

WESTMOOR DRIVE (50' WIDE)

0.3037± ACRES
0.2589± NET ACRES

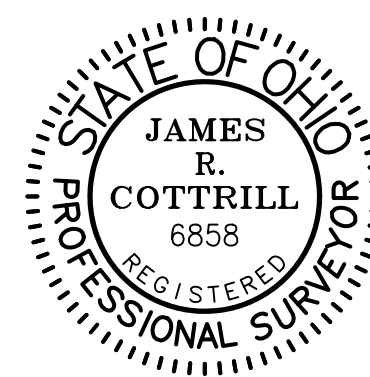
DEED REFERENCE
LONDON R & STACEY L
MCKENZIE, JOINT LIVES
OR 251 PG 2068
Ⓐ PARCEL No. 31-00948.000
0.35 ACRES

ODOT R/W PLANS
MAD-42-5.95
SHEETS 31/32 & 4/5
STA. 324+00 TO 334+75

POB
N=686824.19'
E=1700433.60'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- Ⓜ COUNTY MONUMENT 02-013 (FOUND)
 - Ⓣ 3/4" T-BAR & CAP (FOUND)
 - Ⓞ MAG NAIL (SET)
 - Ⓢ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



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

0.3037± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MCKENZIE

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 11/26/18

SCALE : 1" = 30'
30' 15' 0 30'

JOB No. S181110	CREW: MW
SURVEYED 11/20/18	DWN BY: NC
DRAWN 11/21/18	CHECK: RC

COTTRILL SURVEYING, INC

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

0.3037 Acre Tract Surveyed for McKenzie

The following described 0.3037 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 0.35 acre tract (Parcel 31-00948.000) conveyed to Landon R and Stacey L McKenzie by Official Record 251 page 2068, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of West High Street (US Route 42, 60 feet right-of-way) at the South corner of a 0.35 acre tract conveyed to James L and Valerie E Peart, Joint Lives by Official Record 117 page 2027 and the East corner of said 0.35 acre tract, said mag nail bears South 48° 26' 37" West a distance of 150.64 feet from the centerline intersection of West High Street and Westmoor Drive (50 feet wide);

Thence, with the centerline of West High Street, **South 48° 26' 37" West** a distance of **65.00 feet** to the East corner of a 0.56 acre tract conveyed to Gary W and Laura Hamilton by Official Record 85 page 78;

Thence, with the Northeast line of said 0.56 acre tract, **North 41° 33' 23" West**, passing a 3/4 inch T-bar and cap found at 42.64 feet, a total distance of **203.50 feet** to a 3/4 inch T-bar and cap found at the South corner of Lot 2 of Westmoor Subdivision Block "A" as recorded in Plat Book 1 pages 373 and 374;

Thence, with the Southeast line of said Lot 2, **North 48° 26' 37" East** a distance of **65.00 feet** to a 3/4 inch T-bar and cap found at the West corner of said Peart's 0.35 acre tract;

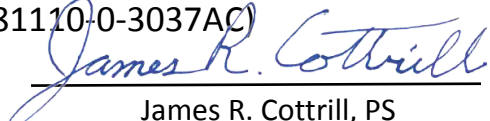
Thence, with the Southwest line of said Peart's 0.35 acre tract, **South 41° 33' 23" East**, passing a 3/4 inch T-bar and cap found at 160.80 feet, a total distance of **203.50 feet** returning to the **Point of Beginning**, containing **0.3037 Acres** more or less.

Bearings are based on a GPS observation on November 20, 2018, 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 November 20, 2018 by James R. Cottrill, PS registration #6858. (Job #S181110-0-3037AC)


James R. Cottrill, PS

