

**A SURVEY of  
LOTS 104 and 105  
Of  
Toland's Addition to London  
A 0.275 Acre Property**

In the Name of  
**Robert D. Pace**

In Virginia Military Surveys 8846,  
City of London, Madison County, Ohio

**LOCATION:** at the southwest corner of Kendall Street (50' Right-of-way) and Graham Avenue (50' R/W) in *Toland's Addition to London* (Plat Book 1, Page 200, Madison County Recorder) in Virginia Military District 8846, in the City of London, Madison County, Ohio.

**DESCRIPTION** All of Lot 104 and Lot 105, *Toland's Addition to London* (Plat Book 1, Page 200)

**OWNER** Robert D. Pace

**AUDITOR'S PARCELS** 31-01859.000 and 31-01860.000

**RECORDER'S DEED** Official Record 319, Page 441

**BASIS OF BEARING:** S64°52'49"E along the southeast Right-of-way of said Kendall Street and the northeast side of said Lot 104. 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  
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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

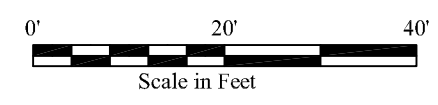
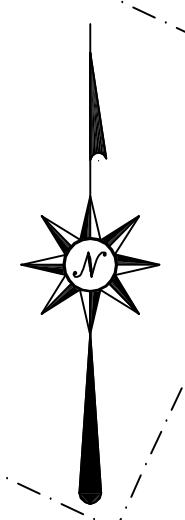
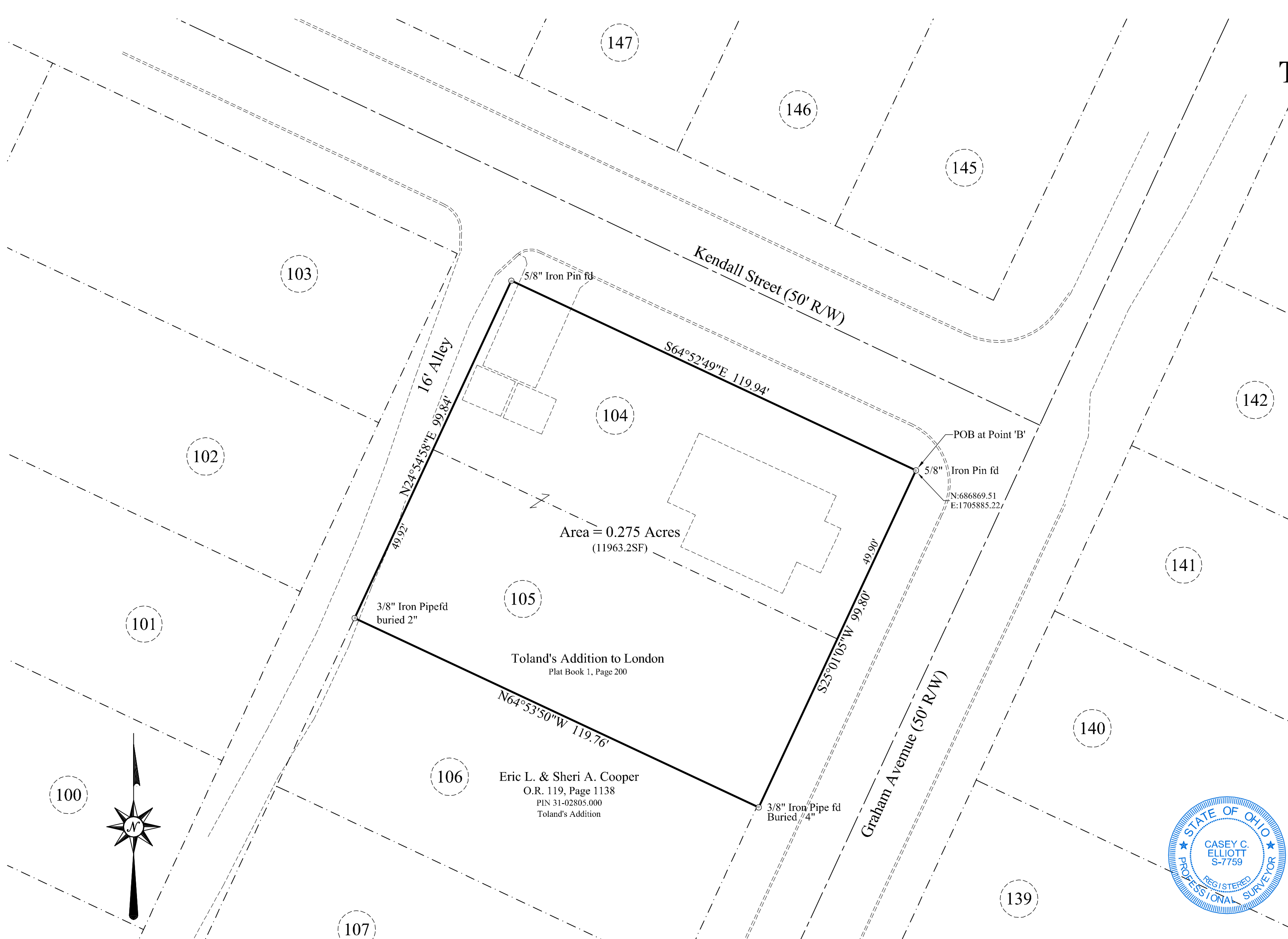
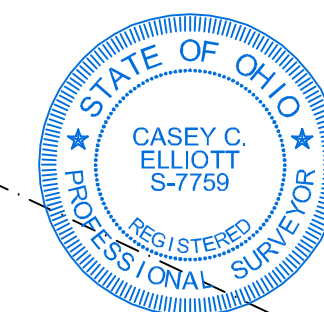
Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.

**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 June 2021.

*Casey C. Elliott*

06/09/2021

Casey C. Elliott, PS 7759, State of Ohio  
21124



**EXHIBIT A**  
**Description of**  
**Lot 104 and 105 of Toland's Addition to London**  
**A 0.275 Acre Property**  
**In the Name of**  
***Robert D. Pace***

Located in Virginia Military Survey 8846  
City of London, Madison County, Ohio

This description is for a 0.275 acre property, in the name of Robert D. Pace (Official Records 319, Page 441, Madison County Recorder, Auditor's Property Index Number 31-01859.000 and 31-01860.000), consisting of Lot 104 and Lot 105 of *Toland's Addition* to London (Plat Book 1, Page 200), located at the southwest corner of Kendall Street (50 foot Right-of-way) and Graham Avenue (50 foot R/W), in Virginia Military Survey 8846, City of London, Madison County, Ohio and is further described as follows:

Commencing at a 5/8 inch diameter Iron Pin found at the easternmost corner of said Lot 104 and the intersection of the southwest R/W of said Kendal Street and the northwest R/W of said Graham Avenue, said point is identified as *Point B* on the plat of said *Toland's Addition* and is the TRUE POINT OF BEGINNING;

Thence S25°01'05"W, 99.80 feet, along the northwest R/W of said Graham Ave. and the southeast line of said Lot 104, passing the easternmost corner of said Lot 105 at 49.90 feet, to a 3/8 inch Iron Pipe found buried 4 inches at the easternmost corner of Lot 106 of said *Toland's Addition*;


Thence N64°53'50"W, 119.76 feet, along the northeast line of said Lot 106, to a 3/8 inch Iron Pipe found in the southeast line of a 16 foot alley and the northernmost corner of said lot 106;

Thence N24°54'58"E, 99.84 feet, along the southeast R/W of the said alley and the northwest line of said Lot 105, passing the westernmost corner of said lot 104 at 49.92 feet, to a 5/8 inch Iron Pin found at the northernmost corner of said Lot 104 and the intersection of the southeast R/W of the said Alley and the southwest R/W of said Kendall St.;

Thence S64°52'49"E, 119.94 feet, along the southwest R/W of said Kendall St. and the northeast line of said Lot 104, to the TRUE POINT OF BEGINNING.

Said property contains 0.275 acres (11,963.2 Square Feet) in V.M.S. 8846, City of London, Madison County, Ohio. The **Basis Of Bearing is S64°52'49"E** along the southwest Right-of-way of said Kendall Street and the northeast line of the said Lot 104, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in June 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.



 06/09/2021  
Casey C. Elliott, PS 7759