

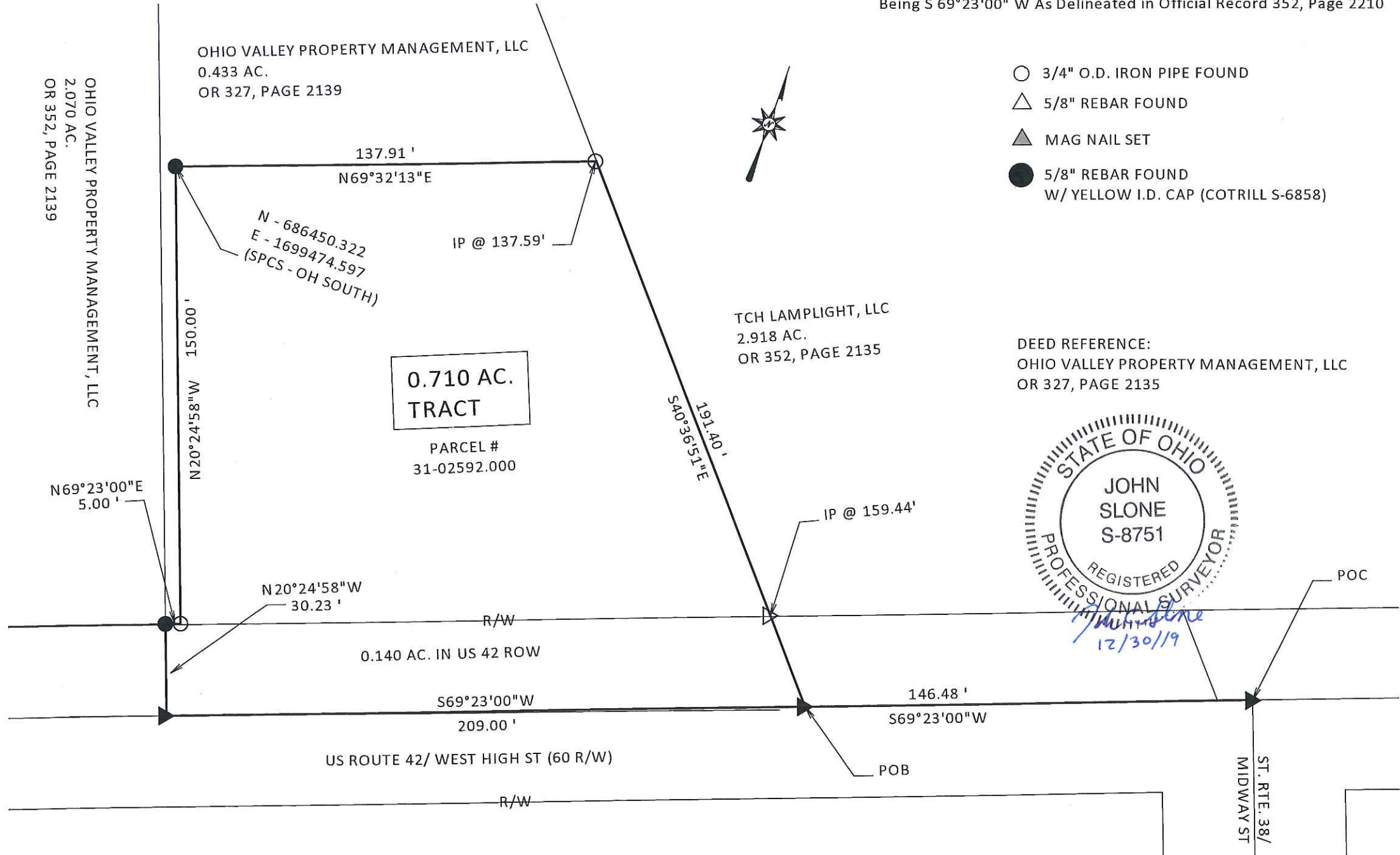
BASIS OF BEARINGS:
 Based on The Centerline of US Route 42 (West High Street)
 Being S 69°23'00" W As Delineated in Official Record 352, Page 2210

- 3/4" O.D. IRON PIPE FOUND
- △ 5/8" REBAR FOUND
- ▲ MAG NAIL SET
- 5/8" REBAR FOUND W/ YELLOW I.D. CAP (COTRILL S-6858)

DEED REFERENCE:
 OHIO VALLEY PROPERTY MANAGEMENT, LLC
 OR 327, PAGE 2135



John C. Slone
 12/30/19



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



John C. Slone
 Ohio Surveyor No. 8751

John C. Slone
 12/30/19

SSB SURVEYING, LLC
 Tel: 740-970-0973
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SURVEY OF 0.710 ACRE TRACT

Situated in the State of Ohio, County of Madison, City of London,
 Virginia Military Survey 8742

**Description of a 0.710 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 a part of Virginia Military Survey 8742, and being a 0.710 acre parcel conveyed to Ohio Valley Property Management, LLC as described in Official Record 327, Page 2135 (record references to those of the Recorders Office, Madison County, Ohio), also being all of Auditors Parcel #31-02592.000 and being more particularly described as follows:

Commencing at a mag nail set in the intersection the centerlines of US Route 42 (West High Street) and State Route 38 (Midway Street), thence, S 69°23'00" W, 146.48 feet, along the centerline of US Route 42 (West High Street), to a mag nail set, said mag nail is a Southwesterly corner of a 2.918 acre tract conveyed to TCH Lamplight, LLC as described in Official Record 352, Page 2135 and a Southeasterly corner of said 0.710 acre tract, said mag nail also being **THE TRUE POINT OF BEGINNING** of the parcel herein described;

Thence, **S 69°23'00" W, 209.00 feet**, along the centerline of US Route 42 (West High Street) and along a Southerly line of said 0.710 acre tract, to a mag nail set, said mag nail being a Southeasterly corner of a 2.070 acre tract conveyed to Ohio Valley Property Management, LLC as described in Official Record 352, Page 2139, and a Southwesterly corner of said 0.710 acre tract;

Thence, **N 20°24'58" W, 30.23 feet**, along a Westerly line of said 0.710 acre tract and along an Easterly line of said 2.070 acre tract, to a 5/8" rebar with yellow I.D. cap (Cotrill S-6858) found, said rebar being a Southwesterly corner of a 0.433 acre tract conveyed to Ohio Valley Property Management, LLC as described in Official Record 327, Page 2139;

Thence, **N 69°23'00" E, 5.00 feet**, along a Southerly line of said 0.433 acre tract and a Northerly line of said 0.710 acre tract, to a 3/4" outer diameter iron pipe, said pipe being a Southeasterly corner of said 0.433 acre tract;

Thence, **N 20°24'58" W, 150.00 feet**, along a Westerly of said 0.710 acre tract and an Easterly line of said 0.433 acre tract, to a 5/8" rebar with yellow I.D. cap (Cotrill S-6858) found, said rebar being a Northwesterly corner of said 0.710 acre tract;

Thence, **N 69°32'13" E, 137.91 feet**, along a Northerly line of said 0.710 acre tract and a Southerly line of said 0.433 acre tract, passing a 3/4" outer diameter iron pipe at **137.59 feet**, to a point, said point being in a Westerly line of said 2.918 acre tract and also being a Northeasterly point of said 0.710 acre tract;

Thence, **S 40°36'51" E, 191.40 feet**, along a Westerly line of said 2.918 acre tract and along an Easterly line of said 0.710 acre tract, passing a 5/8" rebar found at **159.44 feet**, to a mag nail set, returning to **THE TRUE POINT OF BEGINNING** of the parcel herein described, containing 0.710 acres, 0.140 acres being in the right-of-way of US Route 42 (West High Street).

Basis of Bearings for the above legal description is based on the centerline of US Route 42 (West High Street) being S 69°23'00" W as delineated in Official Record 352, Page 2135.

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 December, 2019 by John C. Slone, PS Registration No. 8751.



John C. Slone 12/30/19
John C. Slone
Ohio Professional Surveyor No. 8751