

SURVEY
for a
0.203 Acre Property

in the Name of
Janice L. & Andrew W. Estep

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

Location 81 South Street
V.M.S. 8742
City of London, Madison County, State of Ohio.
Parcel ID 31-02788.000
Owner Janice L. & Andrew W. Estep
Deed Reference - Official Record 391, Page 2361, Madison County Recorder's Office

Basis of Bearing N58°12'17"E along the southeast Right-of-way of a 16.50' alley and the northwest line of the surveyed property. 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	ROW
Easement	Easement
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

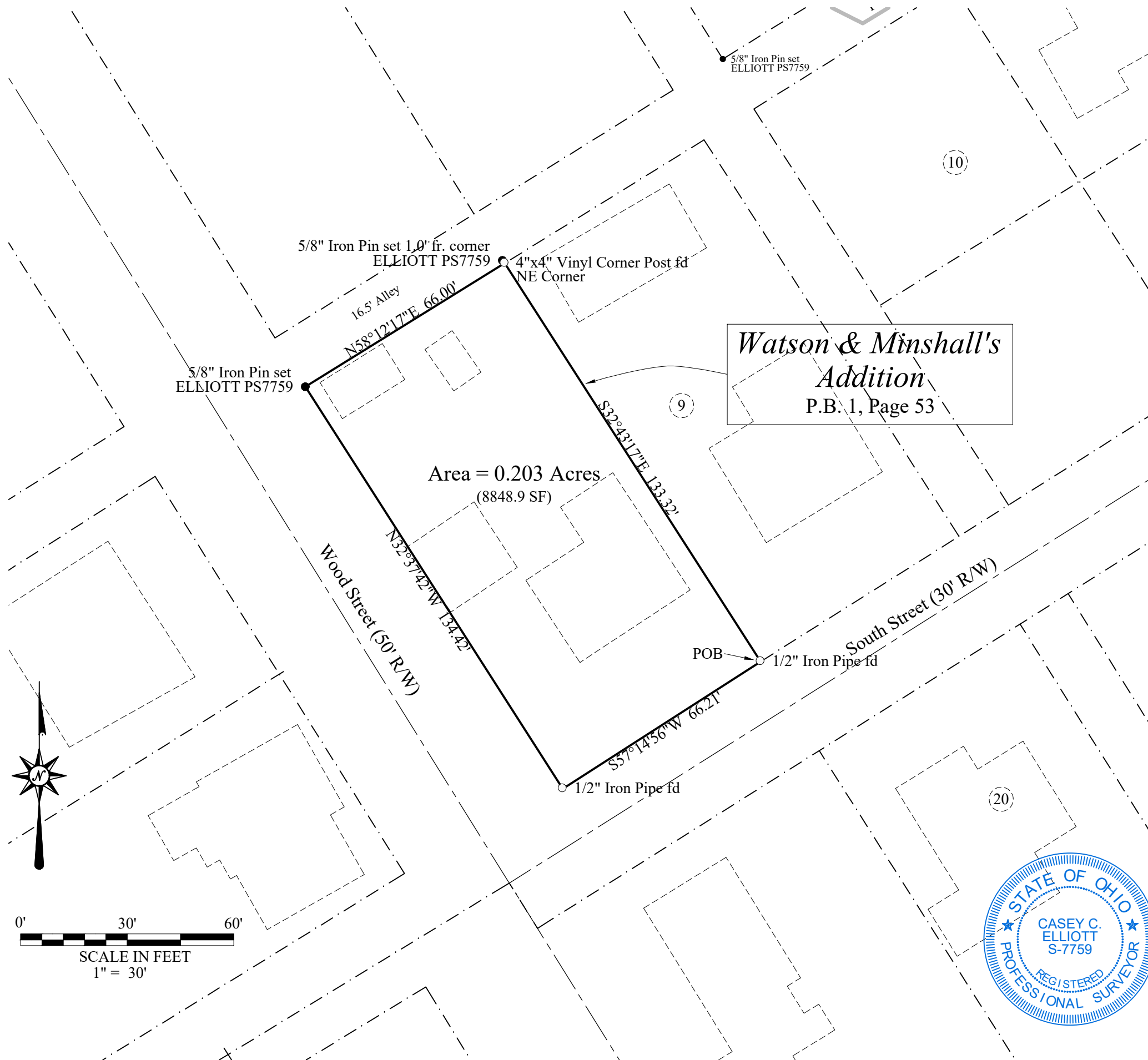
Monuments found are described. Monuments set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.

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 November 2021.

Casey C. Elliott

11/20/2021

Casey C. Elliott, PS 7759, State of Ohio
21132



Watson & Minshall's
Addition
P.B. 1, Page 53

Area = 0.203 Acres
(8848.9 SF)

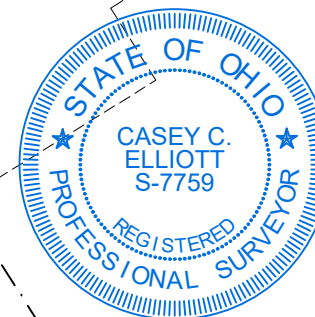
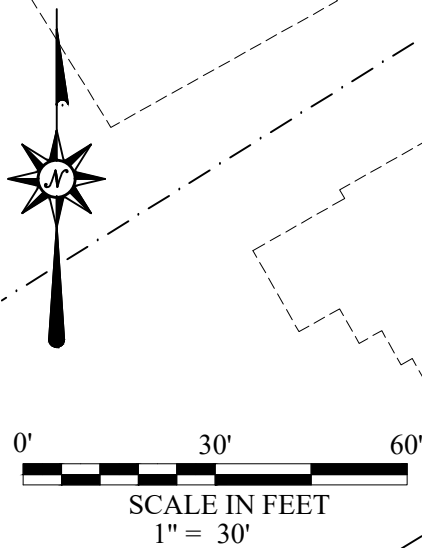


EXHIBIT A
Description of
A 0.203 Acre Property
In the Name of
Janice L. & Andrew W. Estep
Located in Virginia Military Survey 8742
City of London, Madison County, Ohio

This description is for a 0.203 acre property, in the name of Janice L. and Andrew W. Estep (Official Records 391, Page 2361, Madison County Recorder, Auditor's Property Index Number 31-02788.000), located at the northeast corner of Wood Street (50 foot Right-of-way) and South Street (30 foot R/W), in Virginia Military Survey 8742, City of London, Madison County, Ohio and is further described as follows:

Commencing at a 1/2 inch diameter Iron Pipe found at the easternmost corner of Lot 9 of *Watson & Minshall's Addition* (Plat Book 1, Page 53) in the northwest Right-of-way of said South Street at the TRUE POINT OF BEGINNING;

Thence S57°14'56"W, 66.21 feet, along the southeast line of the surveyed property and the northwest line of the said South Street, to a 1/2 inch Iron Pipe found at the intersection of the northeast R/W of said Wood Street and the northwest R/W of said South Street;

Thence N32°37'42"W, 134.42 feet, along the northeast R/W line of said Wood Street to an Iron Pin set at the southeast R/W of a 16.5 foot alley;

Thence N58°12'17"E, 66.00 feet, along the southeast line of the said alley to the northernmost corner of a 4 inch by 4 inch vinyl post found at the westernmost corner of said Lot 9 of *Watson & Minshall's Addition*, with an Iron Pin set at N32°43'17"W, 1.00 feet;

Thence S32°43'17"E, 133.32 feet, along the southwest line of said Lot 9, to the TRUE POINT OF BEGINNING.

Said property contains 0.203 acres (8848.9 Square Feet) in V.M.S. 8742, City of London, Madison County, Ohio. The **Basis Of Bearing is N58°12'17"E** along the southeast R/W of the said 16.50 alley and the northwest line of the surveyed property, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in November 2021 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 11/20/2021
Casey C. Elliott, PS 7759