

BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF MADISON,
CITY OF LONDON
Virginia Military Survey 8742

Property Address:
195 South Oak Street
London, Ohio 43140
PPN 31-02511.000

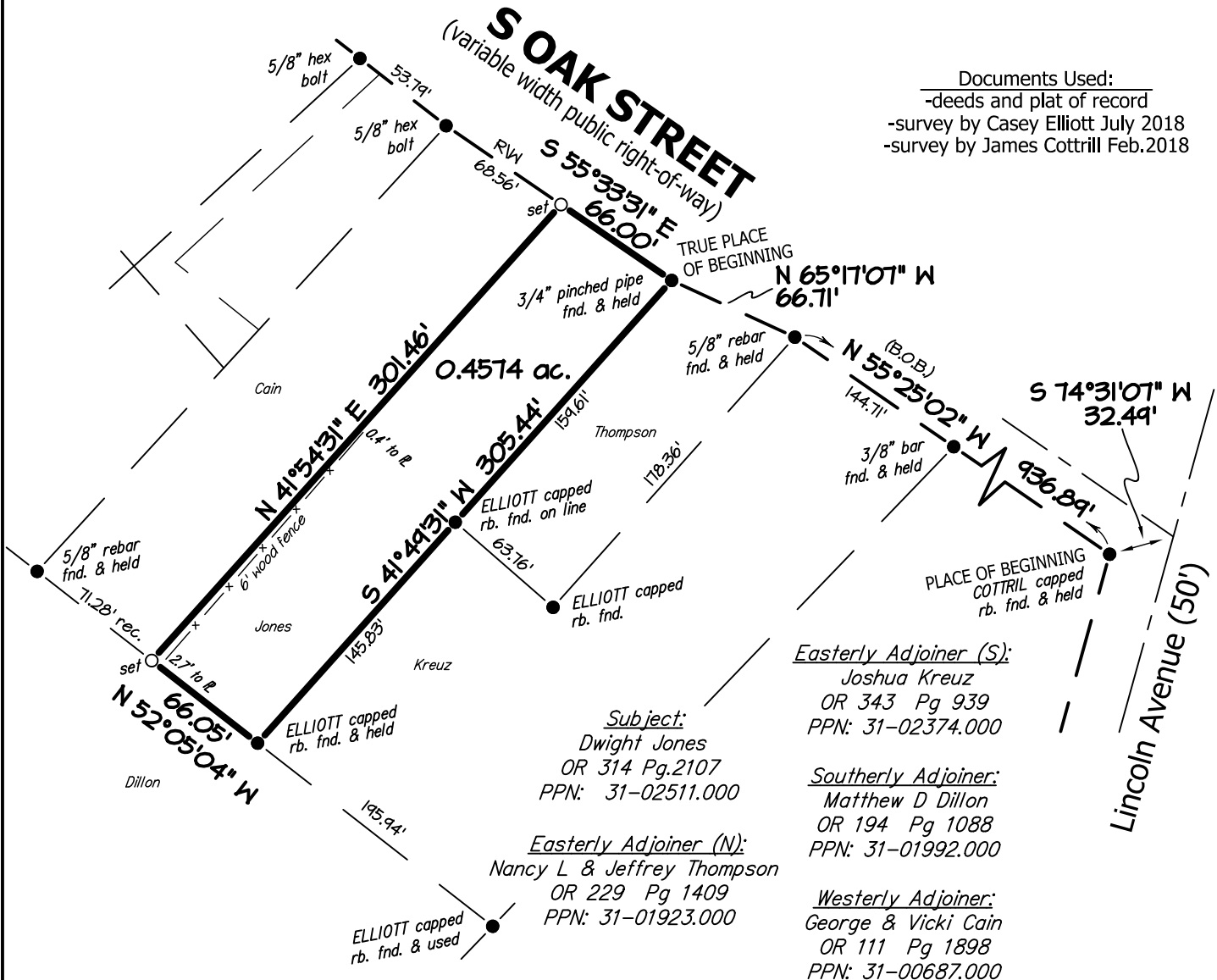


BASIS OF BEARINGS (B.O.B.)

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 55°25'02" W AS A PORTION OF THE SOUTHERLY RIGHT-OF-WAY OF SOUTH OAK STREET AS SHOWN ON THE SURVEY BY CASEY ELLIOTT DATED JULY 2018.

Documents Used:

- deeds and plat of record
- survey by Casey Elliott July 2018
- survey by James Cottrill Feb.2018



- Easterly Adjoinder (S):
Joshua Kreuz
OR 343 Pg 939
PPN: 31-02374.000
- Southerly Adjoinder:
Matthew D Dillon
OR 194 Pg 1088
PPN: 31-01992.000
- Westerly Adjoinder:
George & Vicki Cain
OR 111 Pg 1898
PPN: 31-00687.000

- Subject:
Dwight Jones
OR 314 Pg.2107
PPN: 31-02511.000
- Easterly Adjoinder (N):
Nancy L & Jeffrey Thompson
OR 229 Pg 1409
PPN: 31-01923.000

NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

Matthew L. Campbell
MATTHEW L. CAMPBELL REG. NO. 8546
CAMPBELL & ASSOCIATES, INC.

1/31/2019
DATE

LEGEND

- rec. - RECORD DISTANCE OR ANGLE
- calc. - CALCULATED DISTANCE OR ANGLE
- obs. - OBSERVED DISTANCE OR ANGLE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A TO BE SET

Fieldwork completed:
January 2019
Job: C0154611

CAMPBELL & ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com

Description of a 0.4574 acre parcel – 195 South Oak Street

Situated in State of Ohio, County of Madison, City of London, part of VMS 8742, being a tract of land now or formerly conveyed to Dwight Jones (OR Vol.314 Page 2107) more particularly bounded and described as follows:

Beginning for reference at a rebar capped 'COTTRIL' found at the intersection of the southerly right-of-way of South Oak Street with the westerly right-of-way of Lincoln Avenue;

thence N 55°25'02" W a distance of 936.89 feet along the southerly right-of-way of said South Oak Street to a 5/8" rebar found at an angle-point therein;

thence N 65°17'07" W a distance of 66.71 feet continuing along said right-of-way to a 3/4" pinched-top pipe found at the northwest corner of land conveyed to Nancy L & Jeffrey Thompson (OR Vol.229 Page 1409 - 10200 sq. ft. per deed), said point being the **TRUE PLACE OF BEGINNING** of the parcel hereinafter described;

thence S 41°49'31" W along the westerly line of said Thompson, passing a rebar capped "ELLIOTT" at 159.61 feet at a northwesterly property corner of land conveyed to Joshua Kreuz (OR Vol. 343 Page 939 – 1.237 ac. per deed), continuing along said Kreuz 145.83 feet to a rebar capped 'ELLIOTT' found at a total distance of 305.44 feet on a northeasterly line of land conveyed to Matthew D Dillon (OR Vol. 194 Page 1088 – no direct deed acreage);

thence N 52°05'04" W a distance of 66.05 feet along said Dillon to a capped rebar set at the southeasterly property corner of land conveyed to George & Vicki Cain (OR Vol. 111 Page 1898 - 0.45 ac. per deed);

thence N 41°54'31" E a distance of 301.46 feet along said Cain to a capped rebar set at the southerly right-of-way of said South Oak Street;

thence S 55°33'31" E a distance of 66.00 feet along said southerly right-of-way to the **TRUE PLACE OF BEGINNING**, containing 0.4574 acres of land, more or less, as surveyed under the direct supervision of Matthew L. Campbell (P.S. 8546) of Campbell and Associates, Inc. in January of 2019.

The basis of bearings for this description is N 55°25'02" W as a portion of the southerly right-of-way of South Oak Street as shown on the survey by Casey Elliott dated July 2018

Subject to all legal highways, easements, restrictions, covenants, agreements and reservations of record.

All documents referenced herein are Madison County Recorder's records.

Madison County PPN 31-02511.000

