

**A SURVEY of
Part of INLOT 2, INLOT 3 and
A Vacated Alley, 0.337 acres
In the Name of
EQUITY TRUST COMPANY,
CUSTODIAN**

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

LOCATION: Located on the southwest side of South Main Street (S.R. 56 and S.R. 38, 99' R/W), south of East Second Street (74.25' R/W) in Virginia Military Districts 9471, in the City of London, Madison County, Ohio.

DESCRIPTION: 0.337 acres, Part of Inlot 2, Inlot 3 and a vacated Alley of the *Original Town of London* (Plat Book 1, Page 1)

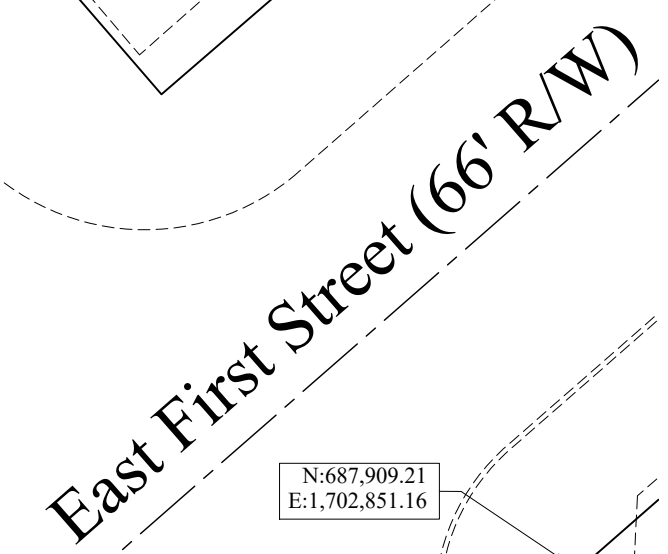
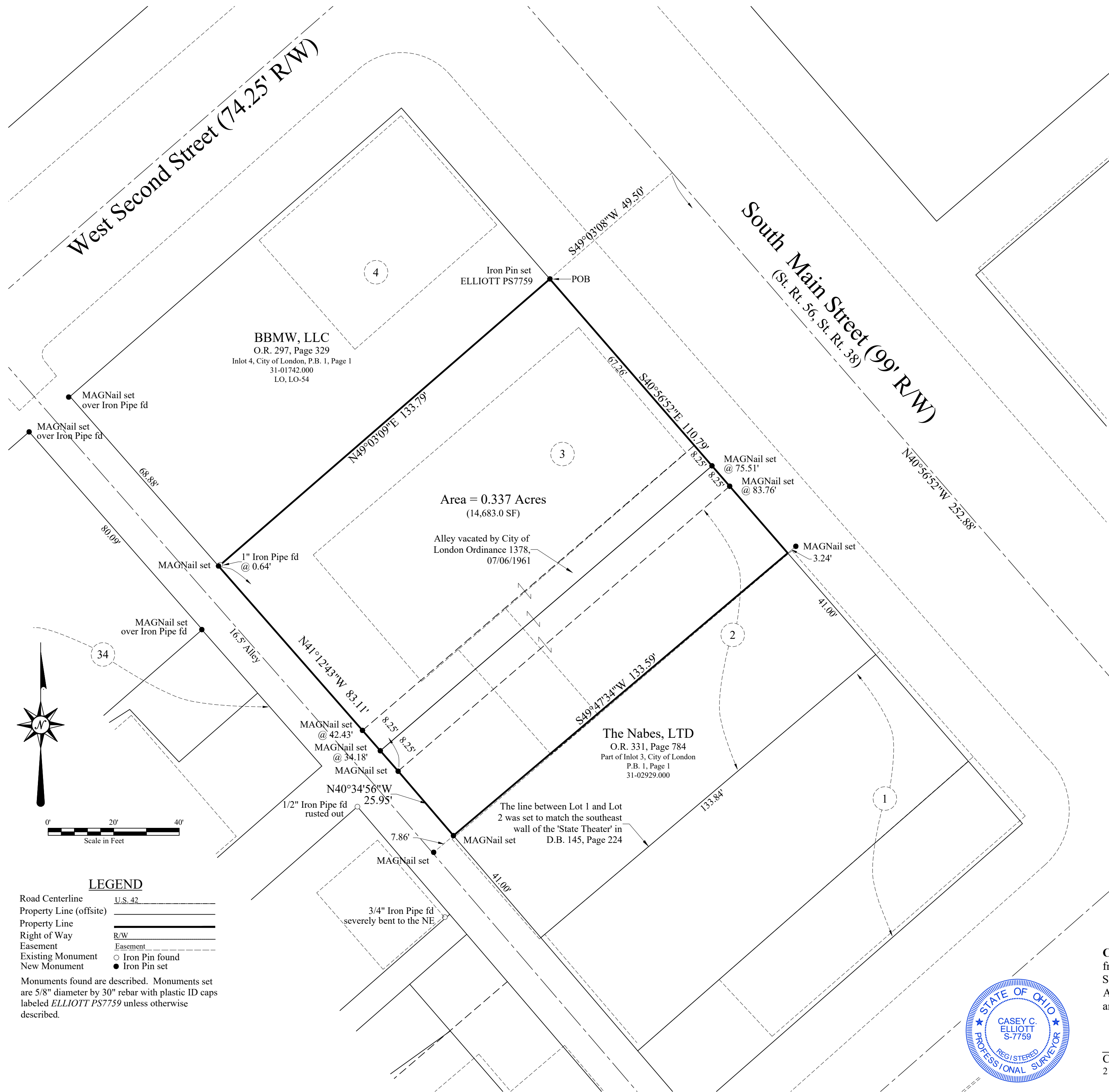
OWNER: EQUITY TRUST COMPANY, CUSTODIAN
FBO ANDREW CONTI, IRA

AUDITOR'S PARCELS: 31-00422.000 and 31-00423.000

RECORDER'S DEED: Official Record 375, Page 1465

BASIS OF BEARING: S40°56'52"E along the southwest Right-of-way of said S. Main Street and the northeast line of the surveyed property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

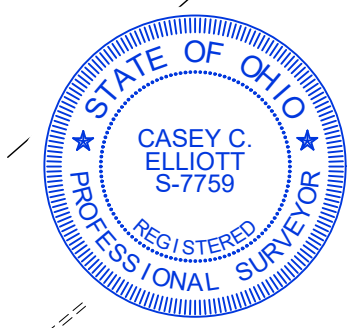
SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
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casey.elliott@engineer.com



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 April 2021.

Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
21124 05/03/2021

EXHIBIT A
Description of
Part of Inlot 2, Inlot 3 and a Vacated Alley
A 0.337 Acre Property
In the Name of
EQUITY TRUST COMPANY, CUSTODIAN

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

This description is for a 0.337 acre property, in the name of EQUITY TRUST COMPANY, CUSTODIAN FBO ANDREW CONTI, IRA (Official Records 375, Page 1465, Madison County Recorder, Auditor's Property Index Number 31-00422.000 and 31-00423.000), consisting of part of Inlot 2, Inlot 3, and a vacated alley (vacated in City of London Ordinance 1378 dated 07/06/1961) of the town of London Plat (Plat Book 1, Page 1), located south of the southwest corner of South Main Street (State Route 38 and State Route 56, 99 foot Right-of-way) and West Second Street (74.25 foot R/W), in Virginia Military Survey 9471, City of London, Madison County, Ohio and is further described as follows:

Commencing at a MAGNail™ found at the intersection of the southeast R/W of East First Street (66 foot R/W) and the northeast R/W of the said S. Main St., in the westernmost corner of a property in the name of Common View LLC (O.R. 365, Page 857), thence S49°03'32"W, 49.50 feet, to a point in the centerline of said S. Main St.;

Thence N40°56'28"W, 32.64 feet, along the centerline of said S. Main St. to the intersection of said First St.;

Thence N40°56'52"W, 252.88 feet, along the centerline of said S. Main St. to a point;

Thence S49°03'08"W, 49.50 feet, to the easternmost corner of Inlot 4 of the said London Plat, a property in the name of BMW, LLC (O.R. 297, Page 329), to an Iron Pin set at the TRUE POINT OF BEGINNING;

Thence S40°56'52"E, 110.79 feet, along the southwest R/W of said S. Main St., passing a MAGNail™ set at the easternmost corner of Inlot 3 and the northernmost corner of the said vacated alley at 67.26 feet, a MAGNail™ set at the center of the said vacated alley at 75.51 feet and a MAGNail™ set at the northernmost corner of Inlot 2 and the easternmost corner of the said vacated alley at 83.76 feet, to a point at the northernmost corner of a property in the name of The Nabes, LTD (O.R. 331, Page 784), said point is S49°47'34"W, 3.24 feet, from a MAGNail™ set for reference;

Thence S49°47'34"W, 133.59 feet, along the northwest line of the said Nabes property to a MAGNail™ set in the northeast line of a 16.50 foot alley and the westernmost corner of the said Nabes property, said MAGNail™ is referenced by a MAGNail™ set at S49°47'34"W, 7.86 feet;


Thence N40°34'56"W, 25.95 feet, along the northeast R/W of the said alley, to a MAGNail™ set at the westernmost corner of said Inlot 2;

Thence N41°12'43"W, 83.11 feet, continuing along the northeast line of the said alley, passing a MAGNail™ set at 8.25 feet at the centerline of the said vacated alley and a MAGNail™ set at the southernmost corner of said Inlot 3, to a MAGNail™ set at the southernmost corner of said Inlot 4;

Thence N49°03'09"E, 133.79 feet, along the southeast line of the said Inlot 4, passing a 1 inch Iron Pipe found at 0.64 feet, to the TRUE POINT OF BEGINNING.

Said property contains 0.337 acres (14,683.0 Square Feet) in V.M.S. 9471, City of London, Madison County, Ohio. The **Basis Of Bearing is S40°56'52"E** along the southwest Right-of-way of said S. Main Street and the northeast 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 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.



 05/03/2021
Casey C. Elliott, PS 7759