



LEGEND

●	IPF	3/4" IRON PIN FOUND
○	IPS	IRON PIN SET
◆	PKF	P.K. NAIL FOUND

SURVEY OF
0.120 ACRES
 LYING IN
 VIRGINIA MILITARY SURVEY
 NO. 8863
 CITY OF LONDON, COUNTY OF MADISON,
 STATE OF OHIO

LS LANDMARK SURVEY
GI GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
 PHONE: (614) 485-9000 FAX: (614) 485-9003

DATE: 6/11/2014 FILE NO. 158774

NOTE:
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, WITH RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN MAY OF 2014 AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



Scott D. Grundeel 7/1/14

SCOTT D. GRUNDEEL, P.S.
 REGISTERED SURVEYOR NO. 8047

DATE

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON BEARING S 40°41'56" E FOR THE WESTERLY RIGHT-OF-WAY OF SOUTH WALNUT STREET (50 FEET WIDE), BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

DRAWN BY: DJH

**DESCRIPTION OF 0.120 ACRES
LYING SOUTH OF EAST CENTER STREET
AND WEST OF SOUTH WALNUT STREET**

Situated in the State of Ohio, County of Madison, City of London, lying in Virginia Military Survey No. 8863, and being all of a 0.122 acre tract (P.N. 31-03032.000, 177 South Walnut Street), conveyed to Advantage Bank, by deed of record in Deed Book 288, Page 616, records of the Recorder's Office, Madison County, Ohio and being bounded and more particularly described as follows:

Beginning for reference at a P.K. nail found where the southerly right-of-way of East Center Street (50 feet wide) intersects the westerly right-of-way of South Walnut Street (50 feet wide);

Thence South 40°41'56" East, a distance of 255.00 feet, along the westerly right-of-way of said South Walnut Street, to an iron pin set on the westerly right-of-way of said South Walnut Street, at the easterly common corner of said 0.122 acre tract and a 0.116 acre tract conveyed to Kenneth W. Rogers, by deed of record in Deed Book 224, Page 1968 and the **Point of True Beginning**;

Thence South 40°41'56" East, a distance of 43.20 feet, along the westerly right-of-way of said South Walnut Street and the easterly line of said 0.122 acre tract to a point at the easterly common corner of said 0.122 acre tract and a 0.318 acre tract conveyed to James Shaw, by deed of record in Deed Book 246, Page 265, being referenced by a 3/4" iron pin found South 52°44'54" West a distance of 1.43 feet;

Thence South 52°44'54" West, a distance of 131.12 feet, passing said iron pin at 1.43 feet, along the line common to said 0.122 acre and 0.318 acre tracts to an iron pin set at the westerly common corner of said 0.122 acre and 0.318 acre tracts, on the easterly right-of-way of a 16 feet wide Alley;

Thence North 33°19'05" West, a distance of 38.50 feet, along the westerly line of said 0.122 acre tract and the easterly right-of-way of said Alley, to an iron pin set at the westerly common corner of said 0.122 acre and 0.116 acre tracts;

Thence North 50°36'16" East, a distance of 125.97 feet, along the line common to said 0.122 acre and 0.116 acre tracts, to the **Point of Beginning**, containing 0.120 acres more or less. Being subject to all easements, restrictions, and rights-of-way of record.

The bearing on the above description are based on the bearing South 40°41'56" East for the westerly right-of-way of South Walnut Street, based on the Ohio State Plane Coordinate System, South Zone, NAD 83 Datum (2011), taken from GPS observation on June 10, 2014.

All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in June of 2014.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 7/1/14

Scott D. Grundei, P.S. Date
Registered Surveyor No. 8047