

# **PLAT of SURVEY and A LOT SPLIT and JOIN for 214 and 216 West High Street City of London, Ohio for Homer Jr. and Ellen A. Rutherford** **CITY OF LONDON, MADISON COUNTY, OHIO**

**PARCEL ONE**  
**PARCEL NUMBERS:** 31-02399.000  
 Part of 31-02397.000  
**LOCATION:** 216 WEST HIGH STREET  
 LONDON, OHIO 43140  
 CITY OF LONDON, OHIO  
 VIRGINIA MILITARY SURVEY 8742  
**AREA** = 0.576 ACRES  
**OWNER AND DEED REFERENCE**  
 HOMER JR. & ELLEN A. RUTHERFORD  
 DEED BOOK 292, PAGE 901

**PARCEL TWO**  
**PARCEL NUMBER:** 31-02398.000  
 Part of 31-02397.000  
**LOCATION:** 214 WEST HIGH STREET  
 LONDON, OHIO 43140  
 CITY OF LONDON, OHIO  
 VIRGINIA MILITARY SURVEY 8742  
**AREA** = 0.288 ACRES  
**OWNER AND DEED REFERENCE**  
 HOMER JR. & ELLEN A. RUTHERFORD  
 DEED BOOK 151, PAGE 687  
 DEED BOOK 292, PAGE 901

Deed References are Madison County Recorder's Records.

**BASIS OF BEARING:**  
 Centerline of US 42 (West High Street) as established  
 in the survey for the Madison County Senior Citizen's  
 Center in OR.114, PG.2402.  
 Bearing is N66°53'00"E.

**CERTIFICATION:** I certify that this plat and the description  
 developed from it meets the MINIMUM STANDARDS FOR BOUNDARY  
 SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio  
 Administrative Code. This plat and the description were  
 developed from an actual field survey performed in June 2007.

*Casey C. Elliott*

August 8, 2007

Casey C. Elliott, PS 7759, State of Ohio  
 212 West High Street  
 London, Ohio 43140  
 (740) 852-1300



**RICHARD L & SUSAN J  
 GREENWAY**  
 O.R.147, PG.1433  
 Parcel # 31-00231.000

Iron Fence Post is 1.39 feet  
 from property corner.

IRON FENCE POST FD

5/8" IRON PIPE  
 N64°15'40"E 564.16'

Property corner inside of 8"  
 Walnut tree  
 Center of Westbound Track described as the center  
 of the railroad Right-of-Way  
 (The Tracks have been removed.)  
 (See SH. 23 & 24, Vol. 6, Map Record Number  
 8213015 Norfolk and Southern RR Corp.)

Location of tracks established on bridge over  
 Oak Run

**PENNSYLVANIA LINES LLC &  
 NORFOLK SOUTHERN RAILROAD  
 CORP.**  
 OR.107, PG.1788  
 Parcel # 31-03200.000

**TREHEARNE DITCH**

**Donald & Janice L.  
 Miller**  
 O.R.03, PG.1117  
 Parcel # 31-02197.000

**Connie S. Bartruff &  
 Jerry L. Fitzpatrick**  
 O.R.118, PG.2245  
 Parcel #

**BD OF PARK COMM  
 OF MAD CO PARK  
 DIST**  
 O.R.150, PG.1136  
 Parcel # 31-03200.00

CL U.S.42 Curve  
 L=196.92'  
 R=592.46'  
 Δ=19°02'37"  
 C LEN=196.01'  
 BRG=S57°01'42"W  
 Dc=09°40'15"

**WEST HIGH ST. (U.S. 42)**

ROW re-established from ODOT  
 MAD-42-5.95 1965 ROW PLAN SH 4/5

Line departs from  
 centerline at 60.10 feet  
 N66°53'00"E  
 63.62'

0' 30' 60'  
 SCALE IN FEET

## **LEGEND**

- Monument found
- Monument set

Monuments found are described. Iron pins set are  
 5/8" diameter rebar with plastic ID caps labeled  
 ELLIOTT PS7759.

**MIDWAY ROAD (60' ROW)**

EDGE PAVEMENT

ROW

S21°58'46"E 214.88'

3/4" IRON PIPE FOUND

IRON PIN (MISSING)

IRON PIN SET

IRON PIN SET

IRON PIN SET

IRON PIN SET

IRON PIN SET

IRON PIN SET

IRON PIN SET

64-

**EXHIBIT A**  
**DESCRIPTION OF A**  
**LOT SPLIT and JOIN**  
**(PARCEL ONE)**  
**For Homer & Ellen A. Rutherford,**  
**At 216 West High Street**  
**City of London, Madison County, Ohio**

This description is for a property (PARCEL ONE on the plat) consisting of all of tract Number 31-02399.000 (Madison County Auditor) and part of tract No. 31-02397.000 in the name of Homer Rutherford, Jr. and Ellen A. Rutherford, Deed Book 292, Page 901, Madison County Recorder's records, located at 216 West High Street, London, Ohio, in Virginia Military Survey 8742 and is further described as follows:

Beginning at the intersection of West High Street (U.S. 42) and Midway Street at centerline station 323+28.3 (Ohio Department of Transportation MAD-42-5.95 Right-of-Way Plans, Sheet 4 of 5);

Thence N66°53'00"E, 63.62 feet, along the centerline of said West High Street to a point;

Thence S36°17'55"E, 32.04 feet, to an iron pin set in the south Right-of-way of West High Street and at the TRUE POINT OF BEGINNING for PARCEL ONE;

Thence N66°51'21"E, 97.20 feet, along the south Right-of-way line of West High Street to an iron pin set, said pin is 7.00 feet from an iron pin set in the east line of said 31-02397.000;

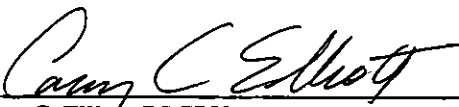
Thence S31°38'05"E, 48.00 feet, along the east side of an asphalt driveway, into said 31-02397.000 to an iron pin set, said pin set is 12.5 feet from the existing east line of said 31-02397.000;

Thence S38°30'55"E, 216.15 feet, through the said tract to the north Right-of-way of Pennsylvania Lines LLC and Norfolk and Southern Railroad Corporation (Official Records 107, Page 1788), to an iron pin set, said pin is 12.82 feet from an iron pin set at the southeast corner of said 31-02397.000;

Thence S64°15'40"W, 100.81 feet, along the north Right-of-way line of the said Norfolk and Southern Railroad to an iron pin set in the southeast corner of a property in the name of Donald and Janice L. Miller (O.R.03, PG.1117);

Thence N36°17'55"W, 267.48 feet, to the TRUE POINT OF BEGINNING of PARCEL ONE.

PARCEL ONE contains 0.576 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N66°53'00"E along the centerline of West High Street as established in the survey for the Madison County Senior Citizen's Center in O.R.114, PG.2402. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in June 2007 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

  
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Casey C. Elliott, PS 7759  
08/08/2007

**EXHIBIT A**  
**DESCRIPTION OF A**  
**LOT SPLIT and JOIN**  
**(PARCEL TWO)**  
**For Homer & Ellen A. Rutherford,**  
**At 214 West High Street**  
**City of London, Madison County, Ohio**

This description is for a property (PARCEL TWO) consisting of all of tract Number 31-02398.000 (Madison County Auditor) (Deed Book 151, Page 687, Madison County Recorder) and part of tract No. 31-02397.000 (Deed Book 292, Page 901) in the name of Homer Rutherford, Jr. and Ellen A. Rutherford, located at 214 West High Street, London, Ohio, in Virginia Military Survey 8742 and is further described as follows:

Beginning at the intersection of West High Street (U.S. 42) and Midway Street at centerline station 323+28.3 (Ohio Department of Transportation MAD-42-5.95 Right-of-Way Plans, Sheet 4 of 5);

Thence N66°53'00"E, 63.62 feet, along the centerline of said West High Street to a point;

Thence S36°17'55"E, 32.04 feet, to an iron pin set in the south Right-of-way of West High Street;

Thence N66°51'21"E, 97.20 feet, along the south Right-of-way line of West High Street to an iron pin set at the TRUE POINT OF BEGINNING of PARCEL TWO;

Thence N66°51'21"E, 7.00 feet, continuing along the south Right-of-way of West High Street, to the west line of said 31-02398.000 to an iron pin set;

Thence N38°30'55"W, 5.61 feet, to the northwest corner of said 03-02398.000 to an iron pin set;

Thence N46°35'26"E, 34.10 feet, along the south Right-of-way line of West High Street, to the northwest corner of a property in the name of Maria A. Elliott (Deed Book 108, Page 166) to an iron pin set, said pin is S47°15'52"W, 69.27 feet, from a 5/8" iron pipe found;

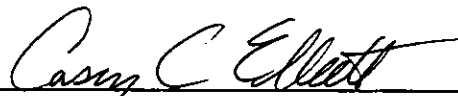
Thence S38°31'13"E, 281.02 feet, along the west line of the said Elliott property, passing an iron pin set at 276.02 feet, to the southwest corner of the said Elliott property and a point in the north Right-of-way line of the Pennsylvania Lines LLC and Norfolk and Southern Railroad Corporation (OR.107, PG.1788), said point is in the middle of an 8" Black Walnut tree;

Thence S64°15'40"W, 47.68 feet, along the north Right-of-way line of said railroad property, passing an iron pin set at 5.00 feet and an iron pin set in the southwest corner of the said 31-02398.000 at 34.86 feet, to an iron pin set;

Thence N38°30'55"W, 216.15 feet, through the said 31-02397.000 to an iron pin set, said pin set is 12.5 feet from the existing east line of said 31-02397.000;

Thence N31°38'05"W, 48.00 feet, parallel and 0.8' east of the east side of an asphalt driveway, to an iron pin set at the TRUE POINT OF BEGINNING OF PARCEL TWO.

PARCEL TWO contains 0.288 acres and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N66°53'00"E along the centerline of West High Street as established in the survey for the Madison County Senior Citizen's Center in O.R.114, PG.2402. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in June 2007 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

  
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Casey C. Elliott, PS 7759  
08/08/2007