



Ohio Edison Comp.
V.123; P.221
V.145; P.275

Ohio Edison Comp.
V.280, P.680

Location: City of London, V.M.S. 8742
Address: 303 Chrisman Avenue
Reference Bearing: N.45° E Centerline of Chrisman Ave.
as surveyed by Roger Thompson in 1990
All monuments set are 5/8" dia. rebar, 30" long w/ a plastic cap
with Louis A. Green #6147
Current Owner: Earl David Baldwin and Sherry R. Baldwin
303 Elm Street, London, Ohio 43140
V.297; P.506
Surveyed: 5/14/94

Surveyor: Louis A. Green, P.S. # 6147
Zoning Classification: R-3 and Floodplain

City of London
London Water Works Company
V.52; P.589

I certify that this survey was performed under my direct supervision, all monuments
are set as shown, the lines and bearings shown are accurate and that this survey
meets or exceeds the quality and accuracy required under Chapter 4733-37 of the
Ohio Revised Code.

Louis A. Green 6/28/94
Louis A. Green, P.S.
Registered Surveyor #6147, State of Ohio Date



CASEY ELLIOTT, PE
CONSERVATION TECHNOLOGIES, INC.
212 WEST HIGH STREET
LONDON, OHIO 43140
(614)852-1900

Minor Subdivision Split Approved By:

Elmer Olsen

Elmer Olsen, Safety Service Director, City of London
per Section 1103.04 Planning and Zoning Code
of the City of London

Surveyed By:
Louis A. Green and Associates
894 North Detroit Street
Xenia, Ohio 45385

A Minor Subdivision
of Five tracts from a 2.8115 Ac. Tract
303 Chrisman Avenue
City of London, Outlot 17, V.M.S. 8742
for
Earl David and Sherry R. Baldwin

99-94

LEGAL DESCRIPTION for TRACT 1

The following description is for a 0.5197 acre tract of land split from a 2.8115 acre parcel in the state of Ohio, Madison County, City of London, Virginia Military Survey (VMS) 8742 and last conveyed to Earl David and Sherry R. Baldwin in Deed Book 297, Page 506. The tract is described as follows:

Beginning at a PK nail found in the centerline of Chrisman Avenue at the TRUE POINT OF BEGINNING, said point being S 45°00'E, 675.98' from a PK nail found in the centerline of Chrisman Avenue at the southwest Right of Way of North Madison Street and is the north corner of the Ohio Edison Company (Deed Book 123, Page 221);

Thence N 45°00'00" E 61.00' along the centerline of Chrisman Avenue and the northwest line of the original parcel;

Thence S 44°59'30" E 371.15' through the original parcel to an iron pin set on the southeast line of the original parcel and the northwest line of the City of London, Water Works Company (Deed Book 52, Page 589) passing over a 3/4" steel pin set on the southeast Right of Way line of Chrisman Avenue;

Thence S 45°00' 00" W 61.00' to an iron pipe with a surveyor's identifying cap found, said point being the extreme southern corner of the original parcel next to the City of London, Water Works Company;

Thence N 44°59'30" W 371.15' to the PK nail which is the TRUE POINT OF BEGINNING passing over an iron pipe with a surveyor's identifying cap found at 91.14' said point being the eastern corner of a parcel in the name of the Ohio Edison Company (Deed Book 145, Page 275); a second iron pipe with surveyor's cap found at 171.14' said point being the east corner of a second parcel in the name of Ohio Edison Company (Deed Book 280, Page 680) and an iron pin set at 341.15' in the southeast Right of Way of Chrisman Avenue.

The tract of land described contains 0.5197 acres including 0.0420 acres within the Right of Way of Chrisman Avenue and is subject to all easements, rights of way and restrictions of record. The *Basis of Bearings* is the centerline of Chrisman Avenue as established in a survey for the Ohio Edison Company (Deed Book 280, Page 680). All pins set are either 3/4" diameter solid steel pins 30" long with identifying surveyor's caps set flush with the ground or PK Nails in pavement.

This description was prepared from an actual survey performed in May of 1994 under the supervision of Louis A. Green, P.S. Number 6147, State of Ohio.

LEGAL DESCRIPTION for TRACT 2

The following description is for a 0.5112 acre tract of land split from a 2.8115 acre parcel in the state of Ohio, Madison County, City of London, Virginia Military Survey (VMS) 8742 and last conveyed to Earl David and Sherry R. Baldwin in Deed Book 297, Page 506. The tract is described as follows:

Beginning at a PK nail found in the centerline of Chrisman Avenue, said point being S 45°00'E, 675.98' from a PK nail found in the centerline of Chrisman Avenue at the southwest Right of Way of North Madison Street and is the north corner of the Ohio Edison Company (Deed Book 123, Page 221);

Thence N 45°00'00" E 61.00' along the centerline of Chrisman Avenue and the northwest line of the original parcel to the TRUE POINT OF BEGINNING;

Thence N 45°00'00" E 60.00' continuing along the centerline of Chrisman Avenue and the northwest line of the original parcel to a point;

Thence S 44°59'30" E 371.15' through the original parcel to an iron pin set on the southeast line of the original parcel and the northwest line of the City of London, Water Works Company (Deed Book 52, Page 589) passing over a 3/4" steel pin set at 30.00' in the southeast Right of Way line of Chrisman Avenue;

Thence S 45°00'00" W 60.00' to a 3/4" iron pin set, along the southeast line of the original parcel and the northwest line of the City of London, Water Works Company;

Thence N 44°59'30" W 371.15' through the original parcel to the TRUE POINT OF BEGINNING, passing over an iron pin set at 341.15' in the southeast Right of Way of Chrisman Avenue.

The tract of land described contains 0.5112 acres including 0.0413 acres within the Right of Way of Chrisman Avenue and is subject to all easements, rights of way and restrictions of record. The *Basis of Bearings* is the centerline of Chrisman Avenue as established in a survey for the Ohio Edison Company (Deed Book 280, Page 680). All pins set are either 3/4" diameter solid steel pins 30" long with identifying surveyor's caps set flush with the ground or PK Nails in pavement.

This description was prepared from an actual survey performed in May of 1994 under the supervision of Louis A. Green, P.S. Number 6147, State of Ohio.

LEGAL DESCRIPTION for TRACT 3

The following description is for a 0.5112 acre tract of land split from a 2.8115 acre parcel in the state of Ohio, Madison County, City of London, Virginia Military Survey (VMS) 8742 and last conveyed to Earl David and Sherry R. Baldwin in Deed Book 297, Page 506. The tract is described as follows:

Beginning at a PK nail found in the centerline of Chrisman Avenue, said point being S 45°00'E, 675.98' from a PK nail found in the centerline of Chrisman Avenue at the southwest Right of Way of North Madison Street and is the north corner of the Ohio Edison Company (Deed Book 123, Page 221);

Thence N 45°00'00" E 121.00' along the centerline of Chrisman Avenue and the northwest line of the original parcel to the TRUE POINT OF BEGINNING;

Thence N 45°00'00" E 60.00' continuing along the centerline of Chrisman Avenue and the northwest line of the original parcel to a point;

Thence S 44°59'30" E 371.15' through the original parcel to an iron pin set on the southeast line of the original parcel and the northwest line of the City of London, Water Works Company (Deed Book 52, Page 589) passing over a 3/4" steel pin set at 30.00' in the southeast Right of Way line of Chrisman Avenue;

Thence S 45°00' 00" W 60.00' to a 3/4" iron pin set, along the southeast line of the original parcel and the northwest line of the City of London, Water Works Company;

Thence N 44°59'30" W 371.15' through the original parcel to the TRUE POINT OF BEGINNING, passing over an iron pin set at 341.15' in the southeast Right of Way of Chrisman Avenue.

The tract of land described contains 0.5112 acres including 0.0413 acres within the Right of Way of Chrisman Avenue and is subject to all easements, rights of way and restrictions of record. The *Basis of Bearings* is the centerline of Chrisman Avenue as established in a survey for the Ohio Edison Company (Deed Book 280, Page 680). All pins set are either 3/4" diameter solid steel pins 30" long with identifying surveyor's caps set flush with the ground or PK Nails in pavement.

This description was prepared from an actual survey performed in May of 1994 under the supervision of Louis A. Green, P.S. Number 6147, State of Ohio.

LEGAL DESCRIPTION for TRACT 4

The following description is for a 0.5112 acre tract of land split from a 2.8115 acre parcel in the state of Ohio, Madison County, City of London, Virginia Military Survey (VMS) 8742 and last conveyed to Earl David and Sherry R. Baldwin in Deed Book 297, Page 506. The tract is described as follows:

Beginning at a PK nail found in the centerline of Chrisman Avenue, said point being S 45°00'E, 675.98' from a PK nail found in the centerline of Chrisman Avenue at the southwest Right of Way of North Madison Street and is the north corner of the Ohio Edison Company (Deed Book 123, Page 221);

Thence N 45°00'00" E 181.00' along the centerline of Chrisman Avenue and the northwest line of the original parcel to the TRUE POINT OF BEGINNING;

Thence N 45°00'00" E 60.00' continuing along the centerline of Chrisman Avenue and the northwest line of the original parcel to a point;

Thence S 44°59'30" E 371.15' through the original parcel to an iron pin set on the southeast line of the original parcel and the northwest line of the City of London, Water Works Company (Deed Book 52, Page 589) passing over a 3/4" steel pin set at 30.00' in the southeast Right of Way line of Chrisman Avenue;

Thence S 45°00' 00" W 60.00' to a 3/4" iron pin set, along the southeast line of the original parcel and the northwest line of the City of London, Water Works Company;

Thence N 44°59'30" W 371.15' through the original parcel to the TRUE POINT OF BEGINNING, passing over an iron pin set at 341.15' in the southeast Right of Way of Chrisman Avenue.

The tract of land described contains 0.5112 acres including 0.0413 acres within the Right of Way of Chrisman Avenue and is subject to all easements, rights of way and restrictions of record. The *Basis of Bearings* is the centerline of Chrisman Avenue as established in a survey for the Ohio Edison Company (Deed Book 280, Page 680). All pins set are either 3/4" diameter solid steel pins 30" long with identifying surveyor's caps set flush with the ground or PK Nails in pavement.

This description was prepared from an actual survey performed in May of 1994 under the supervision of Louis A. Green, P.S. Number 6147, State of Ohio.

LEGAL DESCRIPTION for TRACT 5

The following description is for a 0.5112 acre tract of land split from a 2.8115 acre parcel in the state of Ohio, Madison County, City of London, Virginia Military Survey (VMS) 8742 and last conveyed to Earl David and Sherry R. Baldwin in Deed Book 297, Page 506. The tract is described as follows:

Beginning at a PK nail found in the centerline of Chrisman Avenue, said point being S 45°00'E, 675.98' from a PK nail found in the centerline of Chrisman Avenue at the southwest Right of Way of North Madison Street and is the north corner of the Ohio Edison Company (Deed Book 123, Page 221);

Thence N 45°00'00" E 241.00' along the centerline of Chrisman Avenue and the northwest line of the original parcel to the TRUE POINT OF BEGINNING;

Thence N 45°00'00" E 88.96' continuing along the centerline of Chrisman Avenue and the northwest line of the original parcel to a PK nail found in the centerline of Chrisman Avenue in the bridge over Oak Run;

Thence S 44°59'34" E 371.15' along the northeast line of the original parcel and the southwest line of the London Metropolitan Housing Authority (Deed Book 124, Page 623) to an iron pipe found at the easternmost corner of the original parcel and in the northwest line of the City of London, Water Works Company (Deed Book 52, Page 589) passing over a 3/4" steel pin set at 70.00' in the northeast line of the original parcel;

Thence S 45°00' 00" W 88.97' to a 3/4" iron pin set, along the southeast line of the original parcel and the northwest line of the City of London, Water Works Company;

Thence N 44°59'30" W 371.15' through the original parcel to the TRUE POINT OF BEGINNING, passing over an iron pin set at 341.15' in the southeast Right of Way of Chrisman Avenue.

The tract of land described contains 0.7582 acres including 0.0613 acres within the Right of Way of Chrisman Avenue and is subject to all easements, rights of way and restrictions of record. The *Basis of Bearings* is the centerline of Chrisman Avenue as established in a survey for the Ohio Edison Company (Deed Book 280, Page 680). All pins set are either 3/4" diameter solid steel pins 30" long with identifying surveyor's caps set flush with the ground or PK Nails in pavement.

This description was prepared from an actual survey performed in May of 1994 under the supervision of Louis A. Green, P.S. Number 6147, State of Ohio.