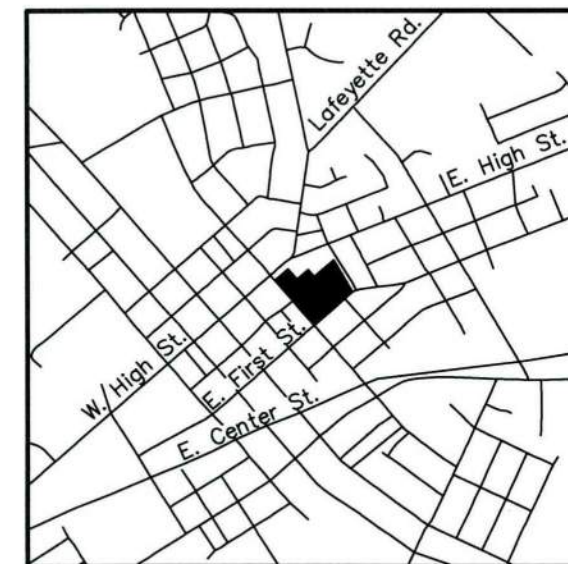
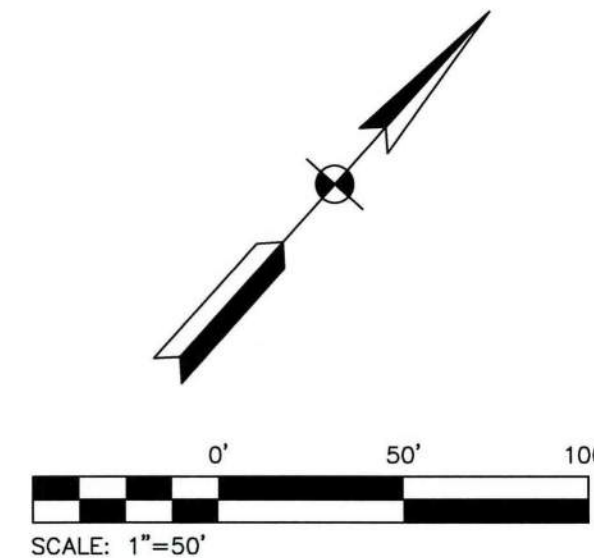


Situated in the State of Ohio, County of Madison,
City of London, being part of Virginia Military Survey
Number 9471

Current PID 31-03374.000
Current owner: City of London, Ohio
Current Deed Record: O.R. 250, pg 2579
6.7256 Acres (record & measured)
Current Site Address: 60 Walnut Street



VICINITY MAP
not to scale



Legend

- I.P.F. iron pin found
- ⊙ P.F. iron pipe found
- I.P.S. iron pin set w/American Structurepoint 8438 cap
- M.N.S. mag nail set

BASIS OF BEARINGS

Bearings described herein are based on the bearing of S 48° 50' 48" W for the northwest right-of-way line for E. First Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey on the ODOT VRS network.

BUILDING NOTE

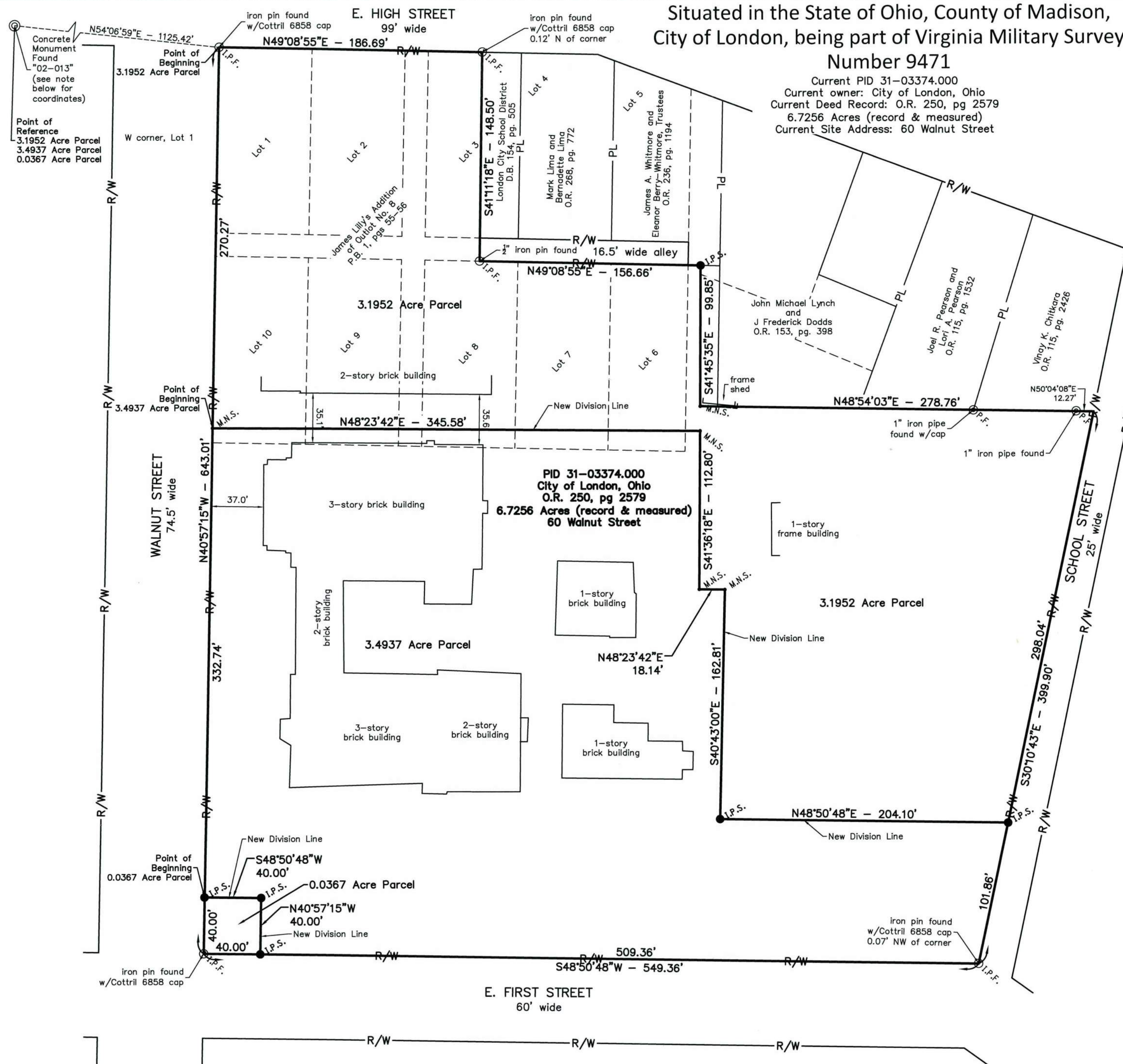
The buildings shown herein do not represent all of the buildings located on the present site, only those buildings within or near the proposed lot split.



This Boundary and Lot Split Survey was prepared by Brian P. Bingham, Registered Professional Surveyor No. 8438, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Brian P. Bingham
Registered Professional Surveyor No. 8438
Date 8/11/2015



Known Monument Coordinates

The Madison County published coordinates for Monument 02-13 which this survey is referenced to are:
North: 688264.6683
East: 17020178602
Published Datum: NAD 83 (95), Ohio South

Source Documents

OR 250, pg 2579; DB 154, pg 505; DB 268, pg 772;
OR 236, pg 1194; OR 153, pg 398; OR 115, 1532;
OR 115, pg 2426
Plat Book 1, page 55-56
Survey Record 31-09

KARA BRIGHT
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www.structurepoint.com

60 WALNUT ST
BOUNDARY SURVEY
& LOT SPLIT

60 Walnut Street,
London, Ohio 43140

CERTIFIED BY

ISSUANCE INDEX	
DATE:	06/29/2015
PROJECT PHASE:	Boundary/Lot Split Survey

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01593

BOUNDARY &
LOT SPLIT
SURVEY

1 of 1

DESCRIPTION OF A 0.0367 ACRE PARCEL

Situated in the State of Ohio, County of Madison, City of London, being part of Virginia Military Survey Number 9471, being part of that 6.7256 acre parcel described in a deed to City of London, Ohio, of record in Official Record 250, page 2579 (current parcel number 31-03374.000, current address 60 Walnut Street), all records referenced herein are on file at the Office of the Recorder, Madison County, Ohio, and being further bounded and described as follows:

Commencing for reference at Madison County Engineer's Survey Monument 02-013, said monument is approximately 22.00 feet east of Oak Street and 40.00 feet north of High Street;

Thence **North 54 degrees 06 minutes 59 seconds East**, a distance of **1,125.42 feet** to an iron pin found with a "Cottril 6858" at the intersection of the existing northeast right-of-way line for Walnut Street (74.5 feet wide) and the existing southeast right-of-way line for East High Street (99 feet wide), being the west corner of said 6.7256 acre parcel, being the west corner of James Lilly's Addition of Outlot No. 8, as recorded in Plat Book 1, pages 55 and 56, and being the west corner of a 3.1952 acre parcel;

Thence **South 40 degrees 57 minutes 15 seconds East**, along the existing northeast right-of-way line for said Walnut Street, along a southwest line of said 6.7256 acre parcel, along the southwest line of said James Lilly's Addition of Outlot No. 8, and along a southwest line of said 3.1952 acre parcel, (passing at a distance of 270.27 feet an iron pin set at a south corner of said 3.1952 acre parcel, being the west corner of a 3.4937 acre parcel, and continuing along the southwest line of said 3.4937 acre parcel), a total distance of **603.01 feet** to an iron pin set at the **TRUE POINT OF BEGINNING** for the herein described parcel;

Thence **North 48 degrees 50 minutes 48 seconds East**, across said 6.7256 acre parcel along a new division line, along a southeast line of said 3.4937 acre parcel, a distance of **40.00 feet** to an iron pin set at a south corner of said 3.4937 acre parcel;

Thence **South 40 degrees 57 minutes 15 seconds East**, continuing across said 6.7256 acre parcel along a new division line, along a southwest line of said 3.4937 acre parcel, a distance of **40.00 feet** to an iron pin set on the existing northwest right-of-way line for East First Street (60 feet wide), being a southeast line of said 6.7256 acre parcel and being a south corner of said 3.4937 acre parcel;

Thence **South 48 degrees 50 minutes 48 seconds West**, along the existing northwest right-of-way line for said East First Street and along a southeast line of said 6.7256 acre parcel, a distance of **40.00 feet** to an iron pin found with a "Cottril 6858" at the intersection of the existing northwest right-of-way line for said East First Street and the existing northeast right-of-way line for said Walnut Street, said point being the south corner of said 6.7256 acre parcel;

Thence **North 40 degrees 57 minutes 15 seconds West**, along the existing northeast right-of-way line for said Walnut Street and along a southwest line of said 6.7256 acre parcel, a distance of **40.00 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described parcel contains a total area of **0.0367 acres** out of Madison County Auditor's parcel number 31-03374.000.

Bearings described herein are based on the bearing of South 48 degrees 50 minutes 48 seconds West for the northwest right-of-way line for East First Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey tied to the ODOT VRS network.

Iron pins reference as set are 5/8 inch diameter by 30 inch long rebar with caps stamped "American Structurepoint 8438".

This description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on June 23, 2015, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham
Registered Professional Surveyor No. 8438



8/11/2015
Date

DESCRIPTION OF A 3.1952 ACRE PARCEL

Situated in the State of Ohio, County of Madison, City of London, being part of Virginia Military Survey Number 9471, being part of that 6.7256 acre parcel described in a deed to City of London, Ohio, of record in Official Record 250, page 2579 (current parcel number 31-03374.000, current address 60 Walnut Street), all records referenced herein are on file at the Office of the Recorder, Madison County, Ohio, and being further bounded and described as follows:

Commencing for reference at Madison County Engineer's Survey Monument 02-013, said monument is approximately 22.00 feet east of Oak Street and 40.00 feet north of High Street;

Thence **North 54 degrees 06 minutes 59 seconds East**, a distance of **1,125.42 feet** to an iron pin found with a "Cottril 6858" at the intersection of the existing northeast right-of-way line for Walnut Street (74.5 feet wide) and the existing southeast right-of-way line for East High Street (99 feet wide), being the west corner of said 6.7256 acre parcel, and being the west corner of Lot 1 of James Lilly's Addition of Outlot No. 8, as recorded in Plat Book 1, pages 55 and 56, said point being the **TRUE POINT OF BEGINNING** for the herein described parcel;

Thence **North 49 degrees 08 minutes 55 seconds East**, along the existing southeast right-of-way line for said East High Street, along a northwest line of said 6.7256 acre parcel and along a northwest line of said James Lilly's Addition of Outlot No. 8, a distance of **186.69 feet** to a north corner of said 6.7256 acre parcel, being the west corner of that parcel described in a deed to London City School District, of record in Deed Book 154, page 505, (reference an iron pin found with a "Cottril 6858" cap North 02 degrees 38 minutes 44 seconds West at a distance of 0.12 feet);

Thence **South 41 degrees 11 minutes 18 seconds East**, along a northeast line of said 6.7256 acre parcel, along the southwest line of said London City School District parcel and across said James Lilly's Addition of Outlot No. 8, a distance of **148.50 feet** to a ½" iron pin found at a south corner of said 6.7256 acre parcel, being on the southeast line of a 16.50 foot wide alley and the north line of Lot 8, both as established by said James Lilly's Addition of Outlot No. 8;

Thence **North 49 degrees 08 minutes 55 seconds East**, along a northwest line of said 6.7256 acre parcel, along the southeast line of said 16.50 foot wide alley and continuing across said James Lilly's Addition of Outlot No. 8, a distance of **156.66 feet** to an iron pin set at a north corner of said 6.7256 acre parcel;

Thence **South 41 degrees 45 minutes 35 seconds East**, along a northeast line of said 6.7256 acre parcel, a distance of **99.85 feet** to a MAG nail set at a north corner of said 6.7256 acre parcel, being the south corner of said Lynch parcel;

Thence **North 48 degrees 54 minutes 03 seconds East**, along a northwest line of said 6.7256 acre tract, along the southeast line of a 0.13 acre tract of land described in a deed to John M. Lynch and J. Frederick Dodds, of record in Official Record 153, page 398, along the southeast line of a 12 foot wide alley, along the southeast line of that parcel described in a deed to Joel R. Pearson and Lori A. Pearson, of record in Official Record 115, page 1532, and along the southeast line of that parcel described in a deed to Vinay L. Chitkara, of record in Official Record 115, page 2426, a distance of **278.76 feet** (passing a 1" iron pipe with a cap found at a distance of 193.66 feet) to a point on the existing southwest right-of-way line for School Street (25 feet wide), being the northeast corner of said 6.7256 acre parcel and being the east corner of said Vinay K. Chitkara parcel, (reference a 1" iron pin found South 50 degrees 04 minutes 08 seconds West at a distance of 12.27 feet);

Thence **South 30 degrees 10 minutes 43 seconds East**, along the existing southwest right-of-way line for said School Street and along a northeast line of said 6.7256 acre parcel, a distance of **298.04 feet** to an iron pin set, being at a northeast corner of a 3.4937 acre parcel;

Thence across said 6.7256 acre parcel along new division lines, along said 3.4937 acre parcel, along the following five (5) described courses:

1. **South 48 degrees 50 minutes 48 seconds West**, a distance of **204.10 feet** to an iron pin set;
2. **North 40 degrees 43 minutes 00 seconds West**, a distance of **162.81 feet** to a MAG nail set;
3. **South 48 degrees 23 minutes 42 seconds West**, a distance of **18.14 feet** to a MAG nail set;
4. **North 41 degrees 36 minutes 18 seconds West**, along a line perpendicular to the previous course, a distance of **112.80 feet** to a MAG nail set;
5. **South 48 degrees 23 minutes 42 seconds West**, across said James Lilly's Addition of Outlot No. 8, a distance of **345.58 feet** to a MAG nail set on the existing northeast right-of-way line for said Walnut Street, being a southwest line of said 6.7256 acre parcel, being the southwest line of said James Lilly's Addition of Outlot No. 8, and being the west corner of said 3.4937 acre parcel;

Thence **North 40 degrees 57 minutes 15 seconds West**, along the existing northeast right-of-way line for said Walnut Street, along a southwest line of said 6.7256 acre parcel and along the southwest line of said James Lilly's Addition of Outlot No. 8, a distance of **270.27 feet** to the **POINT OF BEGINNING** for this description.

The above described parcel contains a total area of **3.1952 acres** out of Madison County Auditor's parcel number 31-03374.000.

Bearings described herein are based on the bearing of South 48 degrees 50 minutes 48 seconds West for the northwest right-of-way line for East First Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey tied to the ODOT VRS network.

Iron pins reference as set are 5/8 inch diameter by 30 inch long rebar with caps stamped "American Structurepoint 8438".

This description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on June 23, 2015, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham
Registered Professional Surveyor No. 8438



6/23/2015
Date

DESCRIPTION OF A 3.4937 ACRE PARCEL

Situated in the State of Ohio, County of Madison, City of London, being part of Virginia Military Survey Number 9471, being part of that 6.7256 acre parcel described in a deed to City of London, Ohio, of record in Official Record 250, page 2579 (current parcel number 31-03374.000, current address 60 Walnut Street), all records referenced herein are on file at the Office of the Recorder, Madison County, Ohio, and being further bounded and described as follows:

Commencing for reference at Madison County Engineer's Survey Monument 02-013, said monument is approximately 22.00 feet east of Oak Street and 40.00 feet north of High Street;

Thence **North 54 degrees 06 minutes 59 seconds East**, a distance of **1,125.42 feet** to an iron pin found with a cap inscribed "Cottril 6858" the intersection of the existing northeast right-of-way line for Walnut Street (74.5 feet wide) and the existing southeast right-of-way line for East High Street (99 feet wide), being the west corner of said 6.7256 acre parcel, and being the west corner of Lot 1 of James Lilly's Addition of Outlot No. 8, as recorded in Plat Book 1, pages 55 and 56, and being the west corner of a 3.1952 acre parcel;

Thence **South 40 degrees 57 minutes 15 seconds East**, along the existing northeast right-of-way line for said Walnut Street, along a southwest line of said 6.7256 acre parcel, along the southwest line of said James Lilly's Addition of Outlot No. 8, and along a southwest line of said 3.1952 acre parcel, a distance of **270.27 feet** to a MAG nail set, being a southwest corner of said 3.1952 acre parcel, and being the **TRUE POINT OF BEGINNING** for the herein described parcel;

Thence across said 6.7256 acre parcel along new division lines, along said 3.1952 acre parcel, along the following five (5) described courses:

1. **North 48 degrees 23 minutes 42 seconds East**, across said James Lilly Addition of Outlot No. 8, a distance of **345.58 feet** to a MAG nail set;
2. **South 41 degrees 36 minutes 18 seconds East**, a distance of **112.80 feet** to a MAG nail set;
3. **North 48 degrees 23 minutes 42 second East**, along a line perpendicular to the previous course, a distance of **18.14 feet** to a MAG nail set;
4. **South 40 degrees 43 minutes 00 seconds East**, a distance of **162.81 feet** to an iron pin set;
5. **North 48 degrees 50 minutes 48 seconds East**, a distance of **204.10 feet** to an iron pin set on the existing southwest right-of-way line for School Street (25 feet wide), being a northeast line of said 6.7256 acre parcel, and being a southeast corner of said 3.1952 acre parcel;

Thence **South 30 degrees 10 minutes 43 seconds East**, along the existing southwest right-of-way line for said School Street and along a northeast line of said 6.7256 acre parcel, a distance of **101.86 feet** to the intersection of the existing southwest right-of-way line for said School Street and the existing northwest right-of-way line for East First Street (60 feet wide), said point being the east corner of said 6.7256 acre parcel, (reference an iron pin found with a "Cottril 6858" cap North 58 degrees 41 minutes 46 seconds West at a distance of 0.07 feet);

Thence **South 48 degrees 50 minutes 48 seconds West**, along the existing northwest right-of-way line for said East First Street and along a southeast line of said 6.7256 acre parcel, a distance of **509.36 feet** to an iron pin set at the east corner of a 0.0367 acre parcel;

Thence **North 40 degrees 57 minutes 15 seconds West**, across said 6.7256 acre parcel along a new division line, along the northeast line of said 0.0367 acre parcel, a distance of **40.00 feet** to and iron pin set at the north corner of said 0.0367 acre parcel;

Thence **South 48 degrees 50 minutes 48 seconds West**, continuing across said 6.7256 acre parcel along a new division line, along the northwest line of said 0.0367 acre parcel, a distance of **40.00 feet** to an iron pin set on the existing northeast right-of-way line for said Walnut Street, being the west corner of said 0.0367 acre parcel and being a southwest line of said 6.7256 acre parcel;

Thence **North 40 degrees 57 minutes 15 seconds West**, along the existing northeast right-of-way line for said Walnut Street and along a southwest line of said 6.7256 acre parcel, a distance of **332.74 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described parcel contains a total area of **3.4937 acres** out of Madison County Auditor's parcel number 31-03374.000.

Bearings described herein are based on the bearing of South 48 degrees 50 minutes 48 seconds West for the northwest right-of-way line for East First Street, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey tied to the ODOT VRS network.

Iron pins reference as set are 5/8 inch diameter by 30 inch long rebar with caps stamped "Structurepoint PS 8438".

This description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on June 23, 2015, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham
Registered Professional Surveyor No. 8438



8/11/2015
Date