

NOTE: The original Plat of London calls for *in lots* to be *four poles (66') front and eight poles (132') back*.
 The Plat LO-11D showed Lot 80 of London to be 142.05' along the north line to 142.8' along the south line and to be 70.4 feet wide, split 35' wide on the south side and 35.4' on the north side.
 This re-survey shows that the existing monuments agree with the LO-11D survey.

SURVEY PLAT OF 90 North Union St

Part of Lot 80, Town Plat of London
 Virginia Military Survey 5670
 City of London, Madison County, Ohio

Location 90 North Union St.
 London, Ohio 43140
 Part of Lot 80, Town Plat of London (Plat Book 1, Page 1)

Parcel ID 31-01887.000

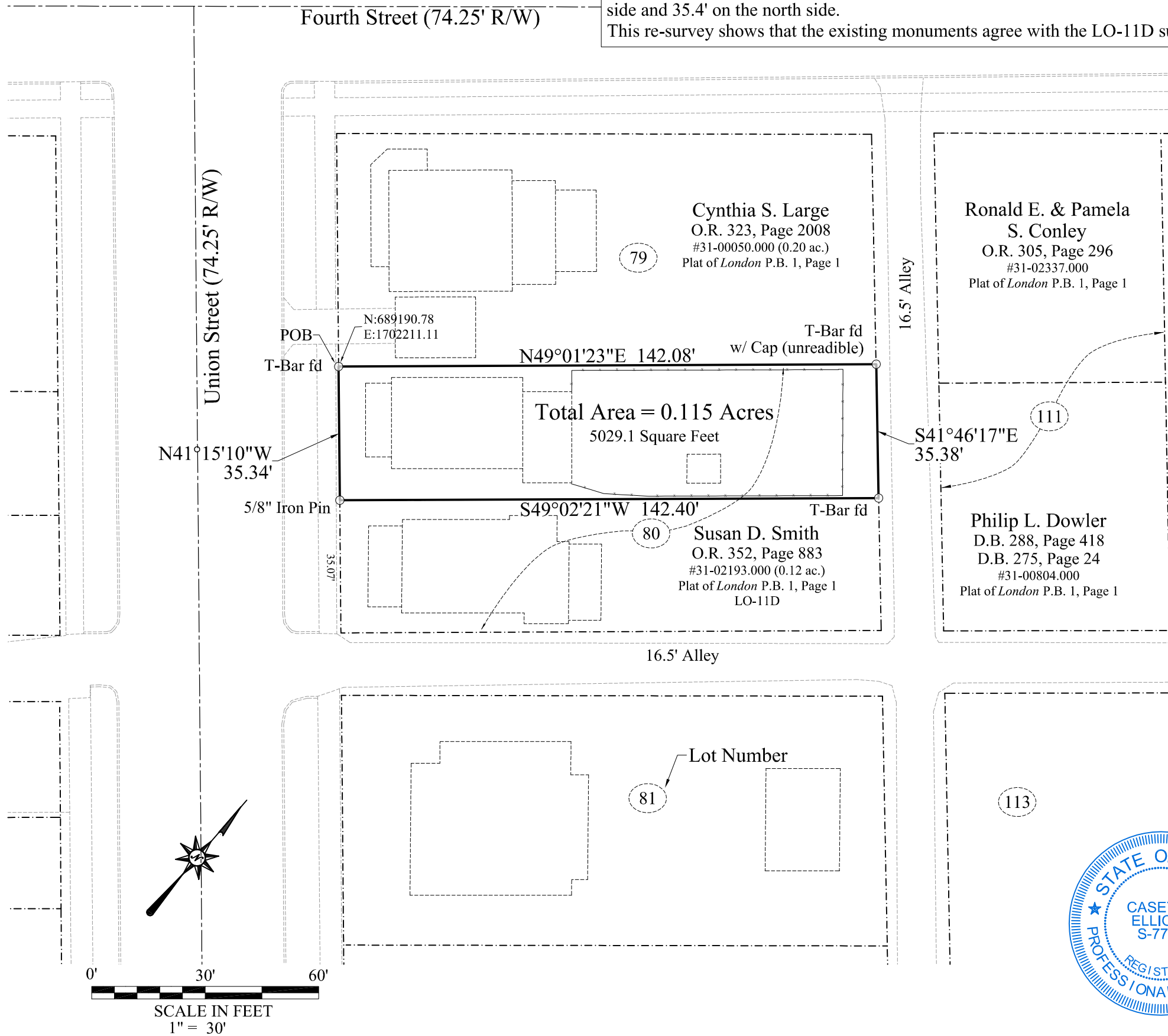
Owner James & Ashley Papadelis

Previous Deed Reference
 Official Record 337, Page 1973, Madison County Recorder's Office

Basis of Bearing N41°15'10"E along the northeast R/W of North Union Street, established by GPS Survey adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011))

Note No encroachments were observed onto or off of the property.

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 ROW
- Easement Easement
- Existing Monument ○ Iron Pin found
- New Monument ● Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter rebar with plastic ID caps labeled *ELLIOTT PS7759* unless otherwise described.

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 in March and April 2019.

Casey Elliott 04/17/2020
 Casey C. Elliott, PS 7759, State of Ohio

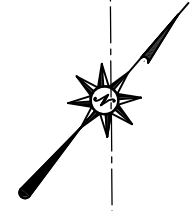
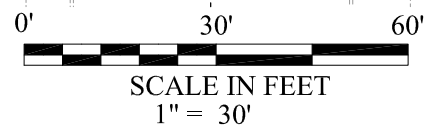


EXHIBIT A
DESCRIPTION of
Part of Lot 80, Town Plat of London
90 North Union Street
In the Name of
James and Ashley Papadelis
in Virginia Military Surveys 5670
City of London, Madison County, Ohio

This description is for a 0.115 acre property that is part of Lot 80, original *Town Plat of London* (Plat Book 1, Page 1), which was platted as an *in lot* that was *four poles front and eight poles back* (66 feet by 132 feet). Lot 80 was split, as shown in Madison County Survey Records LO-11D, to be 35.4 feet by 142 plus feet.

The said 0.115 acre property in the name of James Papadelis and Ashley Papadelis (Auditor's Parcel ID 31-01887.000, Official Records 337, Page 1973, Madison County Recorder), is the northwest portion of Lot 80 as shown in plat LO-11D, Madison County Survey Records, located at 90 North Union Street (Union Street on the plat, 74.25 foot Right-of-way), in Virginia Military Survey 5670, City of London, Madison County, Ohio and is further described as follows:

BEGINNING at a T-Bar found at the westernmost corner of Lot 80 of said Plat of London and the southernmost corner of Lot 79, a 0.20 acre property in the name of Cynthia S. Large (O.R. 323, Page 2008), and in the northeast R/W of said North Union St.;

Thence N49°01'23"E, 142.08 feet, along the south line of said Lot 79 and the said Large property, to a T-Bar found with an Identification Cap (unreadable) in the southwest R/W line of a 16.5 foot alley;

Thence S41°46'17"E, 35.38 feet, along the northeast line of said Lot 80 and the southwest line of said alley, to a T-Bar found at the northernmost corner of a 0.12 acre property in the name of Susan D. Smith (O.R. 352, Page 833);

Thence S49°02'21"W, 142.40 feet, along the northwest line of the Smith property and through said Lot 80, to a 5/8" diameter Iron Pin found in the northeast R/W of said North Union Street and the westernmost corner of the said Smith property;

Thence N41°15'10"W, 35.34 feet, along the northeast R/W of the said North Union Street, and the southwest line of the said Lot 80, to the TRUE POINT OF BEGINNING.

Said Parcel contains 0.115 acres (5,029.1 square feet), all in Lot 80 of the Original *Town Plat of London*, in the City of London in V.M.S. 5670. The BASIS OF BEARINGS is **N41°15'10"W** along the northeast R/W of North Union Street. 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 March and April 2020 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 and is not valid unless signed by the surveyor.




04/17/2020
Casey C. Elliott, PS 7759, State of Ohio