

A SURVEY
of
304 Northview Drive
In the Name of
Andrew J. & Stephanie L. Roberts

In Virginia Military Survey 8886
City of London, Madison County, Ohio

LOCATION Located at 304 Northview Drive, on the south side of Northview Drive, 200 feet east of State Route 38, in VMS 8886, City of London, Madison County, Ohio.

PRIOR DEED REFERENCES and OWNERSHIP:

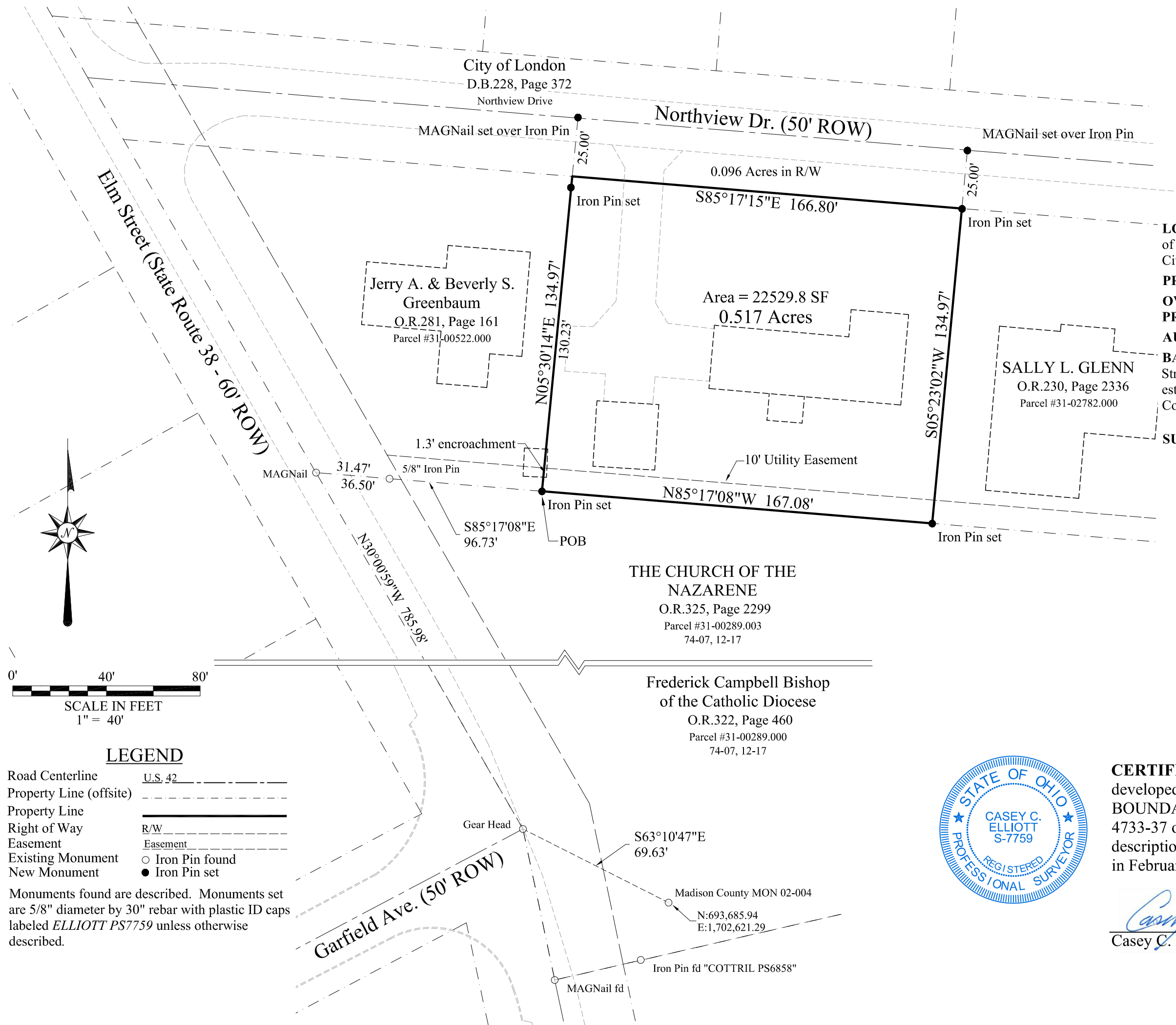
OWNER Andrew J. & Stephanie L. Roberts

PRIOR DEED O.R. 334, Page 18

AUDITOR's PARCEL No. #31-00521.000

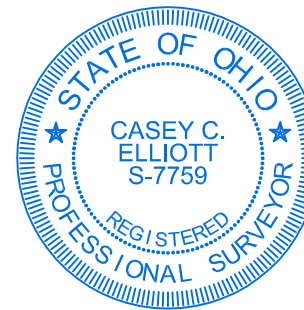
BASIS OF BEARING N30°00'59"W along the centerline of Elm Street (State Route 38) north of Garfield Ave. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

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



THE CHURCH OF THE NAZARENE
O.R.325, Page 2299
Parcel #31-00289.003
74-07, 12-17

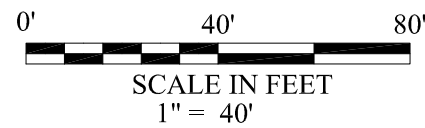
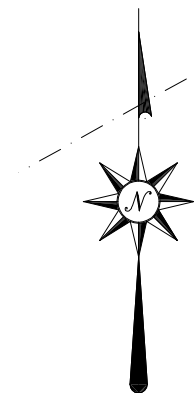
Frederick Campbell Bishop
of the Catholic Diocese
O.R.322, Page 460
Parcel #31-00289.000
74-07, 12-17



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 February and March of 2019.

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

03/11/2019



LEGEND

- Road Centerline U.S. 42
- Property Line (offsite)
- Property Line
- Right of Way R/W
- Easement Easement
- Existing Monument Iron Pin found
- New Monument Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled *ELLIOTT PS7759* unless otherwise described.

EXHIBIT A
DESCRIPTION of
304 Northview Drive
In the Name of
Andrew J. & Stephanie L. Roberts
in Virginia Military Surveys 8886
City of London, Madison County, Ohio

This description is for a 0.517 acre Lot in the name of Andrew J. and Stephanie L. Roberts (Official Records 334, Page 18, Auditor's Parcel #31-00521.000), located at 304 Northview Drive (50 foot Right-of-way), in Virginia Military Survey 8886, City of London, Madison County, Ohio and is further described as follows:

Commencing at a Gear Head at the intersection of Garfield Avenue (50 foot Right-of-way) and Elm Street (State Route 38, 60 foot R/W.), said Gear Head is referenced to the *Madison County Monument 02-004* at S63°10'47"E, 69.63 feet;

Thence N30°00'59"W, 785.98 feet, along the centerline of said Elm Street to the southwest corner of a property in the name of Jerry A. and Beverly S. Greenbaum (O.R. 281, Page 161) to a MAGNail™ found;

Thence S85°17'08"E, 96.73 feet, along the south line of the said Greenbaum property, passing a 5/8" diameter iron pin found at 31.47 feet and the east R/W of said Elm Street at 36.50 feet, to the TRUE POINT OF BEGINNING;

Thence N05°30'14"E, 134.97 feet, along the east line of the said Greenbaum property, passing an Iron Pin set at 130.23 feet, to a point in a *Silver Maple* tree in the south R/W of said Northview Drive (City of London, Deed Book 228, Page 372), said point is referenced by a MAGNail™ set over an Iron Pin found in the centerline of said Northview Drive at S05°30'14"W, 25.00 feet;

Thence S85°17'15"E, 166.80 feet, along the south R/W line of said Northview Drive to an Iron Pin set, said Iron Pin is S05°23'02"W, 25.00 feet from a MAGNail™ set over a found Iron Pin;

Thence S05°23'02"W, 134.97 feet, along the west line of a property in the name of Sally L. Glenn (O.R. 230, Page 2336), to an Iron Pin set;

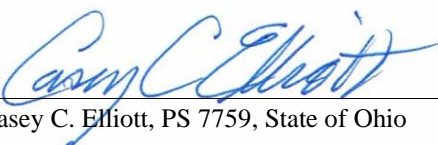
Thence N85°17'08"W, 167.08 feet, along the north line of a property in the name of The Church of the Nazarene (O.R. 325, 2299), to the TRUE POINT OF BEGINNING.

The 304 Northview Lot is subject to a ten foot wide Utility Easement along the south property line.

A 25 foot wide portion of 304 Northview was transferred to the City of London in Deed Book 228, Page 372, as part of the R/W of Northview Drive.

Said Lot contains 0.517 acres (0.613 acre in previous deed less the dedication of Northview Drive), in the City of London in V.M.S. 8886. The **BASIS OF BEARINGS is N30°00'59"W** along the centerline of said Elm Street (S.R. 38) north of said Garfield Ave. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO (NAD83(2011)). 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 June and November 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, PS 7759, State of Ohio

03/11/2019