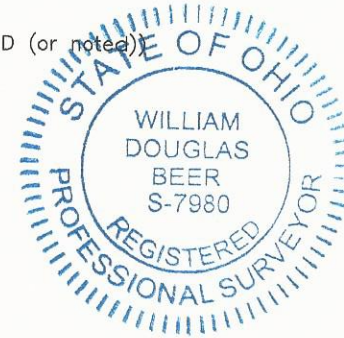


BOUNDARY RETRACEMENT SURVEY EXHIBIT
 BEING 0.153 ACRES (by Survey) LOCATED IN VMS # 9471, being all of that
 0.16 acre tract (by deed) conveyed in O.R.V. 304, Page 463 and being
 located in the CITY OF LONDON, MADISON COUNTY, OHIO

DATE OF SURVEY: JULY, 2018

LEGEND:


- ⊙ = 5/8" REBAR W/ CAP ("B.L. SURVEYING, P.S. #7980) SET
- = 3/4" IRON PIPE FOUND (or noted)

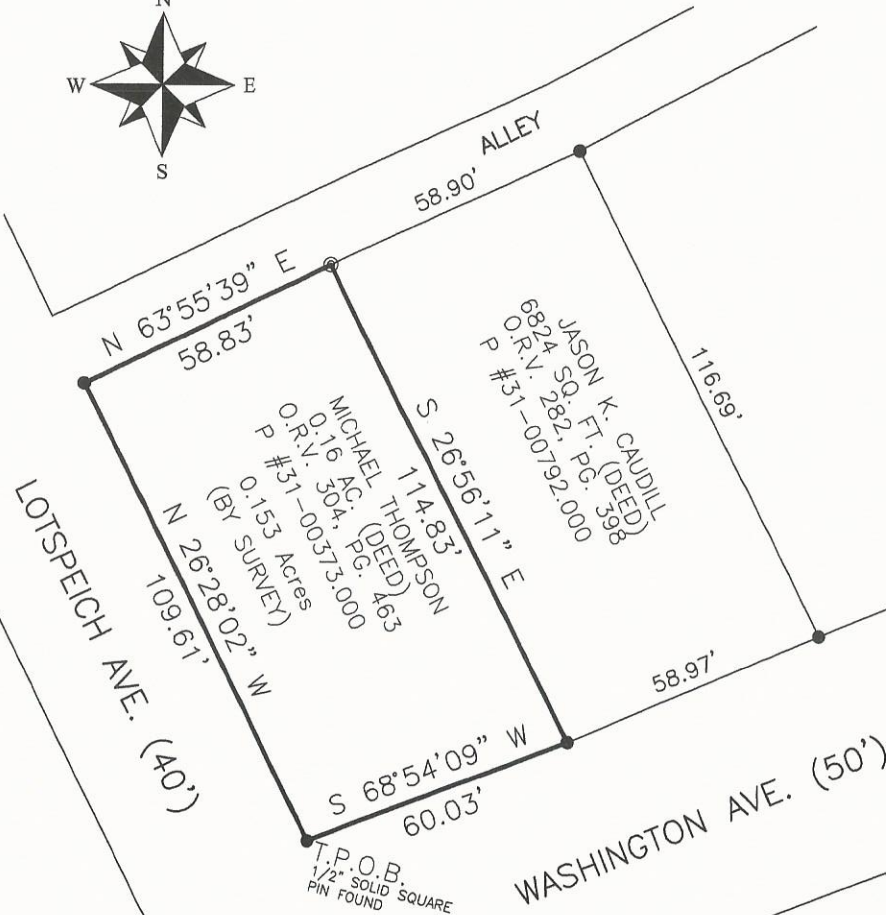


According to FEMA Flood Insurance Rate Map (FIRM) Index # 39097C0139D, dated 06/18/2010, the subject property is located in Zone X, designated as an area outside the 100 and 500 year flood zones and the flood potential for the subget property is minimal.

Bearings are based on S 68° 54' 09" W, as shown hereon for the northerly line of Washington Avenue (50' r/w), as derived from GPS observations based on Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) using ODOT VRS.

I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.


 William D. Beer Date
 Registered Professional Surveyor No. 7980



BENCHMARK LAND SURVEYING
 3501 MANILA DRIVE
 WESTERVILLE, OH 43081
 (614) 794-9609 ~ Office
 bmlsurveying@yahoo.com

OHIO S.P.C. (South Zone)
 N: 689036.58
 E: 1703936.58

July 16, 2018

DESCRIPTION OF A 0.153 ACRE TRACT

Situated in City of London, County of Madison, State of Ohio, located in Virginia Military Survey #9471, being all of that 0.16 acre tract of land (by deed) conveyed to Michael Thompson in Official Record Volume 304, Page 463, being all of Parcel No. 31-00373.000 and being 0.153 acres by survey, said 0.153 acres being more particularly described as;

Beginning, at a ½-inch solid square iron pin found at the intersection of the easterly right-of-way line of Lotspeich Avenue (40°) and the northerly right-of-way line of Washington Avenue (50°), the same being the southwesterly corner of said 0.16 acre tract;

Thence, from said TRUE PLACE OF BEGINNING, North 26°28'02" West, with said easterly right-of-way line and with the westerly line of said 0.16 acres, a distance of 109.61 feet to a ¾-inch iron pipe found at the northwesterly corner of said 0.16 acres, the same being in the southerly right-of-way line of an alley;

Thence, North 63°55'39" East, with the northerly line of said 0.16 acres and with said southerly right-of-way line, a distance of 58.83 feet to a rebar set, said rebar being the northeasterly corner of said 0.16 acres and being the northwesterly corner of that 6824 square foot tract of land conveyed to Jason K. Caudill in O.R.V. 282, Page 398 (Parcel #31-00792.000);

Thence, South 26°56'11" East, with the easterly line of said 0.16 acres and with the westerly line of said Caudill tract, a distance of 114.83 feet to a ¾-inch iron pipe found at the southeasterly corner of said 0.16 acres, the same being the southwesterly corner of said Caudill tract and being in the northerly right-of-way line of said Washington Avenue;

Thence, South 68°54'09" West, with the southerly line of said 0.16 acres and with said northerly right-of-way line, a distance of 60.03 feet to the TRUE PLACE OF BEGINNING.

Page Two (0.153 ac.)

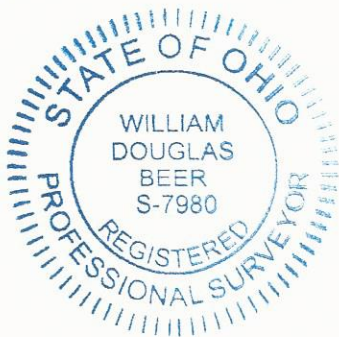
All rebar's set are 5/8 inch, 30 inches long (w/ "B.L. SURVEYING, P.S. #7980" red cap).

Bearings are based on South $68^{\circ}54'09''$ West, as obtained by GPS observations for the northerly right-of-way line of Washington Avenue (50'), based on Ohio State Plane Coordinate System (South Zone), NAD '83 (with an NSRS adjustment) utilizing ODOT VRS.

Subject to all easements, restrictions, and rights-of-way of record. Being 0.153 acres and being all of Auditors Parcel #31-00373.000, said tract being located at 131 Washington Avenue, City of London, Ohio 43140.

A SURVEY of this description is attached hereto and made part thereof. This description is based on an actual field survey performed under the direct supervision of William D. Beer, Registered Surveyor #7980, in July of 2018.

All references are to records of the Recorder's Office, Madison County, Ohio.



Handwritten signature in blue ink that reads "William D. Beer 7/17/18".

William D. Beer Date
Registered Professional Surveyor No. 7980