

# A SURVEY of a 0.124 acre Property In the Name of **MK Capital, LLC**

In Virginia Military Surveys 9471,  
City Of London, Madison County, Ohio

**LOCATION:** Located on the southeast side of New Hampshire Ave. in Virginia Military Districts 9471, in the City of London, Madison County, Ohio.

**DESCRIPTION:** Part of Lot 7 of *J. Swetland's Addition* (Plat Book 1, Page 149)

**OWNER:** MK Capital, LLC

**AUDITOR'S PARCEL:** 31-01234.000

**RECORDER'S DEED:** Official Record 377, Page 1592

**BASIS OF BEARING:** N22°37'19"W along the southwest Right-of-way of Swetland Avenue between East High Street and New Hampshire Avenue. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

**SURVEYOR:** Casey Elliott, PS 7759, State of Ohio  
212 West High Street  
London, Ohio 43140  
(740)852-1300  
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### 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

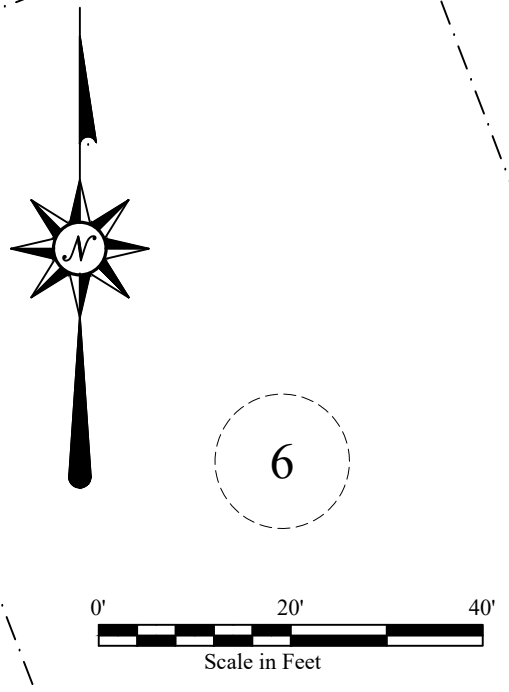
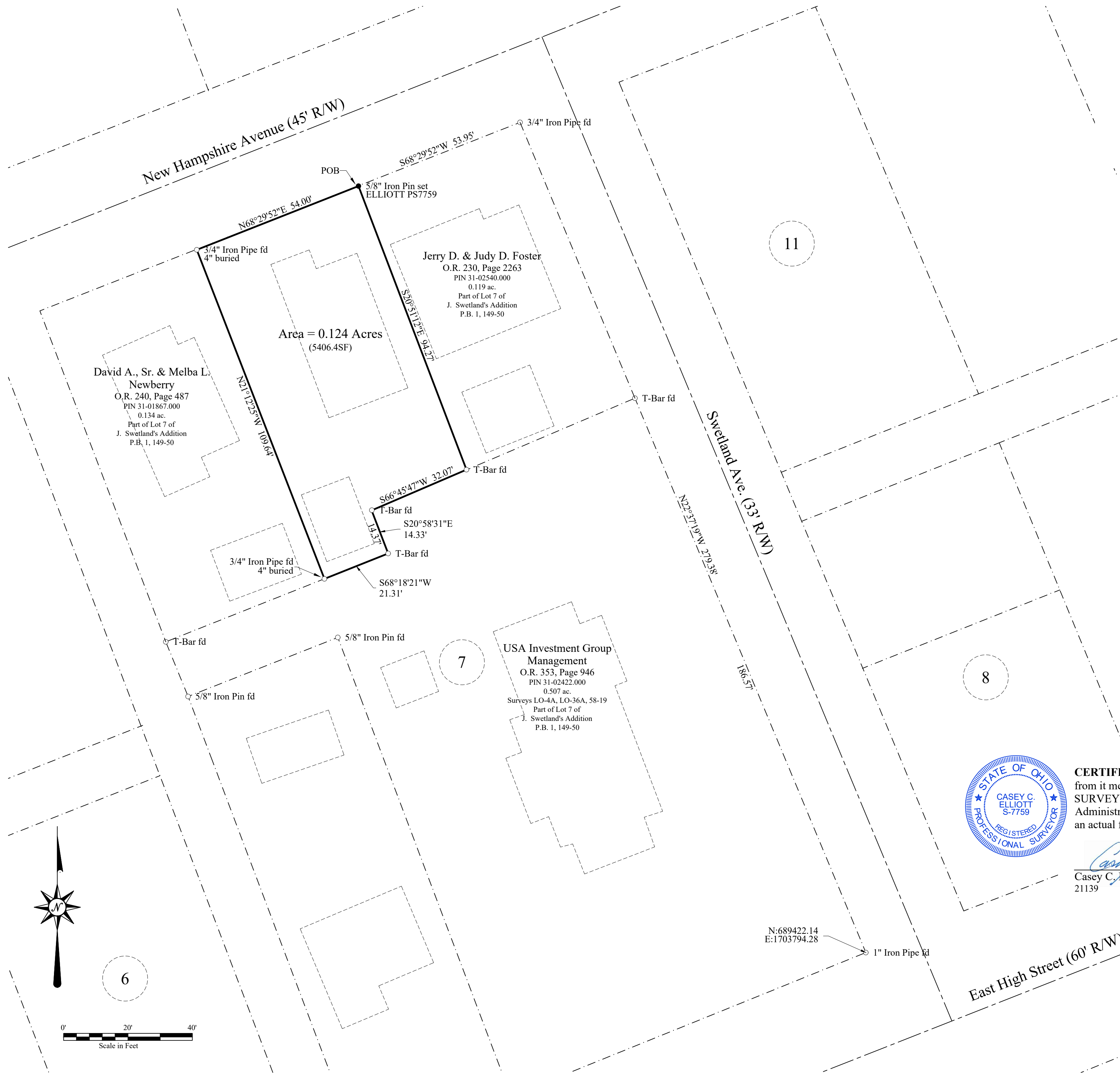
Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled *ELLIOTT PS7759* unless otherwise described.



**CERTIFICATION:** I certify that this plat and the description developed from it 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 May 2021.

*Casey C. Elliott*  
Casey C. Elliott, PS 7759, State of Ohio  
21139

05/24/2021



6

7

11

8

N:689422.14  
E:1703794.28

**EXHIBIT A**  
**Description of**  
**0.124 Acre Property**  
**In the Name of**  
***MK CAPITAL, LLC***

Located in Virginia Military Survey 9471  
City of London, Madison County, Ohio

This description is for a 0.124 acre property, in the name of MK CAPITAL, LLC (Official Records 377, Page 1592, Madison County Recorder, Auditor's Property Index Number 31-01234.000), part of Lot 7 of *J. Swetland's Addition* (Plat Book 1, Page 149), located on the southeast side of New Hampshire Avenue (45 foot Right-of-way), in Virginia Military Survey 9471, City of London, Madison County, Ohio and is further described as follows:

Commencing at a 1 inch Iron Pipe found at the intersection of the southwest R/W of Swetland Ave. (33' R/W) and the northwest R/W of East High Street (60' R/W) located at the easternmost corner of a 0.507 acre property in the name of USA Investment Group Management (O.R. 353, Page 946) and also the easternmost corner of said Lot 7;

Thence N22°37'19"W, 279.38 feet, along the southeast line of the said Swetland Ave., passing at 186.57 feet a T-Bar found at the northeast corner of the said USA property and at the easternmost corner of a 0.119 acre property in the name of Jerry D. and Judy D. Foster (O.R. 230, Page 2263), to a 3/4 inch Iron Pipe found at the northernmost corner of the said Foster property and the intersection of the southwest R/W of said Swetland Ave. and the southeast R/W of said New Hampshire Ave.;

Thence S68°29'52"W, 53.95 feet, along the northwest line of the said Foster property and the southeast R/W of said New Hampshire Ave. to an Iron Pin set at the TRUE POINT OF BEGINNING.

Thence S20°51'12"E, 94.27 feet, along the southwest line of the said Foster property to a T-Bar found in the northwest line of the said USA property;

Thence S66°45'47"W, 32.07 feet, along the northwest line of the said USA property, to a T-Bar found;

Thence S20°58'31"E, 14.33 feet, along a southwest line of the said USA property, to a T-Bar found;

Thence S68°18'21"W, 21.31 feet, along a northwest line of the said USA property, to a 3/4 inch Iron Pipe found buried 4 inches at the easternmost corner of a 0.134 acre property in the name of David A., Sr. and Melba L. Newberry (O.R. 240, Page 487)

Thence N21°12'25"W, 109.64 feet, along the northeast line of the said Newberry property, to a 3/4 inch Iron Pipe found buried 4 inches in the southeast R/W of said New Hampshire Ave.;

Thence N68°29'52"E, 54.00 feet, along the southeast R/W of said New Hampshire Ave. to the TRUE POINT OF BEGINNING.

Said property contains 0.124 acres (5,406.4 Square Feet) in V.M.S. 9471, City of London, Madison County, Ohio. The **Basis Of Bearing is N22°37'19"W** along the southwest Right-of-way of Swetland Avenue between said East High Street and said New Hampshire Avenue, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in April 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.



 05/24/2021  
Casey C. Elliott, PS 7759