



Bearings based on O.R. 138 Pg. 1416. Caps set on iron pins are stamped R.I. Baker S-5539.

Boundary lines are to lines of best evidence, lines of occupation and as per deed descriptions where ever they can be made to fit the existing field conditions.

Rodger I. Baker

October 18, 2007

Rodger I. Baker Ohio Surveyor # S-005539
P.O. Box 315
West Jefferson, Ohio 43162

Phone: 614-879-6004

ADDRESS III 117 119 121 & 121 1/2 SOUTH MAIN STREET
LONDON, MADISON COUNTY, OHIO

SCALE: AS SHOWN

N° III & N° 117 SURVEYED FOR RICHARD D. MINNER

92-07

Description of 3471 square feet (0.080 acre) being of record in O.R. 138 at Pg.1416 address 117 South Main Street, in City of London, Madison County, Ohio and being part of outlot # 3 P.P.N. 31-00751.000, aerial parcel # 1210, owner being Richard Minner and Sue E. Minner...bounded and more particularly described as follows:

Commence with a drill hole in the City concrete sidewalk on the occupied southwest line of South Main Street which hole measures 188.170 feet S 43 deg 30 min 22 sec E from the southeasterly line of West First Street and said hole measures 45.680 feet N 43 deg 30 min 22 sec W 45.680 feet from a capped steel pin on the northerly right of way line of Penn. Railroad 40 feet wide property...,said drill hole being hereafter the true point of beginning;

Thence: With a common wall go S 46 deg 29 min 37 sec W a distance of 65.661 feet to a corner of two walls;

Thence: Along the face of a wall S 43 deg 30 min 22 sec E 3.112 feet to a point on the northerly boundary of 40 feet wide Penn Railroad property;

Thence: With said railroad boundary line (passing a rebar found at 1.250 feet) S 79 deg 27 min 00 sec W a distance of 30.550 feet to a set 5/8 inch rebar capped;

Thence: Along the edge of a foundation for a wall and running parallel with the northeasterly face thereof go N 43 deg 30 min 22 sec W 25.970 feet to a set rebar;

Thence: Running along the face of a building N 46 deg 29 min 37 sec E 91.293 feet to a drill hole in the concrete City's sidewalk and being the occupied southwesterly line of South Main Street;

Thence: With the occupied right of way line of South Main Street...go along the front of a building S 43 deg 30 min 22 sec E 39.477 feet to the point of beginning:

Containing 0.080 Acre (3471 square feet) surveyed in October by Rodger I. Baker...Ohio surveyor # S-005539.

Together with an easement for ingress and egress to an existing entry to a cellar.

Beginning at the northerly corner of the above described 0.080 acre parcel go S 46 deg 29 min 37 sec W 28 feet; then N 43 deg 30 min 22 sec W 12.00 feet; then parallel with the first course N 46 deg 29 min 37 sec E 28 feet to the southwesterly line of South Main Street; then with said line of Main Street go S 43 deg 30 min 22 sec E 12.00 feet to the point of beginning.

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Description of 5,146.48 square feet of land (0.1181 acre) part of out lot #3, City of London, Madison County, Ohio located at # 111 South Main Street...being P.P.N. # 31-00759.000, recorded in O.R. 138 at Pg. 1416 owned by Richard Minner and Sue E. Minner being bounded and more particularly described as follows:

Beginning with a drill hole in the City's concrete sidewalk on the occupied southwesterly right of way and boundary for South Main Street which drill hole measures along said right of way line a distance of 148.693 feet from the southeasterly line of West First Street...bearing S 43 deg 30 min 22 sec East therefrom;

Thence: Following along an existing wall of a building S 46 deg 29 min 37 sec W 91.293 feet to a capped rebar set;

Thence: Following along the edge of a foundation of an existing building N 43 deg 30 min 22 sec W (passing a set capped rebar at 56.273 feet) a total distance of 56.693 feet to a corner point;

Thence: N 46 deg 29 min 37sec E (along the face of a metal sided portion of a building) 10.900 feet to the face of a brick building;

Thence: With said face of said wall S 43 deg 30 min 22 sec E 0.420 foot to the building corner;

Thence: Following the face of an existing brick wall (building wall) N 46 deg 29 min 37 sec E 80.393 feet to a point at the front corner of said building;

Thence: Following the southwesterly line of South Main Street (passing a drill hole at 0.500 foot) S 43 deg 30 min 22 sec E 56.273 feet to the point of beginning.

Containing within said bounds 0.1181 acre surveyed October 2007 by Rodger I. Baker Ohio surveyor # S-005539. Caps set are stamped S-5539. Bearing based on O.R. 138 Pg. 1416.

Subject to the following easement for ingress and egress being 12 feet wide and 28 feet long for the purpose of access to an existing cellar entry (doors and stairway).

Beginning at the point of beginning cited in the above described 0.1181 acre; then go along a building wall S 46 deg 29 min 37 sec W 28 feet; then N 43 deg 30 min 22 sec W 12 feet; then parallel with aforementioned building N 46 deg 29 min 37 sec E 28 feet to the southwesterly line of South Main Street; then with said line of South Main Street S 43 deg 30 min 22 sec E 12 feet to the point of beginning.



October 18, 2007

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