

IN PLAIN CITY
SCALE 1" = 30'

SEE PAGE 55

The survey map depicts two adjacent lots, labeled 3 and 4, situated along a common frontage line. Lot 3 is on the left, and Lot 4 is on the right. Both lots are owned by the JOANNE HIPWELL TRUST, dated 10-JUN-1993. Lot 3 has an area of 24,619 SQ FT and Lot 4 has an area of 13,741 SQ FT. The map shows the following dimensions and bearings for the boundaries:

- Lot 3 (Left):**
 - North boundary: N 0°59'13" E, 180.00'
 - East boundary: S 88°45'17" E, 213.73'
 - South boundary: N 88°45'17" W, 212.50'
 - West boundary: 4220 W, 106.00'
- Lot 4 (Right):**
 - North boundary: S 88°45'17" E, 107.37'
 - East boundary: S 1°22'43" W, 180.00'
 - South boundary: 4208 W, 106.50'
 - West boundary: N 0°59'13" E, 128.50'
- Common Frontage:** The frontage line is defined by the West boundaries of both lots, with a total width of 212.50'.

2575 NORTH ST

10' UTILITY & DRAINAGE EASEMENTS EACH
SIDE OF PROPERTY LINES AS INDICATED
BY DASHED LINES EXCEPT AS OTHERWISE
SHOWN.

FOR COMPLETE ENG DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 85, PAGE 52 OF RECORDS.