

SURVEY PLAT
OF
A 0.639 Acre Property
in the Name of
Clint & Sarah Elise Gillman

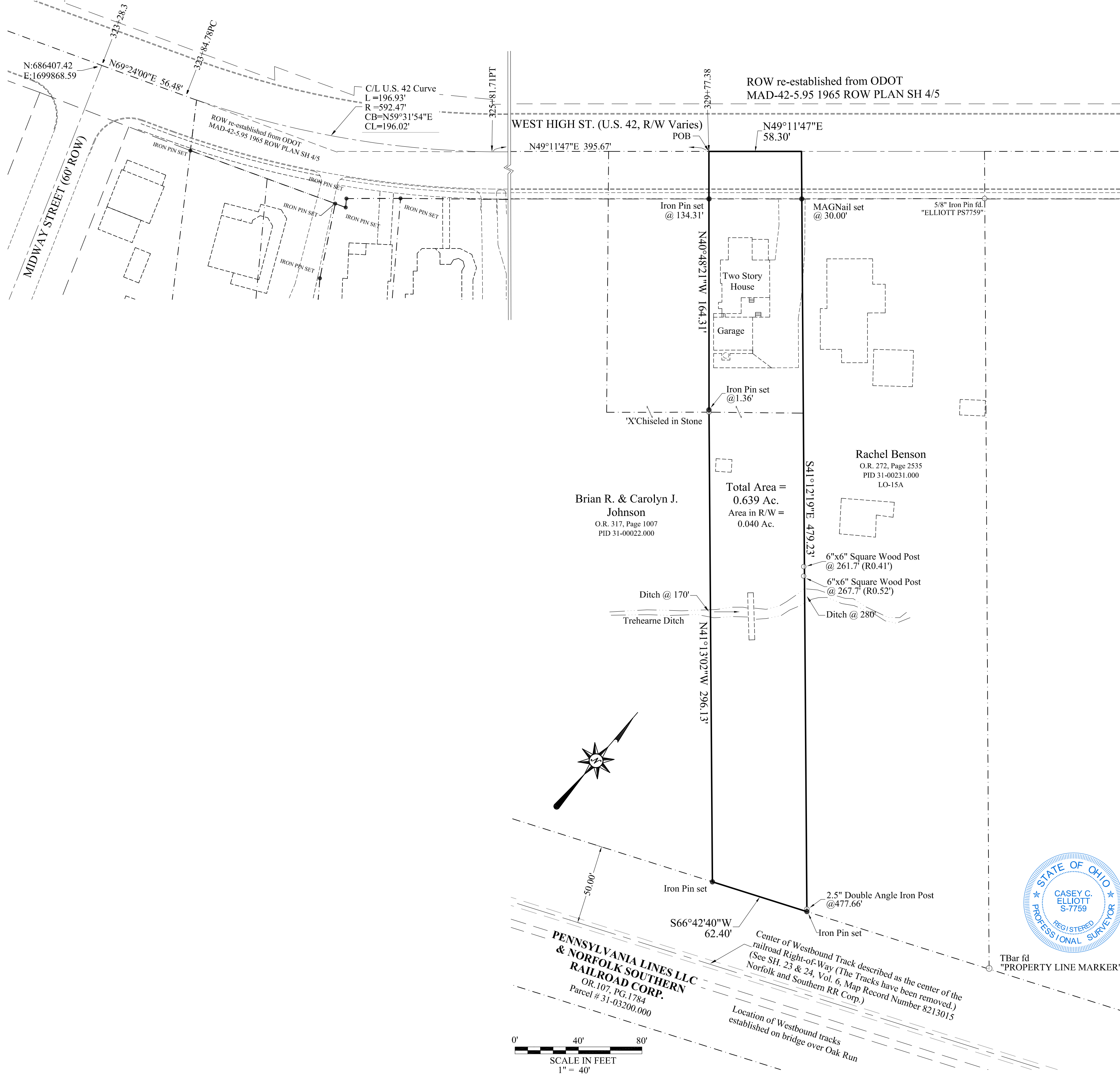
Virginia Military Survey 8742
City of London, Madison County, Ohio

Location 190 West High Street (U.S. 42, Right-of-way varies), in Virginia Military Survey 8742, City of London, Madison County, State of Ohio.
Parcel No. 31-00705.000 and 31-00706.000
Area 0.639 Acres
Owner Clint & Sarah Elise Gillman
Deed Reference - Official Record 320, Page 2133, Madison County Recorder's Office
Basis of Bearing N49°11'47"E along the centerline of said West High Street between Station 325+81.71 and Station 329+77.38. Established by GPS Observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).
Surveyor Casey Elliott, PS7759, State of Ohio
 212 West High Street
 London, Ohio 43140
 (740)852-1300

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.



Brian R. & Carolyn J. Johnson
 O.R. 317, Page 1007
 PID 31-00022.000

Total Area = 0.639 Ac.
Area in R/W = 0.040 Ac.

Rachel Benson
 O.R. 272, Page 2535
 PID 31-00231.000
 LO-15A



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 May 2019.

Casey C. Elliott 05/21/2019

Casey C. Elliott, PS 7759, State of Ohio
 File # 19105

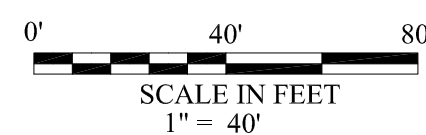


EXHIBIT A
DESCRIPTION of
A 0.639 Acre Property
In the Name of
Clint & Sarah Elise Gillman
in Virginia Military Surveys 8742
City of London, Madison County, Ohio

This description is for a 0.639 acre Property in the name of Clint and Sarah Elise Gillman (O.R. 320, Page 2133, Auditor's Parcel #31-00705.000 and #31-00706.000), located at 190 West High Street (U.S. 42, Right-of-way varies), in Virginia Military Survey 8742, City of London, Madison County, Ohio and is further described as follows:

Beginning at the intersection of West High Street (U.S. 42, Right-of-way varies) and Midway Street (60 foot R/W), at Centerline Station 323+28.3 (O.D.O.T. MAD-42-5.95 1965 R/W PLAN Sheet 4 of 5);

Thence N69°24'00"E, 56.48 feet, along the centerline of said West High Street to Station 323+84.78 at the Point of Commencement of a curve;

Thence, continuing along the said Centerline of West High Street with a curve to the to the left, arc length 196.93 feet, radius 592.47 feet, chord bearing N59°31'54"E, chord length 196.02 feet, and delta 19°02'38", to Station 325+81.71 at the Point of Tangency;

Thence N49°11'47"E, 395.67 feet, along the said Centerline of West High Street, to Station 329+77.38 at the TRUE POINT OF BEGINNING;

Thence N49°11'47"E, 58.30 feet, continuing along the centerline of said West High Street to a point;

Thence S41°12'19"E, 479.23 feet, passing a MAGNail™ set in the R/W of said West High Street and the westernmost corner of a property in the name of Rachel Benson (O.R. 272, Page 2535) at 30.00 feet, a 6 inch square wood post at 261.7 feet that is 0.41 feet right of the line, a 6 inch square wood post at 267.7 feet that is 0.52 right of the line, crossing Trehearne Ditch at 280 feet, and passing a 2.5 inch Double Angle Iron Post at 477.66 feet, to an Iron Pin set at the southwest corner of said Benson and in the north line of a property in the name of Pennsylvania Lines LLC and Norfolk Southern Railroad Corporation (O.R. 107, Page 1784);


Thence S66°42'40"W, 62.40 feet, along the north line of the said Norfolk property to an Iron Pin set at the southeast corner of a property in the name of Brian R. & Carolyn J. Johnson (O.R. 317, Page 1007);

Thence N41°13'02"W, 296.13 feet, along the northeast line of the said Johnson property, crossing Trehearne Ditch at 170 feet, to a chiseled "X" in a Stone found;

Thence N40°48'21"W, 164.31 feet, along the northeast line of the said Johnson property, passing an Iron Pin set for reference at 1.36 feet, and an Iron Pin set in the southeast R/W of the said West High Street at 134.31 feet, to the TRUE POINT OF BEGINNING.

The property surveyed contains 0.639 acres, including 0.040 acres in the R/W of said West High Street, in V.M.S. 8742, in the City of London. The **BASIS OF BEARINGS** is **N49°11'47"E** along the centerline of said West High Street between Station 325+81.71 and Station 329+77.38. 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 May of 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.




Casey C. Elliott, PS 7759, State of Ohio

05/21/2019