

IN ROY CITY
SCALE 1" = 40'

SEE PAGE 73

The survey map depicts two adjacent lots, Lot 1 and Lot 2, separated by a common boundary. Lot 1 is the upper portion of the map, owned by the Mark Wagstaff Trust, and Lot 2 is the lower portion, owned by Ryan G. Wagstaff. Both lots are rectangular and have their dimensions and bearings clearly marked. The map also shows the frontages on 5500 South St and 3500 West St, along with the intersection of the two streets.

Lot 1 (Top):

- Owner: MARK WAGSTAFF TRUST
- DTD: APRIL 14, 2010
- Parcel ID: 095790001
- Area: 32,460 SQFT
- Dimensions:
 - Top: 251.18'
 - Right: 124.42'
 - Bottom: 100.07'
 - Left: 151.63'
- Bearings:
 - Top: S 88°33'34" E
 - Right: 54°51' S
 - Bottom: N 89°49'28" W
 - Left: S 89°12'24" E
- Frontage: 129.02' on 5500 SOUTH ST
- Sideage: 132.33' on 3500 WEST ST

Lot 2 (Bottom):

- Owner: RYAN G WAGSTAFF
- Parcel ID: 095790002
- Area: 19,546 SQFT
- Dimensions:
 - Top: 151.63'
 - Right: 128.86'
 - Bottom: 151.54'
 - Left: 129.02'
- Bearings:
 - Top: S 89°12'24" E
 - Right: S 00°35'33" W
 - Bottom: N 89°16'03" W
 - Left: N 00°33'05" E
- Frontage: 129.02' on 5500 SOUTH ST
- Sideage: 132.86' on 3500 WEST ST

Streets:

- 5500 SOUTH ST (Frontage of both lots)
- 3500 WEST ST (Sideage of both lots)

Other Features:

- Lot 1 is labeled with a "1" and Lot 2 with a "2".
- The common boundary between the lots is marked with a dashed line and a bearing of S 89°12'24" E.
- The intersection of the two streets is marked with a "4.00'" offset.

FOR COMPLETE ENG DATA SEE
ORIGINAL DEDICATION PLAT IN
BOOK 69, PAGE 93 OF RECORDS.

BK 04-09