

**A LAND RE-SURVEY
FOR
176 North Madison Road
IN THE NAME OF
U.S. Bank National Association**

Located in Virginia Military Survey 8863 and 8742
City of London, Madison County, Ohio

LOCATION: Located in Virginia Military Survey 8863 and 8742, in the City of London, Madison County, Ohio, at 176 North Madison Road.

OWNER: U.S. Bank National Association

PRIOR DEED REFERENCE: Official Records 314, Page 1278, Madison County Recorder's Office. (Parcel #31-02354.000 and 31-02355.000, Auditor's Office)

AREA OF PROPERTY: 0.172 Acres

BASIS OF BEARING: N04°56'12"W along the centerline of North Madison Road established by G.P.S. survey corrected using the National Geodetic Service, National Spatial Reference System to State Plane Coordinate System 3402 OHIO SOUTH (NAD83).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

Virginia Military Survey line located using maps from the Madison County Engineer's Map Room..

DEED REFERENCES				
ID No.	Name	Deed Reference	Parcel	Survey
1	Matthew T. Takacs	O.R. 222, Page 2154	31-00806.000	110-06
2	Mary Jo and Todd A. Daniels	O.R. 165, Page 951	31-00664.000	
3	Carol J. Myers, Robert T. M. Boyd, Eric T. Semler	O.R. 266, Page 1590	31-02627.000	
4	Brian and Vanessa Hayslip	O.R. 143, Page 52	31-02356.000	

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in April 2016.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

04/20/2016

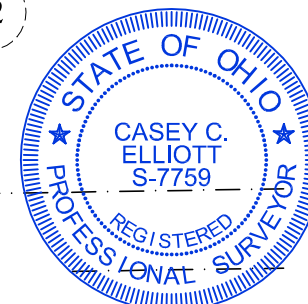
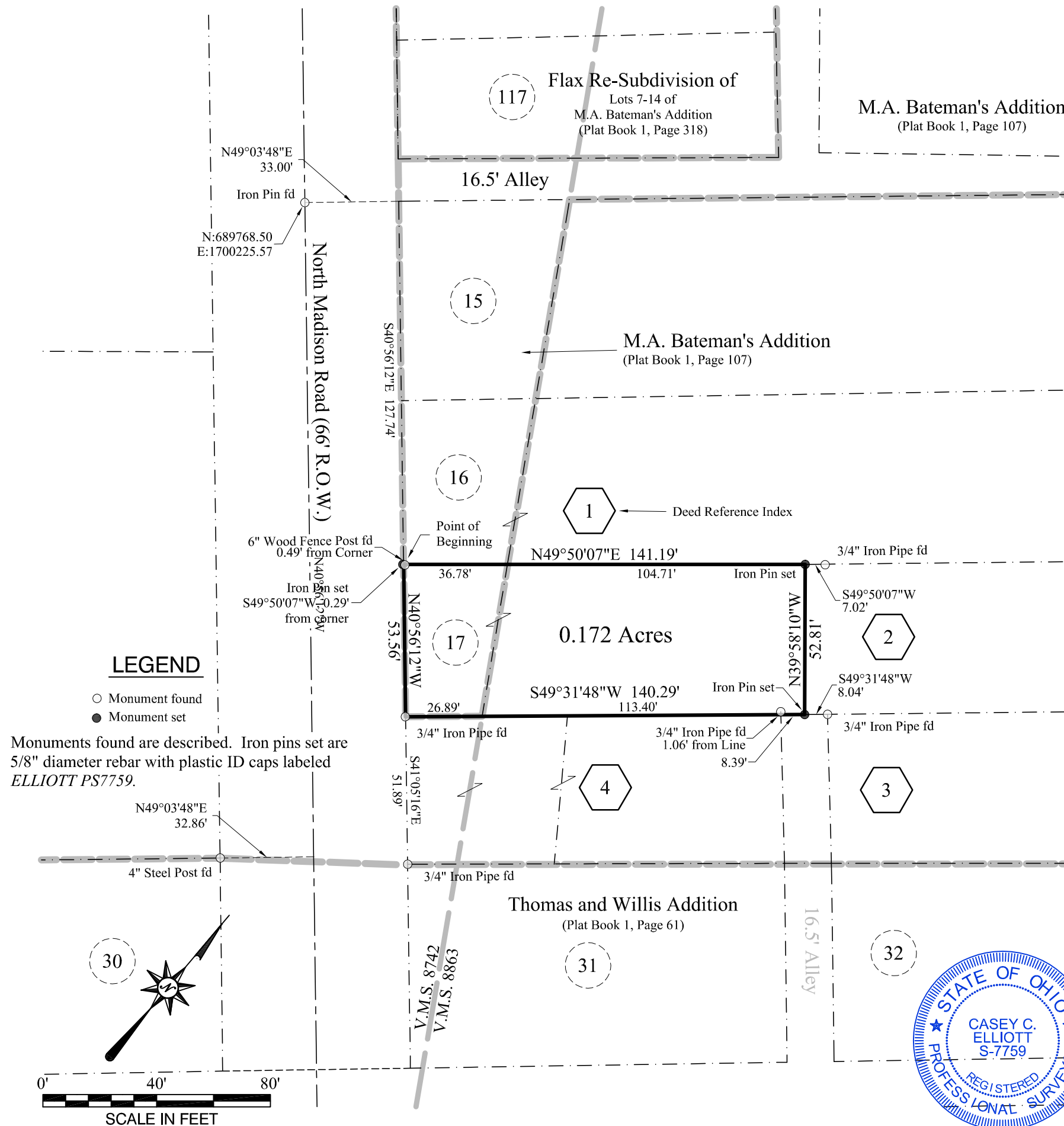


EXHIBIT A

DESCRIPTION of a RE-SURVEY of 176 North Madison Road

In the Name of
U.S. Bank National Association
in Virginia Military Survey 8863 and 8742
City of London, Madison County, Ohio

This description is for a re-survey of a 0.172 acre property in the name U.S. Bank National Association (Official Records 314, Page 1278, Auditor's Parcel 31-02354.000 and 31-02355.000) located at 176 North Madison Road, London, Ohio, in Virginia Military Survey 8863 and 8742, City of London, Madison County, Ohio and is further described as follows:

Commencing at an iron pin found in the centerline of North Madison Road (66' Right-of-way), said pin is approximately 632 feet southeast of the intersection of Springfield Road and North Madison Road and is located on the south line of *M.A. Bateman's Addition* (Plat Book 1, Page 107);

Thence N49°03'48"E, 33.00 feet, to the east R.O.W. of said North Madison Road at the south line of a 16.5 foot Alley;

Thence S40°56'12"E, 127.74 feet, along the east R.O.W. of said North Madison Road to the northwest corner of Lot 17 of said *Bateman's Addition* at the TRUE POINT OF BEGINNING, said point is referenced by an iron pin set at S49°50'07"W, 0.29 feet;

Thence N49°50'07"E, 141.19 feet, along the south line of a property in the name of Matthew T. Takacs (O.R. 222, Page 2154) and the south line of Lot 16 of said *Bateman's Addition*, passing a 6" diameter wood post at 0.49 feet, and the southeast corner of the said Lot 16 at 36.78 feet, to an iron pin set, said iron pin is S49°50'07"W, from a 3/4 inch Iron Pipe found and described in O.R. 165, Page 951;

Thence S39°58'10"E, 52.81 feet, along the west line of a property in the name of Mary Jo and Todd A. Daniels, (O.R. 165, Page 951) to an iron pin set, said pin is S49°31'48"W, from a 3/4 inch Iron Pipe found and described in O.R. 165, Page 951;

Thence S49°31'48"W, 140.29 feet, along the north line of a property in the name of Carol J. Meyers, Robert T. M. Boyd and Eric T. Semler (O.R. 266, Page 1590), passing a 3/4 inch Iron Pipe found 1.06 feet offset right at 8.39 feet, and the southeast corner of the said Lot 17 of said *Bateman's Addition* at 113.40 feet, to a 3/4 inch Iron Pipe found in the east R.O.W. of the said North Madison Road, said Iron Pipe is N41°05'16"W, 51.89 feet, from a 3/4 inch Iron Pipe found at the southwest corner of the said Myers property and the northwest corner of Lot 31 of *Thomas and Willis Addition* (Plat Book 1, Page 61);

Thence N40°56'12"W, 53.56 feet, along the east R.O.W. of the said North Madison Road to the TRUE POINT OF BEGINNING.

Said property contains 0.172 acres in V.M.S. 8863 and 8742 in the City of London and includes all of Lot 17 of the said *Bateman's Addition*. The **BASIS OF BEARINGS** is N40°56'12"W along the centerline of North Madison Road as established by a G.P.S. survey corrected using the National Geodetic Service, National Spatial Reference System to State Plane Coordinate System 3402 OHIO SOUTH (NAD83). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise noted. This description is based on a survey performed in April 2016 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code and is not valid unless signed by the surveyor.



Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio

04/20/2016