

SURVEY PLAT OF 50 Laurel Street

Virginia Military Survey 6324
City of London, Madison County, Ohio

Location 50 Laurel St.
London, Ohio 43140

Parcel ID 31-02965.000 and 31-02966.000

Owner Leanna M. Bowers

Previous Deed Reference
Official Record 301, Page 817, Madison County Recorder's Office

Basis of Bearing N30°15'54"W along the centerline of Laurel Street, established by GPS Survey adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011))

Note The garage foundation is entirely within the surveyed property. The garage eaves extend over the northeast line by 0.8 feet.

Surveyor Casey Elliott, PS7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300
casey.elliott@engineer.com

LEGEND

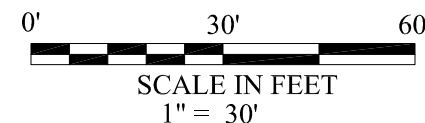
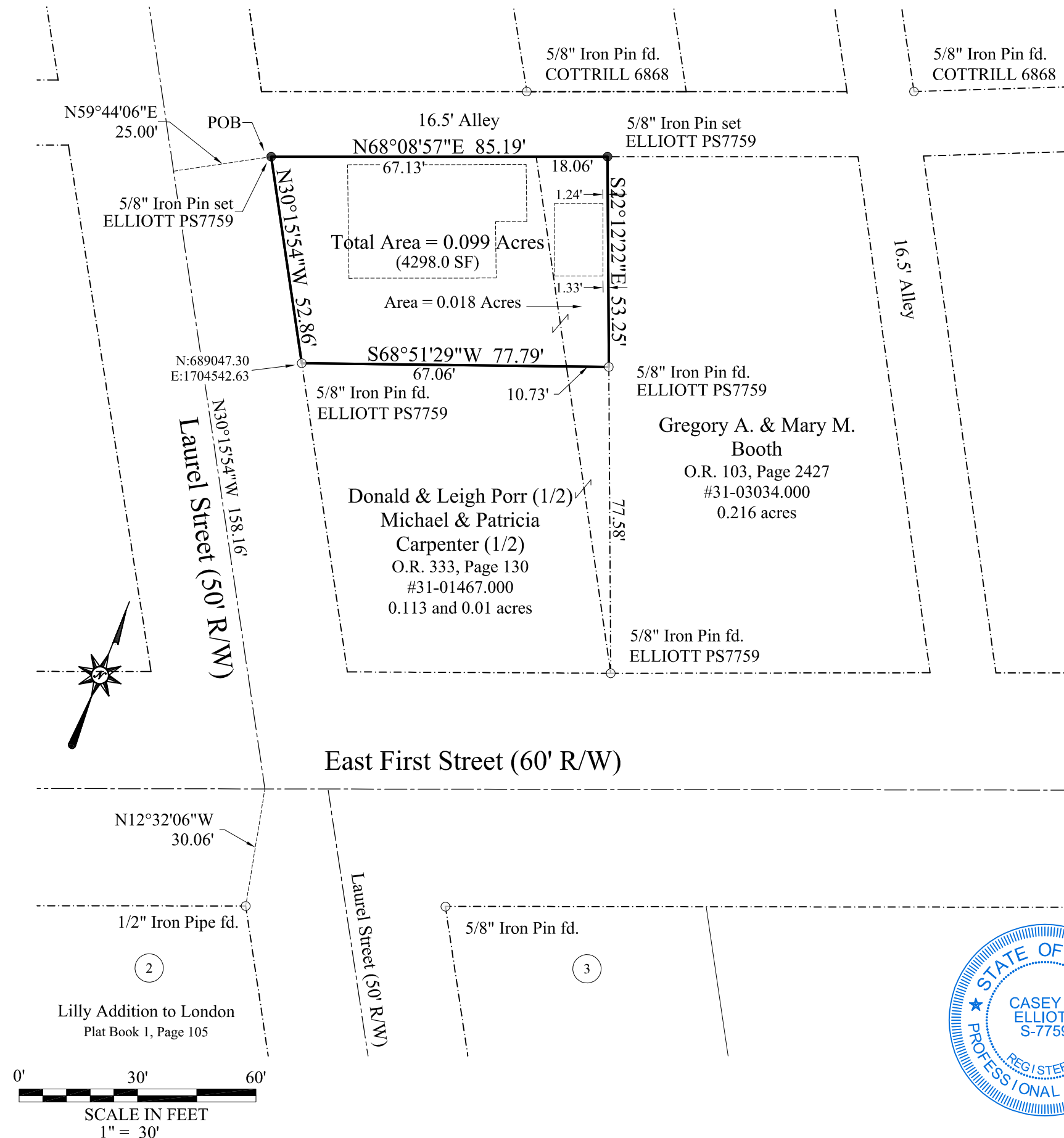
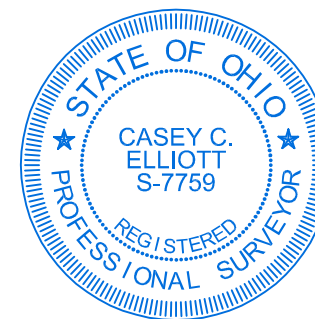
Road Centerline	U.S. 42 _____
Property Line (offsite)	-----
Property Line	=====
Right of Way	ROW _____
Easement	Easement _____
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

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 January 2021.

Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
20178

01/18/2021



Lilly Addition to London
Plat Book 1, Page 105

EXHIBIT A

Description of a 0.099 Acre Property

In the Name of

Leanna M. Bowers

At 50 Laurel Street

In V.M.S. 6324

City of London, Madison County, Ohio

This description is for a 0.099 acre (4,298.0 square feet) (includes a 0.081 acre and a 0.018 acre tract) property in the name of Leanna M. Bowers (Official Records 301, Page 817, Madison County Recorder, Auditor's I.D. 31-02965.000 and 31-02966.000) located at 50 Laurel Street (50 foot Right-of-way), London, in Virginia Military Survey 6324, Madison County, Ohio, and is further described as follows:

Commencing at a 1/2 inch diameter Iron Pipe found at the northernmost corner of Lot 2 of the *Lilly Addition to London* (Plat Book 1, Page 105), at the corner of the southeast R/W of East First Street (60 foot R/W) and the southwest R/W of said Laurel Street;

Thence N12°32'06"W, 30.06 feet, to the intersection of the center of said West First St. and said Laurel St.;

Thence N30°15'54"W, 158.16 feet, along the centerline of said Laurel St. to a point;

Thence N59°44'06"E, 25.00 feet, to an Iron Pin set at intersection of the northeast R/W of said Laurel St. and the southeast R/W of a 16.5 foot alley, at the TRUE POINT OF BEGINNING;

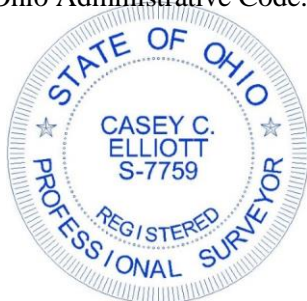
Thence N68°08'57"E, 85.19 feet, along the southeast R/W of the said alley, passing the westernmost corner of the said 0.018 acre tract at 67.13 feet, to an Iron Pin set at the westernmost corner of a 0.216 acre property in the name of Gregory A. and Mary M. Booth (O.R. 103, Page 2427);

Thence S22°12'22"E, 53.25 feet, along the southwest line of the said Booth property, to an Iron Pin fd. with an ID Cap *ELLIOTT PS7759* at the northeast corner of a 0.01 acre property in the name of Donald & Leigh Porr (1/2 interest) and Michael & Patricia Carpenter (1/2 interest) (O.R. 333, Page 130);

Thence S68°51'29"W, 77.79 feet, along the northwest line of the said Porr-Carpenter property, passing the southwest corner of the said 0.018 acre tract and the northeast corner of a 0.113 acre property in the name of said Porr-Carpenter, at 10.73 feet, to an Iron Pin fd. at the northwest corner of the said Porr-Carpenter property and in the northeast R/W of said Laurel St.;

Thence N30°15'54"W, 52.86 feet, along the northeast R/W of said Laurel St. to the TRUE POINT OF BEGINNING.

Said property contains 0.099 acres in the City of London and in V.M.S. 6324. The Basis of Bearing is **N30°15'54"W** along the centerline of said Laurel Street as measured by G.P.S. surveying methods adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in January of 2021 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott
Casey C. Elliott, PS 7759

01/18/2021

Date