

SURVEY PLAT OF 26 East Fourth St

Part of Lot 52, Town Plat of London
Virginia Military Survey 5670
City of London, Madison County, Ohio

Location 26 East Fourth St.
London, Ohio 43140
Part of Lot 52, Town Plat of London

Parcel ID 31-001320.000
Owner Andrew Wildman
Previous Deed Reference

Official Record 347, Page 408, Madison County
Recorder's Office

Basis of Bearing N41°09'38"E Established by GPS Survey corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011))

Surveyor Casey Elliott, PS7759, State of Ohio
212 West High Street
London, Ohio 43140.

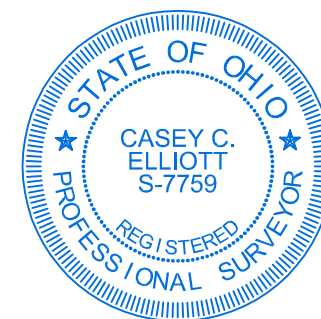
DEED REFERENCES				
ID No.	Owner	Deed Reference	Auditor ID No.	Survey
A	Geraldine E. Henry	D.B. 155, Page 144	31-01321.000	Town Plat of London P.B. 1, Page 1
B	Robert Parman	D.B. 229, Page 444	31-02146.000 and 31-02147.000	Town Plat of London P.B. 1, Page 1, LO-5B
C	Niaz A. Khan	O.R. 120, Page 533 and O.R. 56, Page 1040	31-00190.000	Town Plat of London P.B. 1, Page 1

LEGEND

Road Centerline	<u>U.S. 42</u>
Property Line (offsite)	-----
Property Line	=====
Right of Way	<u>ROW</u>
Easement	<u>Easement</u>
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

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

SURVEYOR'S CERTIFICATION - I certify that this plat 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 2019.



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

03/11/2019

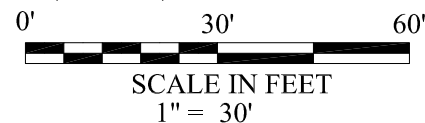
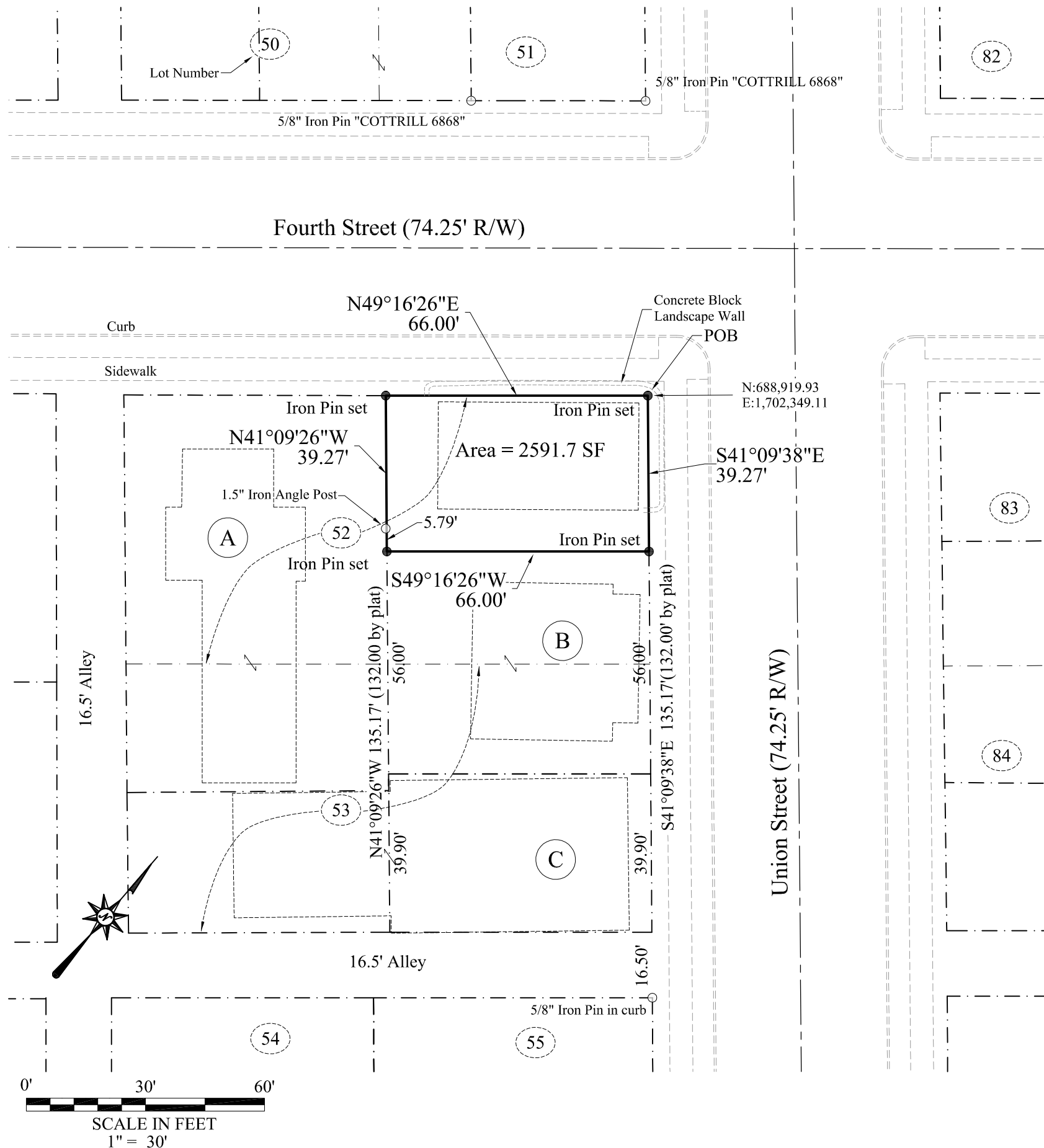


EXHIBIT A
DESCRIPTION of
26 East Fourth Street
In the Name of
Andrew Wildman
in Virginia Military Surveys 5670
City of London, Madison County, Ohio

This description is for a Parcel that is part of Lot 52, *Original Town Plat of London* (Plat Book 1, Page 1), in the name of Andrew Wildman (Auditor's Parcel ID 31-001320.000, Official Records 347, Page 408, Madison County Recorder), said Parcel is the remainder of the northeast half of Lot 52 after a land split shown in plat **LO-5B**, Madison County Survey records, located at 26 East Fourth Street, in Virginia Military Survey 5670, City of London, Madison County, Ohio and is further described as follows:

Beginning at an Iron Pin set at the northernmost corner of Lot 52 of the said Plat of London, at the intersection of the southeast Right-of-way of East Fourth Street (74.25 feet R/W) and the southwest R/W of Union Street (74.25 feet R/W);

Thence S41°09'38"E, 39.27 feet, along the southwest R/W of said Union Street to an Iron Pin set, said Iron Pin set is N41°09'38"W, 95.9 feet from the easternmost corner of Lot 53 at a 16.5 foot alley, and N41°09'38"W, 56.00 feet from the easternmost corner of a property in the name of Robert Parman (Deed Book 229, Page 444);

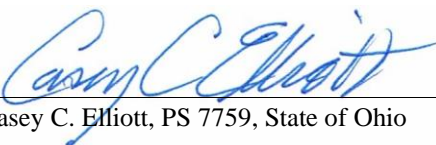
Thence S49°16'26"W, 66.00 feet, along the northwest line of a property in the name of said Robert Parman to an Iron Pin set;

Thence N41°09'26"W, 39.27 feet, along the northeast line of a property in the name of Geraldine E. Henry (D.B. 155, Page 144), passing a 1-1/2 inch Angle Iron Post at 5.79 feet, to an Iron Pin set in the southeast R/W of said East Fourth Street;

Thence N49°16'26"E, 66.00 feet, along the northwest line of the said Lot 52 and the southeast R/W of the said East Fourth Street to the TRUE POINT OF BEGINNING.

Said Parcel contains 2591.7 square feet, all in Lot 52 of the Original Town Plat of London, in the City of London in V.M.S. 5670. The **BASIS OF BEARINGS is S41°09'38"E** along the southwest R/W of Union Street. 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 February and March 2019 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