

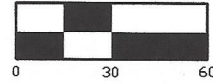
H. Scott Harmon

PROFESSIONAL LAND SURVEYOR

P.O. Box 29 ~ Granville, Ohio 43023

(740) 587-2989

BOUNDARY SURVEY



GRAPHIC SCALE

1" = 60'



Situated in the State of Ohio, County of Madison, Township of Oak Run, being Survey number 4124 of the Virginia Military Survey and being the same 0.26 acre parcel conveyed to London investment LLC (as shown in Instrument Number 201500003148) of the Madison County Recorder's Office.

Job Number - M5210

Drawing by: CSH

Date: 04-26-16

SYMBOL LEGEND

- IRON PIPE FOUND
- ⊗ 1/2" (#4) REBAR FOUND
- 3/4" X 30" IRON PIPE SET WITH ID CAP "PS7659"
- ⊕ SURVEY NAIL FOUND
- CALCULATED POINT

REFERENCE P.O.B.

GLADE RUN ROAD

N 674335.7430
E 1727316.7540
OHIO SOUTH SPC
ELEV-971.80

BIG PLAIN
BIG PLAIN CIRCLEVILLE ROAD
COUNTY ROAD 4 - 50' R/W

CENTER LINE TABLE

- ① S.87°55'59"E. 1357.81'
- ② S.86°29'28"E. 138.67'
- ③ S.82°34'31"E. 85.28'
- ④ S.73°21'01"E. 102.60'
- ⑤ S.64°58'55"E. 82.89'
- ⑥ S.59°40'44"E. 124.81'
- ⑦ S.57°42'37"E. 403.84'

XENIKIS ANTONIOS K.
INST.# 20100002860
PARCEL# 13-00160.000
D.B. 258 PG. 1272
57.91 ACRES

LONDON INVESTMENT, LLC
INST.# 201500003148
PARCEL# 13-00062.002
D.B. 309 PG. 1769
0.263 ACRES

N 673772.8979
E 1729429.0731
OHIO SOUTH SPC

IRON PIPE SET AT 30.00'

TRUE P.O.B.

N.56°53'00"W.
58.64'

IRON PIPE SET AT 143.38'

S.30°48'01"W.
176.00'

PEGGY L PLATT TRUST
INST.# 201500005190
PARCEL# 13-00062.000
D.B. 313 PG. 403
385.99 ACRES

S.59°51'59"E.
73.00'

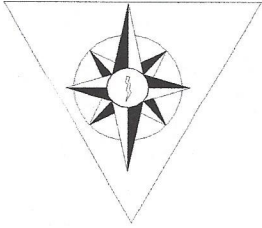
N.26°02'01"E. 173.38'

N 673736.2506
E 1729492.2077
OHIO SOUTH SPC

This description is based on an actual survey completed in APRIL 2015 by H. Scott Harmon. Bearings are based on the East line of subject property as being North 26 degrees 02' 01" East, and is a True Azimuth, obtained by a GNSS 04/18/16.

BY: _____
Professional Surveyor #7659
HARLAN SCOTT HARMON





H. Scott Harmon

Professional Land Surveyor
P.O. Box 29 ~ Granville, Ohio 43023 ~740-587 -2989

DESCRIPTION OF A 0.263 ACRE TRACT

04/26/2016

Situated in the State of Ohio, County of Madison, Township of Oak Run, being Survey number 4124 of the Virginia Military Survey and being the same 0.260 acre parcel conveyed to London Investment LLC (as shown in Instrument Number 201500003148 - Parcel number 13-00062.002) and being more particularly described as followed:

COMMENCING for reference, at a Survey Nail {Found}, marking the Intersection of Glade Run Road and Big Plain Circleville Road (also known as County Road 4);

thence with the Centerline of said Big Plain Circleville Road, the following 7 (Seven) calls, South 87 degrees 55'59" East, a distance of 1357.81 feet to a point;

thence, South 86 degrees 29'28" East, a distance of 138.67 feet to a point;

thence, South 82 degrees 34'31" East, a distance of 85.28 feet to a point;

thence, South 73 degrees 21'01" East, a distance of 102.60 feet to a point;

thence, South 64 degrees 58'55" East, a distance of 82.89 feet to a point;

thence, South 59 degrees 40'44" East, a distance of 124.81 feet to a point;

thence, South 57 degrees 42'37" East, a distance of 403.84 feet to a Survey Nail {set} and being the **True Point of Beginning**;

thence with an East Line of a 57.91 acre tract conveyed to Xenikis Antonios K. (as shown in Instrument Number 201000002860), South 30 degrees 48'01" West, a distance of 176.00 feet to an iron pipe {set}, passing an iron pipe {set} at 30.00 feet;

thence with a North line of said 57.91acre tract, South 59 degrees 51'59" East, a distance of 73.00 feet to an iron pipe {set};

thence with a West line of a 385.99 acre tract conveyed to Peggy L. Platt Trust (as shown in Instrument Number 201500005190), North 26 degrees 02'01" East, a distance of 173.38 feet to a Survey Nail {set}, passing an iron pipe {set} at 143.38 feet;

thence with the Centerline of said Big Plain Circleville Road, North 56 degrees 53'00" West, a distance of 58.64 feet to the **True Point of Beginning containing 0.263 Acres**

Subject, however, to any and all legal easements and right-of-ways of record, This description is based on an actual survey completed in April 2016 by H. Scott Harmon. Bearings are based on the East line of subject property as being North 26 degrees 02' 01" East, and is a True Azimuth, obtained by a GNSS 04/18/16. All iron pipes that are set are 30" in length x 3/4" OD with a plastic ID cap marked "HARMON PS7659". All deed references are recorded in the Madison County Recorders Office.

HARLAN SCOTT HARMON P.S. 7659

