

SURVEY PLAT OF A 0.129 Acre Property at 167 East First Street

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

Location 167 East First St.
London, Ohio 43140

Parcel ID 31-01466.000 and 31-01467.000

Owner Donald Porr and Leigh A. Carpenter-Porr

Previous Deed Reference
Official Record 398, Page 612, Madison County Recorder's Office

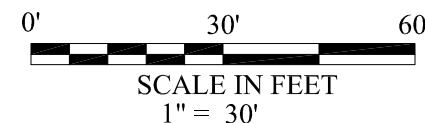
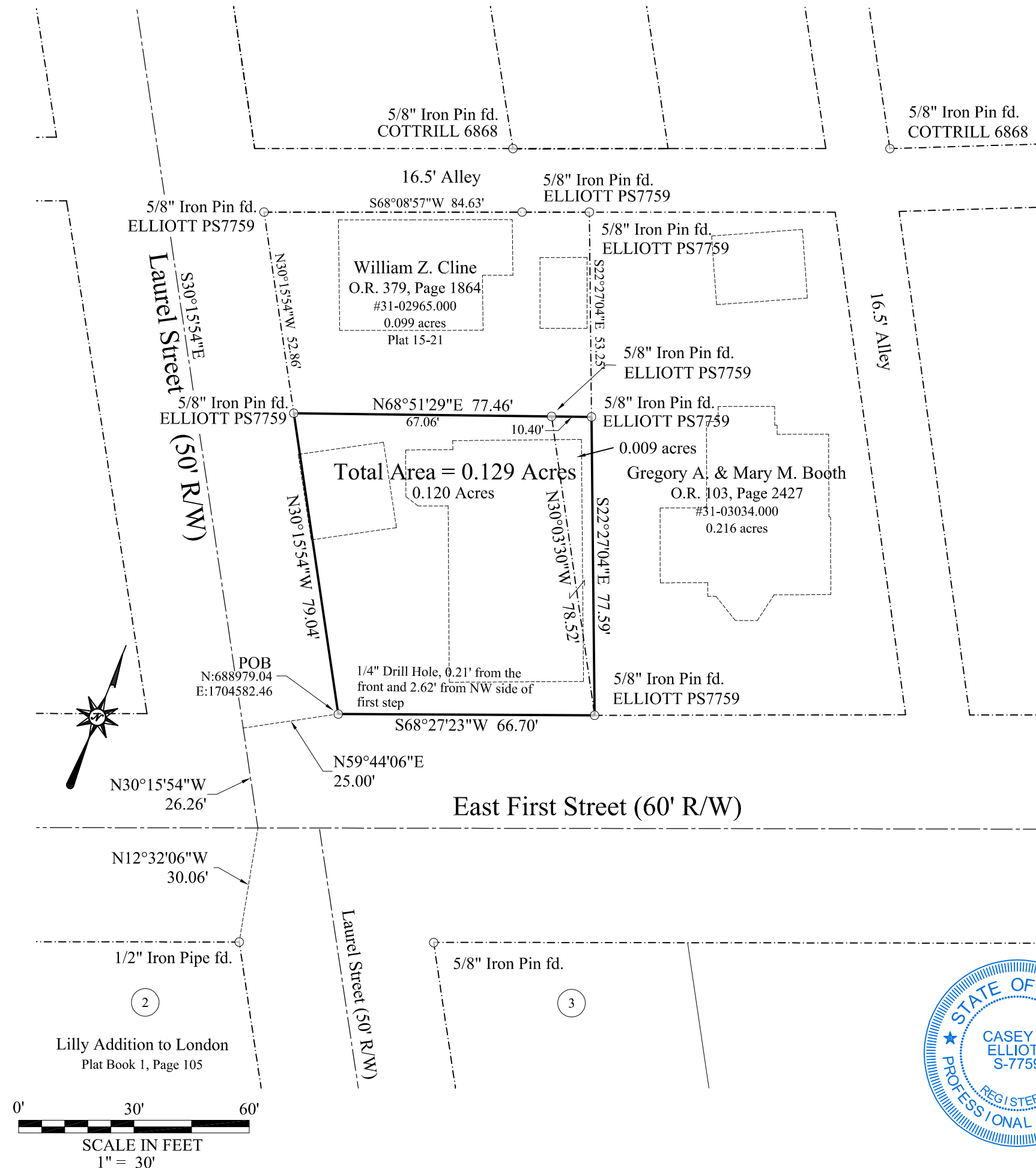
Basis of Bearing N30°15'54"W along the centerline of Laurel Street, established by GPS Survey adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011))

Surveyor Casey Elliott, PS7759, State of Ohio
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London, Ohio 43140
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LEGEND

Road Centerline	<u>U.S. 42</u>
Property Line (offsite)	-----
Property Line	=====
Right of Way	<u>ROW</u>
Easement	<u>Easement</u>
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 and June 2023.

Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
23123

06/23/2023

EXHIBIT A

Description of a 0.129 Acre Property
In the Name of
Donald Porr and Leigh A. Carpenter-Porr
At 167 East First Street
In V.M.S. 6324
City of London, Madison County, Ohio

This description is for a 0.129 acre (including a 0.120 acre tract and a 0.009 acre tract) property in the name of Donald Porr and Leigh A. Carpenter-Porr (Official Records 398, Page 612, Madison County Recorder, Auditor's I.D. 31-01466.000 and 31-01467.000) located at 167 East First Street (60 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 E. First St. and Laurel Street (50 foot R/W);

Thence N30°15'54"W, 26.26 feet, along the centerline of said Laurel St. to a point;

Thence N59°44'06"E, 25.00 feet, to a 1/4 inch Bore Hole at intersection of the northeast R/W of said Laurel St. and the northwest R/W of said E. First St., at the TRUE POINT OF BEGINNING;

Thence N30°15'54"W, 79.04 feet, along the northeast R/W of said Laurel St. to a 5/8" Iron Pin with an ID Cap *ELLIOTT PS7759* at the southwest corner of a 0.099 acre property in the name of William Z. Cline (O.R. 379, Page 1864);

Thence N68°51'29"E, 77.46 feet, along the southeast line of said Cline, passing a 5/8" Iron Pin found with an ID Cap *ELLIOTT PS7759* at 67.06 feet at the northernmost corner of the said 0.120 acre tract and the westernmost corner of the said 0.009 acre tract, to a 5/8 inch Iron Pin found with an ID Cap *ELLIOTT PS7759* in the southwest line of a 0.216 acre property in the name of Gregory A. and Mary M. Booth (O.R. 103, Page 2427), said Iron Pin found is S22°27'04"E, 53.25 feet, from a 5/8" Iron Pin found in the southeast line of a 16.5 foot alley at the northernmost corner of the said Cline property and the westernmost corner of the said Booth property;

Thence S22°27'04"E, 77.59 feet, along the southwest line of the said Booth property to a 5/8 inch Iron Pin found with an ID Cap *ELLIOTT PS7759* in the northwest R/W of said E. First St. at the southernmost corner of the said Booth property;

Thence S68°27'23"W, 66.70 feet, along the northwest R/W of said E. First St. to the TRUE POINT OF BEGINNING.

Said property contains 0.129 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. survey adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in November 2021 and June 2023 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
23123

06/23/2023
Date