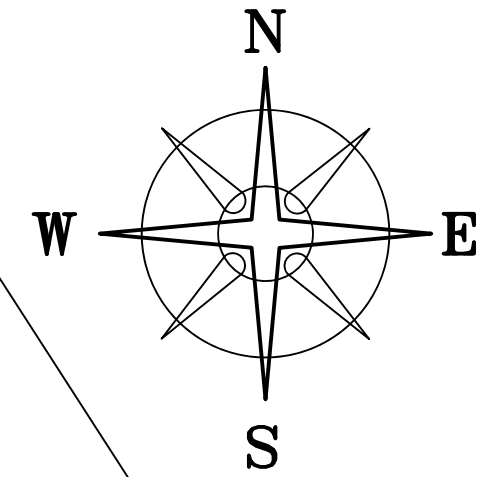


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 11/20/18  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
KAYLA A REECE  
OR 321 PG 1126  
PARCEL No. 31-02063.000  
PART OF LOT 20  
7360 SQFT  
FARRARS BROS. ADDITION  
AS ORIGINALLY RECORDED IN  
PB 1 PG 24

**POB**  
N=686669.865'  
E=1702218.255'

**WESTERN AVE (50' WIDE)**  
PLAT LANGUAGE STATES 60' WIDE; PLAT SHOWS 50' WIDE  
PROVES BETWEEN FOUND MONUMENTATION AND STREETS SPLITS TO BE 50' WIDE

LARRY L & JULIA A  
MORGAN, JT LIVES  
OR 293 PG 1116  
3924 SQFT

USA INVESTMENT  
GROUP MANAGEMENT  
OR 353 PG 500  
5887 SQFT (TRACT ONE)

**0.1661± ACRES**  
PART OF LOT #20

**16' ALLEY**

**16' ALLEY**

LOT #22

LOT #5

LOT #6

LOT #7

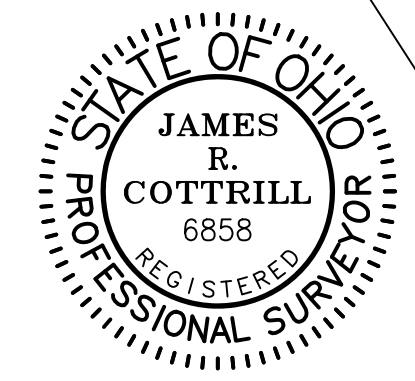
LOT #8

LINE	BEARING	DISTANCE
L1	S 33°24'09" E	9.00'
L2	S 57°08'01" W	16.66'

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - △ COUNTY MONUMENT 02-013 (FOUND)
  - 5/8" Ø REBAR (FOUND)
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - ⊕ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "NORTHLAND SURVEYING" (FOUND)
  - ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

**\*\*NOTES\*\***

SUBDIVISION PRORATED TO FIT CURB SPLITS.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 02/26/20

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

**0.1661± ACRES,**  
**VMS 8836, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR REECE.**

SCALE : 1" = 20'	JOB No. S200208	CREW: MW
20' 10' 0' 20'	SURVEYED 02/2020	DWN BY: RC,MW
	DRAWN 02/2020	CHECK: NC

# COTTRILL SURVEYING, INC

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

## **0.1661 Acre Tract Surveyed for Reece**

The following described 0.1661 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8836, being all of a 7360 square feet tract (Parcel 31-02063.000, being part of Lot 20 of Farrars Bros. Addition as originally recorded in Plat Book 1 page 24), conveyed to Kayla A Reece by Official Record 321 page 1126, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the southeast line of Western Avenue (50 feet wide) and the northeast line of a 16 feet alley as dedicated in said subdivision and being the west corner of said Lot 20;

Thence, with the southeast line of Western Avenue, **North 57° 07' 18" East** a distance of **56.92 feet** to the west corner of a 3942 square feet tract conveyed to Larry L and Julia A Morgan, Joint Lives by Official Record 293 page 1116, from said corner an iron pin and cap set bears North 33° 24' 09" West a distance of 0.90 feet;

Thence, with the southwest line of said 3942 square feet tract, **South 33° 24' 09" East**, passing a 5/8 inch diameter rebar found 0.19 feet right at 4.91 feet, passing the west corner of a 5887 square feet tract conveyed to USA Investment Group Management by Official Record 353 page 500 at 52.00 feet, passing a 5/8 inch diameter rebar found 0.42 feet right at 57.13 feet, a total distance of **123.08 feet** to an iron pin and cap set at the north corner of a 375 square feet tract conveyed to USA Investment Group Management by Official Record 353 page 500;

Thence, around said 375 square feet tract with the following two courses:

- 1) **South 57° 08' 01" West** a distance of **41.67 feet** to an iron pin and cap set;
- 2) **South 33° 24' 09" East** a distance of **9.00 feet** to an iron pin and cap set in the northwest line of a 16 feet wide alley as dedicated by said subdivision;

Thence, with the northwest line of said alley, **South 57° 08' 01" West** a distance of **16.66 feet** to an iron pin and cap set in the northeast line of a 16 feet wide alley;

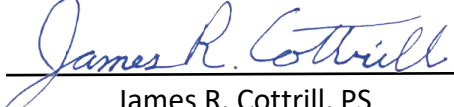
Thence, with the northeast line of said alley, **North 32° 47' 28" West** a distance of **132.06 feet** returning to the **Point of Beginning**, containing **0.1661 Acres** more or less.

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 Surveying"

This description is based on a field survey performed February 24, 2020 by James R. Cottrill, PS registration #6858. (Job #S200208-0.1661)

  
James R. Cottrill, PS

