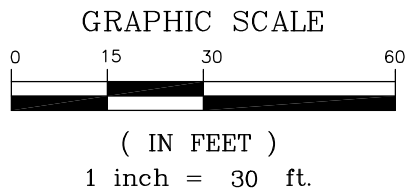


MON 02-013 FOUND  
 N=686289.862  
 E=1704489.626

**LEGEND**

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- MADISON COUNTY ENGINEER CONTROL MONUMENT FOUND
- RBS REBAR SET
- ◇ MNS MAG NAIL SET
- ✕ EXISTING FENCE LINE



**BASIS OF BEARINGS:**

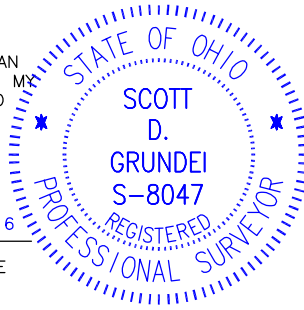
THE BEARINGS SHOWN HEREON ARE THE BEARING N 53°43'37" W FOR THE NORTHERLY LINE OF MAIN STREET, BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 DATUM (2011), TAKEN FROM GPS OBSERVATION.

**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 REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN SEPTEMBER OF 2016 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

**SURVEY OF  
 0.278 ACRES**  
 LYING IN  
**VIRGINIA MILITARY SURVEY  
 NUMBER 8863  
 CITY OF LONDON,  
 COUNTY OF MADISON,  
 STATE OF OHIO**



**LS GI** LANDMARK SURVEY GROUP, INCORPORATED

2099 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212  
 PHONE: (614) 485-9000 FAX: (614) 485-9003  
 DATE: 9/29/16 FILE NO. 188504  
 REV: 10/10/16

DRAWN BY: DJH  
*Scott D. Grundeil* 10/10/16  
 SCOTT D. GRUNDEIL, P.S.  
 REGISTERED SURVEYOR NO. 8047

**DESCRIPTION OF 0.278 ACRES  
LYING WEST OF LINCOLN AVENUE AND  
NORTH OF MAIN STREET**

Situate in the State of Ohio, County of Madison, City of London, being part of Virginia Military Survey No. 8863, and being part of 40 square pole (0.25 acres) tract conveyed to Harvey A. Hignite (1/4 interest), Doyleene Skarjune (1/4 interest), Nancy Haggitt (1/4 interest) and James Hignite (1/4 interest), by deed of record in Official Record 292, Page 2659 (A.P.N. 31-00101.000), Recorder's Office, Madison County, Ohio and being bounded and more particularly described as follows:

Begin for Reference, at a point in the centerline of Main Street (80 feet wide) at the southeasterly corner of a 14 feet wide alley (if extended southwesterly), of London Bank Addition, as shown and delineated in Plat Book 1, Page 97 and the southwesterly corner of a 0.3081 acre tract conveyed to Richard L. Carter, by deed of record in Official Record 245, Page 979;

Thence South 53°43'37" East, a distance of 81.00 feet, along the centerline of said Main Street and the southerly line of said 0.3081 acre tract, to a MAG nail set at the southerly common corner of said 0.25 acre and 0.3081 acre tracts and being the **Point of True Beginning**;

Thence North 37°33'37" East, a distance of 165.70 feet, passing a 5/8 inch rebar found (capped "6858") at a distance of 40.00 feet, along the line common to said 0.25 acre and 0.3081 acre tracts to a 5/8 inch rebar found (capped "6858") at the northerly common corner of said 0.25 acre and 0.3081 acre tracts and on the southerly line of a 16.5 feet wide alley, of record in Plat Book 1, Page 97;

Thence South 53°39'33" East, a distance of 56.49 feet, along the line common to said 0.25 acre tract and said 16.5 feet wide alley, to a MAG nail set at the northeasterly corner of said 0.25 acre tract and a point in Lincoln Avenue (right-of-way varies)

Thence South 26°14'48" West, a distance of 168.16 feet, passing a MAG nail set on the northerly line of said Main Street at a distance of 127.54 feet, along the easterly line of said 0.25 acre tract, to a MAG nail set at the southeasterly corner of said 0.25 acre tract, in the centerline of said Main Street;

Thence North 53°43'37" West, a distance of 89.49 feet, along the southerly line of said 0.25 acre tract, to the **Point of True Beginning**, containing 0.278 acres more or less of which 0.079 acres lies within the present right-of-way of Main Street, being subject to all restrictions, easements and rights-of-ways of record.

The bearings shown hereon are based on the bearing of North 53°43'37" West for the centerline of Main Street, based on the Ohio State Plane Coordinate System, South Zone, NAD 83 datum (2011), taken from GPS observation.

The above description is based on an actual field survey performed in September of 2016.



**LANDMARK SURVEY GROUP, INC.**

*Scott D. Grundei*

9/29/16

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

Date