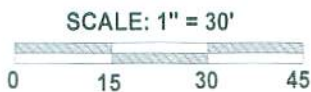


BOUNDARY SURVEY OF A 0.3874 ACRE TRACT OF LAND IN THE TOWNSHIP OF UNION, COUNTY OF MADISON, STATE OF OHIO.

Situated in the State of Ohio, County of Madison, City of London, part of Virginia Military Survey No. 8886, and being part of that original 0.459 acre tract of land as described in a deed to Jack P. and Penny L. McPeek, of record in Official Record 103, Page 2119, Madison County Recorder's Office. Also known as 320 Northview Drive, London, Ohio. Permanent Parcel No. 31-01079.000.

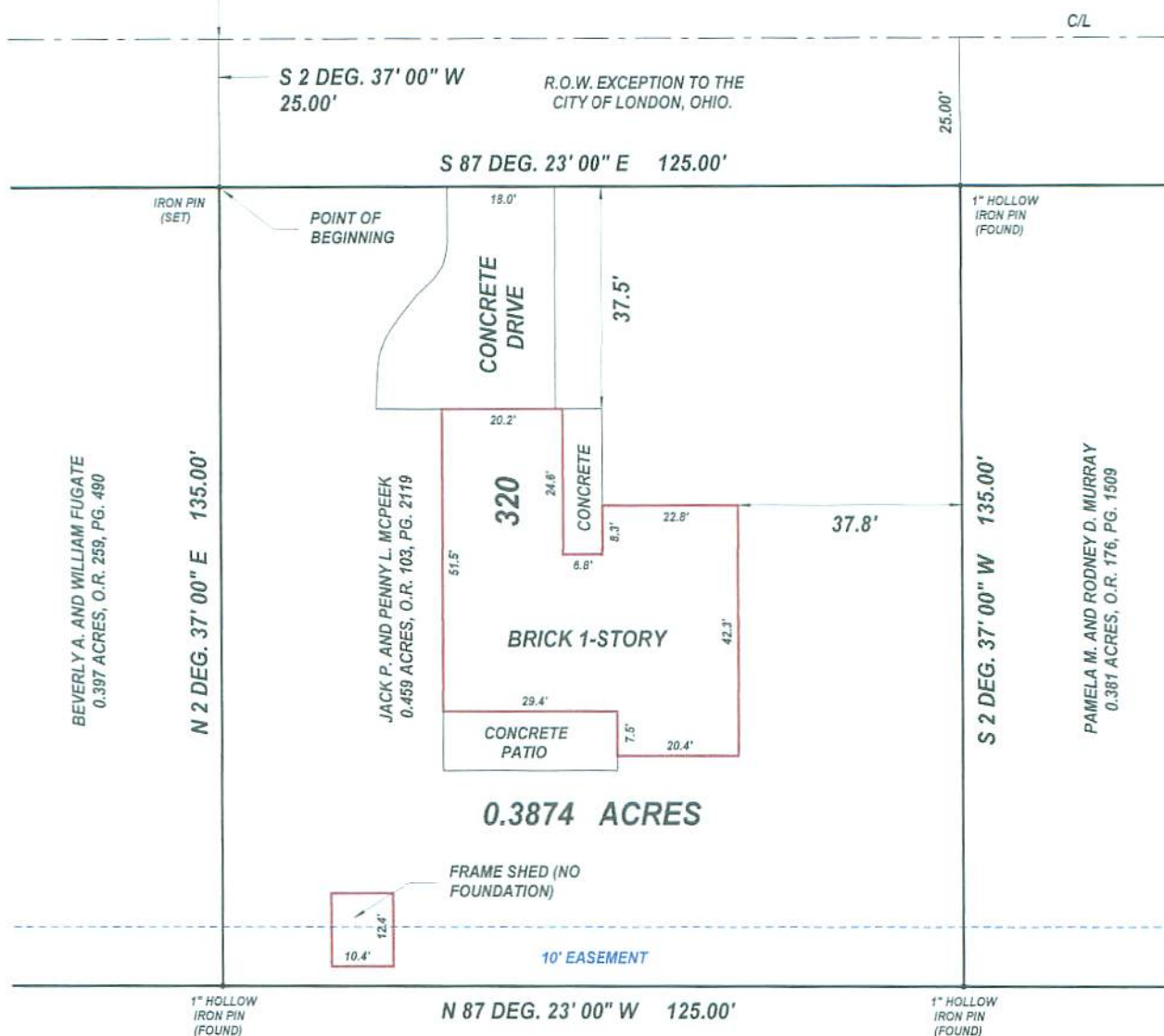


THE BASIS OF BEARING IS NORTHVIEW DRIVE BEING S 87 DEG. 23' 00" E AS SHOWN IN OFFICIAL RECORD 103, PAGE 2119, RECORDER'S OFFICE, MADISON COUNTY, OHIO.



REFERENCE POINT OF BEG.
1139.53' TO THE C/L OF ELM STREET (S.R. 38) (60' R.O.W.)

NORTHVIEW DRIVE (50' R.O.W.)



ALL IRON PINS DENOTED AS "SET" ARE 5/8" (I.D.) IRON PIPE WITH A PLASTIC CAP STAMPED "COMPASS S7272" AND HAVE BEEN SET BY COMPASS SURVEYING SOLUTIONS. ALL IRON PINS DENOTED AS "FOUND" HAVE BEEN SET BY OTHERS.

THE FOREGOING PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM EXISTING DEED AND PLAT INFORMATION ALSO AN ACTUAL FIELD SURVEY OF THE PREMISES ON AUGUST 25, 2017 IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE BY COMPASS SURVEYING SOLUTIONS.

By  

G. Dean Erlenbach
Ohio Registered Surveyor No. 7272

August 25, 2017

DESCRIPTION OF A 0.3874 ACRE TRACT OF LAND SOUTH OF NORTHVIEW DRIVE AND EAST OF ELM STREET (STATE ROUTE 38) IN THE CITY OF LONDON, COUNTY OF MADISON, STATE OF OHIO.

Permanent Parcel No. 31-01079.000

Situated in the State of Ohio, County of Madison, City of London, being a part of Virginia Military Survey No. 8886, containing 0.3874 acres of land, more or less, and being part of that 0.459 acre tract of land as described in a deed to Jack P. McPeek and Penny L. McPeek, of record in Official Record 103, Page 2119 (all references to Official Records refer to the Recorder's Office, Madison County, Ohio), said 0.3874 acre tract of land being more particularly described as follows:

Beginning for reference at a point in the centerline intersection of Elm Street (State Route 38) (60 feet in width) and Northview Drive (50 feet in width); thence S 87 deg. 23' 00" E, with the centerline of Northview Drive (50 feet in width) a distance of 1139.53 feet to a point at the northwesterly corner of said original 0.459 acre tract; the S 2 deg. 37' 00" W, with the westerly line of said original 0.459 acre tract a distance of 25.00 feet to an iron pin (set) in the southerly line of Northview Drive (50 feet in width), said iron pin being the true point of beginning;

Thence S 87 deg. 23' 00" E, with the southerly right-of-way line of Northview Drive (50 feet in width) and crossing said original 0.459 acre tract, a distance of 125.00 feet to a 1" hollow iron pin (found) in the easterly line of said original 0.459 acre tract, the westerly line of that 0.381 acre tract of land as described in a deed to Pamela M. Murray and Rodney D. Murray, of record in Official Record 176, Page 1509;

Thence S 2 deg. 37' 00" W with the easterly line of said original 0.459 acre tract, the westerly line of said 0.381 acre tract, a distance of 135.00 feet to a 1" hollow iron pin (found) at the southeasterly corner of said original 0.459 acre tract, the southwest corner of said 0.381 acre tract and in the northerly line of that 9.763 acre tract of land as described in a deed to The Church of the Nazarine, of record in Official Record 325, Page 2299;

Thence N 87 deg. 23' 00" W, with the southerly line of said original 0.459 acre tract, a portion of the northerly line of said 9.763 acre tract, a distance of 125.00 feet to a 1" hollow iron pin (found) at the southwest corner of said original 0.459 acre tract, the southeasterly corner of that 0.397 acre tract of land as described in a deed to Beverly A. Fugate and William Fugate, of record in Official Record 259, Page 490;

Thence N 2 deg. 37' 00" E, with the westerly line of said original 0.459 acre tract, the easterly line of said 0.397 acre tract, a distance of 135.00 feet to the true point of beginning and containing 0.3874 acres of land, more or less.

Subject to all rights-of-way, easements or restrictions of record including a 10 foot wide easement north of the south property line of said original 0.459 acre tract and mentioned in Official Record 103, Page 2119.

All iron pins denoted as "set" are 5/8" (I.D.) iron pipe with a plastic cap stamped "Compass S7272" and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

The basis of bearing is Northview Drive being S 87 deg. 23' 00" E as shown in Official Record 103, Page 2119, Recorder's Office, Madison County, Ohio.

The foregoing description was prepared from information obtained from existing deed and plat information also an actual field survey of the premises on August 25, 2017 in accordance with Chapter 4733-37, Ohio Administrative Code by Compass Surveying Solutions.

By _____



G. Dean Erlenbach
Ohio Registered Surveyor No. 7272



COMPASS SURVEYING SOLUTIONS
P.O. Box 1902
Westerville, OH 43086-1902
(614) 378-9140
Compassurveying@hotmail.com