

3458
JP Morgan Chase Bank, National Association
0.148 Acres
Part of V.M.S. 6324
May 21, 2019

SCHOLL
SURVEYING, LLC
1533 Moorefield Road
Springfield OH 45503
937.390.3629

Situate in the State of Ohio, County of Madison, City of London, and being part of V.M.S. 6324 and being described as follows:

Beginning at a 5/8" re-bar with plastic cap (set) at the intersection of the north line of Liberty Street (60 feet right-of-way) with the west line of a 12 feet wide alley as dedicated in the Lilly Addition, recorded Plat Book 1, Pages 110-112 of the Plat Records of Madison County, Ohio, and also being S 68°08'31" W, 137.87 feet from the intersection of the west line of Laurel Street (50 feet right-of-way) with the north line of said Liberty Street, the TRUE POINT OF BEGINNING HEREIN;

thence, with the north line of said Liberty Street, S 68°08'31" W, 50.00 feet to a 5/8" re-bar with plastic cap (set) at the southeast corner of a 0.143 acre tract described in deed to Timothy Coffey recorded Book 167, Page 2589 (Court Order) of the Official Records of Madison County, Ohio;

thence, with the east line of said Coffey premises, N 31°15'27" W, 128.75 feet to a 5/8" re-bar with plastic cap (set) at the southwest corner of a 0.1706 acre tract described in deed to Patricia A. Schmittauer recorded Volume 293, Page 720 of the Deed Records of Madison County, Ohio, and the northeast corner of said Coffey premises;

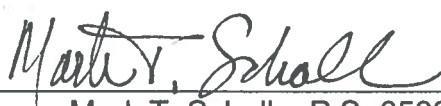
thence, with the south line of said Schmittauer premises, N 64°24'17" E, 49.83 feet to a 5/8" re-bar with plastic cap (set) at the southeast corner of said Schmittauer premises and in the west line of said 12 feet wide alley;

thence, with the west line of said 12 feet wide alley, S 31°08'49" E, 132.00 feet to the point of beginning and containing 0.148 acres, subject however, to all rights-of-way, easements, and restrictions of record.

Being the same premises described in deed to JP Morgan Chase Bank, National Association recorded Book 336, Page 2513 of the Official Records of Madison County, Ohio, and being Parcel 31-01787.000.

The above description is based on an actual field survey dated May 21, 2019 by Mark T. Scholl, Professional Surveyor 6599. Basis of bearings is Grid North, State Plane Coordinate System, Ohio, South Zone per O.D.O.T./C.O.R.S. 2011.




Mark T. Scholl, P.S. 6599