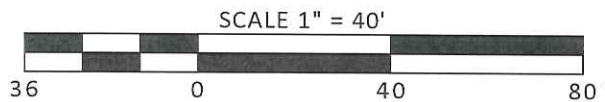


BASIS OF BEARINGS:
 Based on True North Derived From GPS Observations
 Using ODOT VRS Network Stations Converted to The
 Ohio State Plane, South Zone, Horizontal Datum NAD83 (2011)

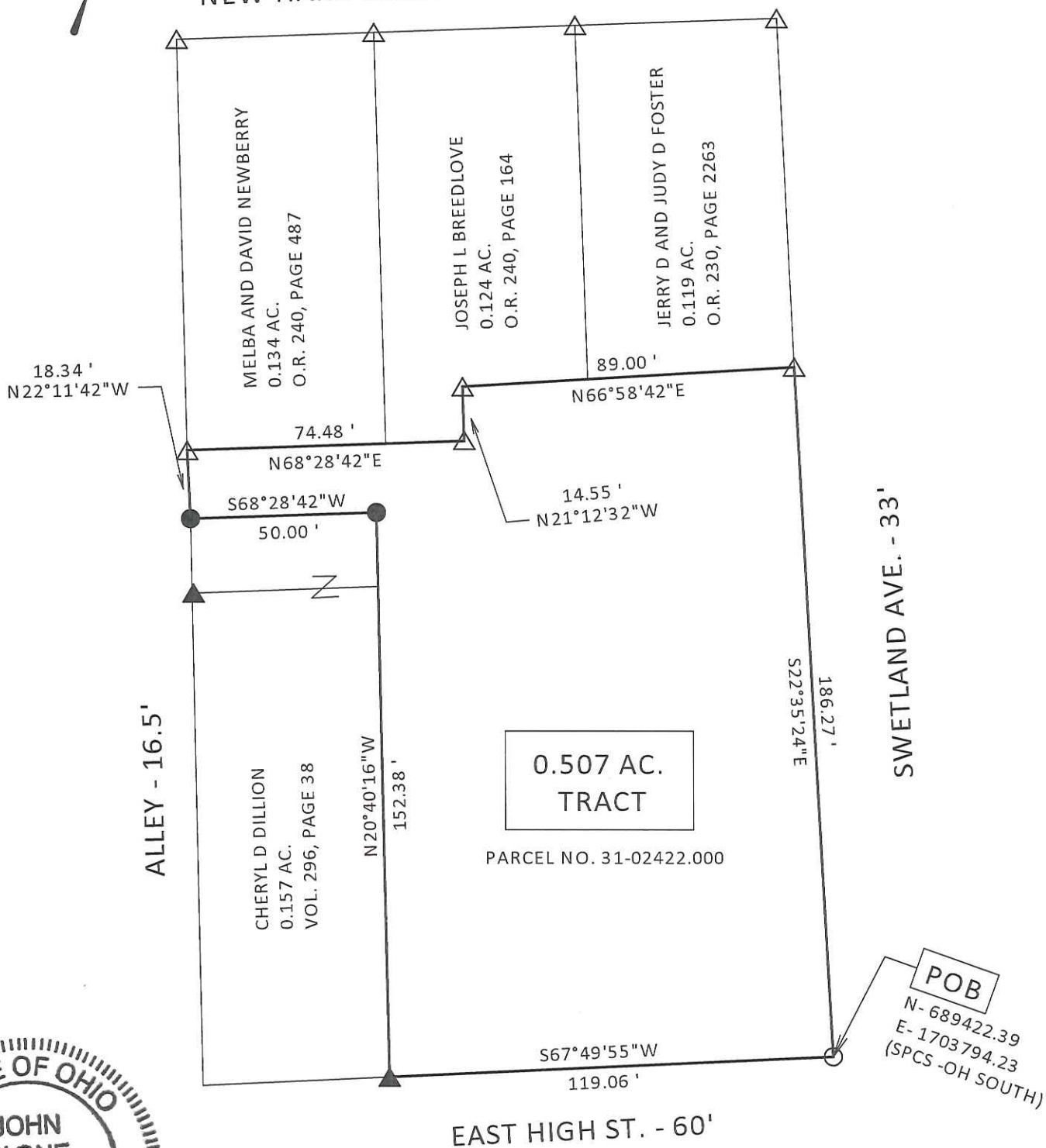


DEED REFERENCE:
 Kassel Equity Group, LLC
 O.R. 337, Page 1185

- 1" O.D. IRON PIPE FOUND
- △ T- POST FOUND
- ▲ COTTON SPINDLE SPIKE FOUND
- 5/8" REBAR SET W/ ORANGE I.D. CAP (SLONE S-8751)



NEW HAMPSHIRE AVE. - 45'



I hereby certify that the foregoing boundary survey was prepared from an actual field survey performed in June, 2019, by John C. Slone, P.S. #8751 in accordance with Chapter 4733-37 Ohio Administrative Code.

John C. Slone 6/11/19
 John C. Slone
 Ohio Surveyor No. 8751

SSB SURVEYING, LLC
 Tel: 740-970-0973
 E-mail: ssbsurveying@gmail.com

SURVEY OF 0.507 ACRE TRACT
 Situated in the State of Ohio, County of Madison, City of London,
 Virginia Military Survey 9471,
 Being part of Lot No. 7 of the J. Swetland Addiiton, Plat Book 1, Page 149

**Description of a 0.507 Acre Tract
City of London
County of Madison
State of Ohio**

Situated in the State of Ohio, County of Madison, and the City of London: Being part of Virginia Military Survey 9471, and being part of Lot Number 7 of the J. Swetland Addition (Plat Book 1, Page 149), containing 0.507 acres and being a parcel conveyed to Kassel Equity Group, LLC as described in Official Record 337, Page 1185 (record references to those of the Recorders Office, Madison County, Ohio), also being all of Auditors Parcel #31-02422.000 and being more particularly described as follows:

Commencing at a found 1" O.D. Iron Pipe, said pipe being the Southeastern corner of Lot Number 7 of said J. Swetland Addition, said pipe being in the Westerly right-of-way of Swetland Avenue, said pipe also being in the Northerly right-of-way of East High Street, said pipe being the Southeasterly corner of said 0.507 acre tract, said pipe also being **THE TRUE POINT OF BEGINNING**;

Thence, **S 67°49'55" W, 119.06 feet**, along said Northerly right-of-way line of East High Street and a Southerly line of said 0.507 acre tract, to a cotton spindle spike found; said spike being at the Southeast corner of a 0.157 acre tract conveyed to Cheryl D Dillion as described in Volume 296, Page 38;

Thence, **N 20°40'16" W, 152.38 feet**, along the Easterly line of said 0.157 acre tract and a Westerly line of said 0.507 acre tract, to an iron pin set at the Northwest corner of said 0.157 acre tract;

Thence, **S 68°28'42" W, 50.00 feet**, along the Northerly line of said 0.157 acre tract and a Southerly line of said 0.507 acre tract to an iron pin set at the Northwest corner of said 0.157 acre tract, said pin also being in the Westerly line of said Lot Number 7 of the J. Swetland Addition;

Thence, **N 22°11'42" W, 18.34 feet**, along the Westerly line of said Lot Number 7 of the J. Swetland Addition, and also a Westerly line of said 0.507 acre tract, to a T-Post found; said T-post being the Southwest corner of a 0.134 acre tract conveyed to Melba and David Newberry as described in Official Record 240, Page 487;

Thence, **N 68° 28' 42" E, 74.48 feet**, along the Southerly line of said 0.134 acre tract, along a Northerly line of said 0.507 acre tract, also along a Southerly line of a 0.124 acre tract conveyed to Joseph L Breedlove as described in Official Record 240, Page 164, passing the Southwest corner of said 0.124 acre tract at 53.00 feet, to a T-Post found,

Thence, **N 21°12'32" W, 14.55 feet**, along an Easterly line of said 0.124 acre tract and a Westerly line of said 0.507 acre tract, to a T-Post found;

Thence, **N 66°58'42" E, 89.00 feet**, along a Southerly line of said 0.124 acre tract, along a Northerly line of said 0.507 acre tract, and along the Southerly line of a 0.119 acre tract conveyed to Jerry D and Judy D Foster as described in Official Record 230, Page 2263, passing the Southwest corner of a 0.119 acre tract at 33.05 feet, to a T-Post found at the Southeast corner of said 0.119 acre tract, said T-Post being in said Westerly right-of-way line of Swetland Avenue, said T-Post also being in the Easterly line of Lot Number 7 of said J. Swetland Addition;

Thence, **S 22° 35' 24" E, 186.27 feet**, along said Westerly right-of-way line of Swetland Avenue and along an Easterly line of said 0.507 acre tract, returning to **THE TRUE POINT OF BEGINNING** of the parcel herein described, containing 0.507 acres.

All iron pins set are 5/8" rebar, 30 inches long with orange I.D. cap labeled "SLONE S-8751".

823-19

Basis of Bearings for the above legal description is based on True North derived from GPS observations using ODOT VRS Network Stations Converted to the Ohio State Plane, South Zone, Horizontal Datum NAD83(2011).

Subject to all legal easements, restrictions, and right-of-ways of record.

This description is based on an actual field survey of the premises performed June, 2019 by John C. Slone, PS Registration No. 8751.

John C. Slone *6/20/19*

John C. Slone
Ohio Professional Surveyor No. 8751



823-19