

DEED REFERENCE

ROBERT L CREAGER, JR
OR 276 PG 1826

PARCEL No. 31-01671.000

(A) LOT 5 & VAC ALLEY

PARCEL No. 31-01670.000

(B) PART OF LOT 6

P. WEBER'S SECOND ADDITION
PB 1 PG 127-128

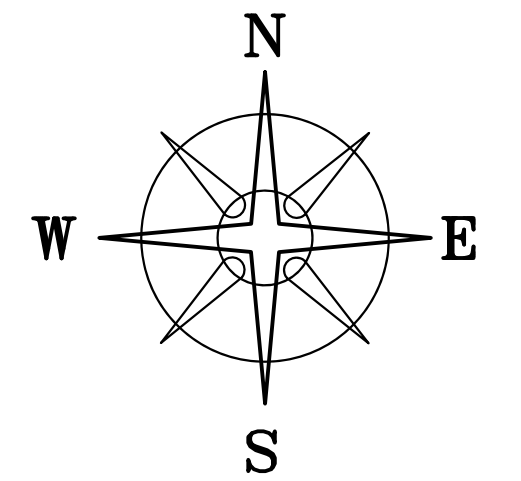
LEGEND

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

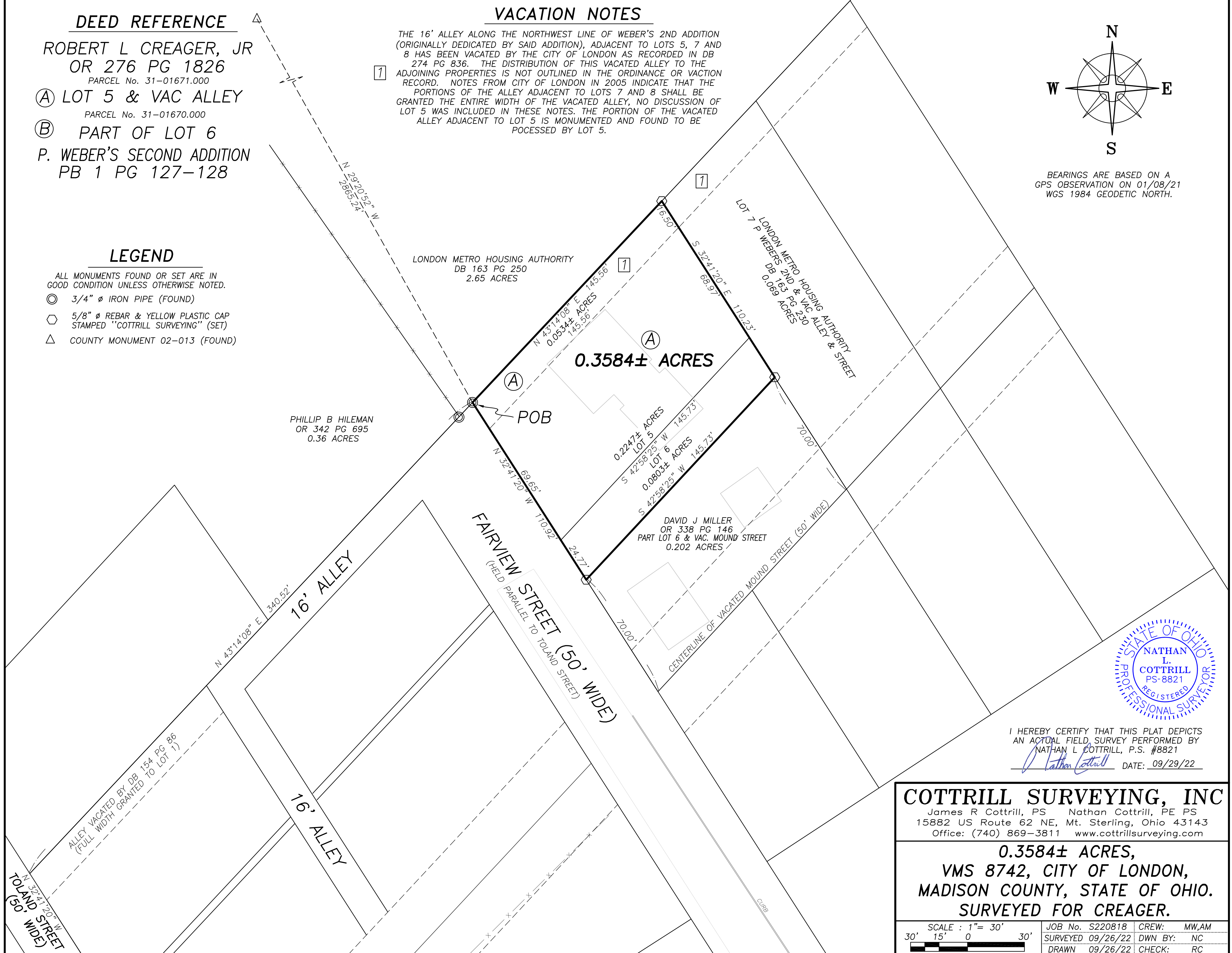
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- △ COUNTY MONUMENT 02-013 (FOUND)

VACATION NOTES

THE 16' ALLEY ALONG THE NORTHWEST LINE OF WEBER'S 2ND ADDITION (ORIGINALLY DEDICATED BY SAID ADDITION), ADJACENT TO LOTS 5, 7 AND 8 HAS BEEN VACATED BY THE CITY OF LONDON AS RECORDED IN DB 274 PG 836. THE DISTRIBUTION OF THIS VACATED ALLEY TO THE ADJOINING PROPERTIES IS NOT OUTLINED IN THE ORDINANCE OR VACATION RECORD. NOTES FROM CITY OF LONDON IN 2005 INDICATE THAT THE PORTIONS OF THE ALLEY ADJACENT TO LOTS 7 AND 8 SHALL BE GRANTED THE ENTIRE WIDTH OF THE VACATED ALLEY, NO DISCUSSION OF LOT 5 WAS INCLUDED IN THESE NOTES. THE PORTION OF THE VACATED ALLEY ADJACENT TO LOT 5 IS MONUMENTED AND FOUND TO BE POSSESSED BY LOT 5.



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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 09/29/22

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

**0.3584± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CREAGER.**

SCALE : 1" = 30'
30' 15' 0 30'
JOB No. S220818 CREW: MW,AM
SURVEYED 09/26/22 DWN BY: NC
DRAWN 09/26/22 CHECK: RC

COTTRILL SURVEYING, INC

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0.3584 Acre Tract *Surveyed for Creager*

The following described 0.3584 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of P Weber's Second Addition as recorded in Plat Book 1 page 127-128, being all of Lot 5 (Parcel 31-01671.000) and part of Lot 6 (Parcel 31-01670.000) as conveyed to Robert L Creager, Jr by Official Record 276 page 1826 and a portion of a 16 feet wide alley vacated by Deed Book 274 page 836, and being more particularly described as follows:

Beginning at a 3/4 inch diameter iron pipe found at the intersection of the Northwest line of said vacated alley with the Northeast line of Fairview Street (50 feet wide), said pipe being in the Southeast line of a 2.65 acre tract conveyed to London Metro Housing Authority by Deed Book 163 page 250 and bearing North 43° 14' 08" East a distance of 340.52 feet from the Northeast line of Toland Street (50' wide);

Thence, with the Southeast line of said 2.65 acre tract and the Northwest line of said vacated alley, **North 43° 14' 08" East** a distance of **145.56 feet** to an iron pin and cap set at the West corner of a portion of the vacated alley which has been determined by the City of London in 2005 to be conveyed to London Metro Housing Authority by Deed Book 163 page 230;

Thence, with the extension of the Northeast line of said Lot 5, **South 32° 41' 20" East**, passing the West corner of Lot 7 of said Addition as conveyed to London Metro Housing Authority by Deed Book 163 page 230 in the North corner of said Lot 5 at 16.50 feet, passing the North corner of said Lot 6 at 85.47 feet, a total distance of **110.23 feet** to an iron pin and cap set at the North corner of a 0.202 acre tract conveyed to David J Miller by Official Record 338 page 146;

Thence, with the Northwest line of said 0.202 acre tract, **South 42° 58' 25" West** a distance of **145.73 feet** to an iron pin and cap set in the Northeast line of Fairview Street;

Thence, with the Northeast line of Fairview Street, **North 32° 41' 20" West**, passing the South corner of said Lot 5 at 24.77 feet, passing the South corner of said vacated alley at 94.42 feet, a total distance of **110.92 feet** returning to the **Point of Beginning**, containing **0.3584 Acres** more or less, of which 0.2247 acres more or less is all of said Lot 5, 0.0803 acres more or less is part of said Lot 6, and 0.0534 acres more or less is part of said vacated alley.

Bearings are based on a GPS observation on January 08, 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 September 27, 2022 by Nathan L. Cottrill, PS registration #8821.



A handwritten signature in blue ink that reads "Nathan L. Cottrill".

Nathan L. Cottrill, PS #8821

(Job #S220818-0.3584)