

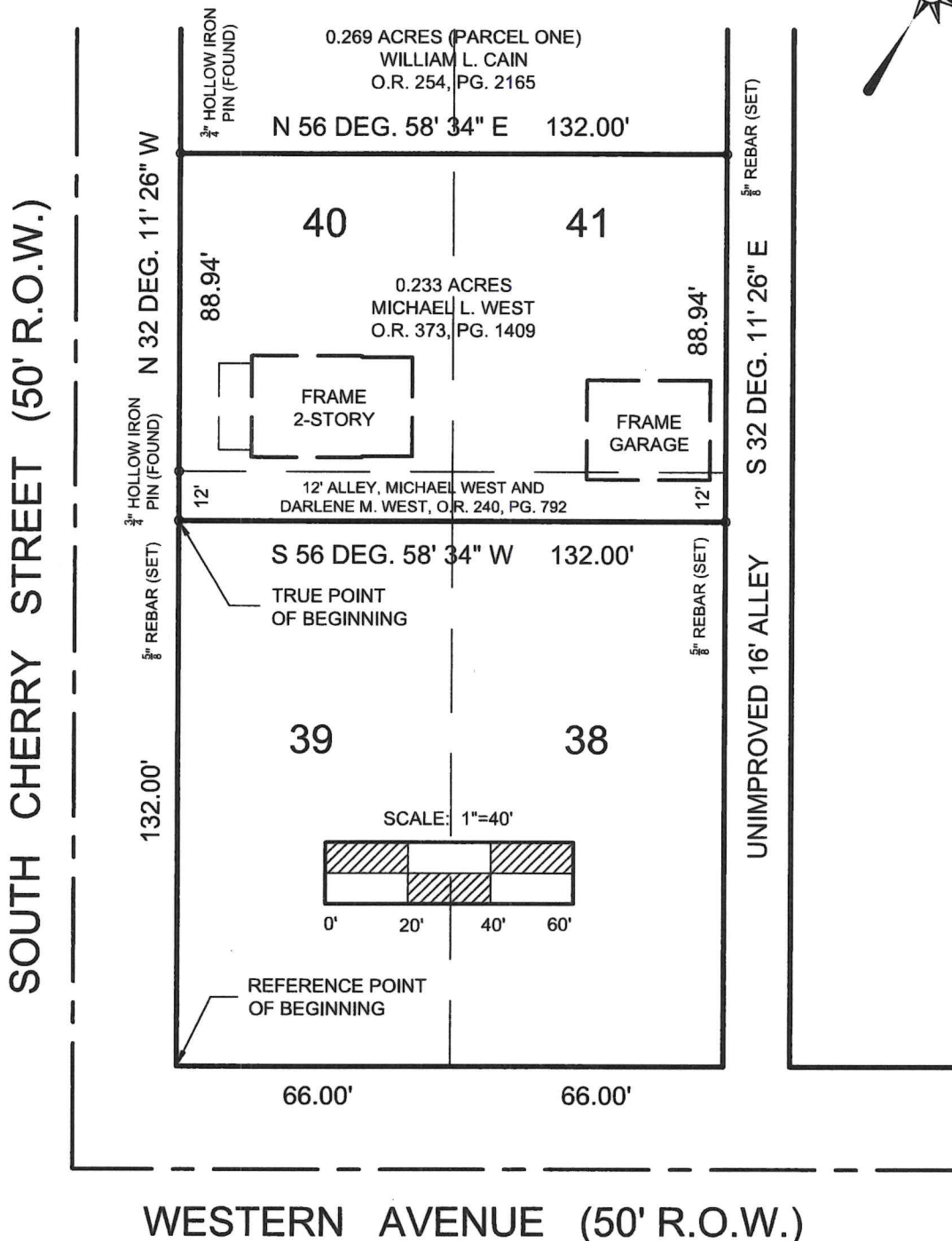
BOUNDARY SURVEY OF 2.695 ACRES

1067-22

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON AND BEING A PART OF VIRGINIA MILITARY SURVEY NO. 8742 AND BEING ALL OF THAT 0.233 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO MICHAEL L. WEST, OF RECORD IN OFFICIAL RECORD 373, PG. 1409 AND PART OF A 12 FOOT WIDE ALLEY AS DESCRIBED IN A DEED TO MICHAEL WEST AND DARLENE M. WEST, OF RECORD IN OFFICIAL RECORD 240, PG. 792, AND BEING PART OF LOTS 40 AND 41 OF FARRAR BROTHERS ADDITION, PLAT BOOK 1, PAGE 53.

BOUNDARY SURVEY OF 0.2695 ACRES OF LAND KNOWN AS 78 SOUTH CHERRY STREET, LONDON, OHIO. PERMANENT PARCEL NO. 31-00027.000.

ALL BEARINGS ARE BASED UPON OHIO STATE PLANE, SOUTH ZONE, ESTABLISHED BY GPS/ODOT-VRS METHODS NAD 88/2011 2010.0 EPOCH, AS DETERMINED BY NGS AND SHOWN ON PREVIOUS SURVEY OF 79 AND 81 SOUTH CHERRY STREET.



COMPASS
SURVEYING
SOLUTIONS

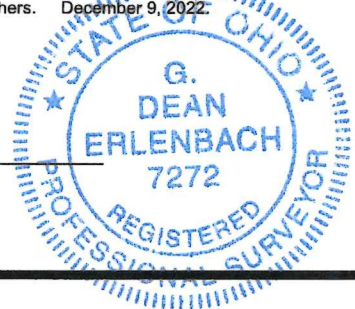
P.O. Box 1902
Westerville, Ohio 43086-1902
Phone: (614)378-9140
CompassSurveying@hotmail.com

We hereby certify that the foregoing BOUNDARY SURVEY was prepared in accordance with Chapter 4733-37, Ohio Administrative Code. All rebar denoted as "set" are 5/8" x 30" and capped with a red plastic cap stamped "COMPASS 57272" and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others. December 9, 2022

12/09/2022

By

G. Dean Erlenbach
Ohio Registered Surveyor No. 7272



December 9, 2022

DESCRIPTION OF A 0.2695 ACRE TRACT OF LAND ON THE EAST SIDE OF SOUTH CHERRY STREET AND NORTH OF WESTERN AVENUE, CITY OF LONDON, STATE OF OHIO

BEING ALL OF MADISON COUNTY PARCEL NO. 31-00027.000

Situated in the State of Ohio, County of Madison, City of London, and being a part of Virginia Military Survey No. 8742, and being all of that 0.233 acre tract of land as described in a deed to Michael L. West, of record in Official Record 373, Page 1409 and part of a 12 foot wide alley as described in a deed to Michael West and Darlene M. West, of record in Official Record 240, Page 792, both tracts of land being a part of Lot No. 40 and Lot No. 41 as the same are numbered and delineated on the plat of Farrar Brothers Addition, of record in Plat Book 1, Page 53 (all references to official records and record plats in this description refer to the records of the Recorder's Office, Madison County, Ohio), said 0.2695 acre tract of land more particularly described as follows:

Beginning, for reference, at a point at the intersection of the easterly line of South Cherry Street (50' in width) with the northerly line of Western Avenue (50' feet in width), said point also being the southwesterly corner of Lot No. 39 of said Farrar Brothers Addition;

Thence, from said reference point of beginning, N 32 deg. 11' 26" W, with the easterly line of said South Cherry Street, the westerly line of said Lot No. 39, a distance of 132.00 feet to an 5/8" rebar (set) at the northwesterly corner of said Lot No. 39, the southwesterly corner of Lot No. 40, the southeasterly corner of said 12 foot wide alley and Michael West and Darlene M. West tract and being the true point of beginning;

Thence, from said true point of beginning, N 32 deg. 11' 26" W, with the easterly line of said South Cherry Street, the westerly line of said Lot No. 40, the westerly line of said 12 foot wide alley and Michael West and Darlene M. West tract, the westerly line of that 0.233 acre tract of land as described in a deed to Michael L. West, of record in Official Record 373, Page 1409, a distance of 88.94 feet to a 3/4" hollow iron pin (found) at the northwesterly corner of said 0.233 acre Michael L. West tract, the southwesterly corner of that 0.269 acre tract of land (Parcel One) as described in a deed to William L. Cain, of record in Official Record 254, Page 2165 and passing a 3/4" hollow iron pin (found) at a distance of 12.00 feet, the northwesterly corner of said 12 foot wide alley;

Thence N 56 deg. 58' 34" E, crossing said Lot No. 40 and Lot No. 41, the northerly line of said 0.233 acre Michael L. West tract, the southerly line of said 0.269 acre William L. Cain (Parcel One) tract, a distance of 132.00 feet to a 5/8" rebar (set) at the northeasterly corner of said 0.233 acre Michael L. West tract, the southeasterly corner of said 0.269 acre William L. Cain (Parcel One) tract, the easterly line of said Lot No. 41, the westerly line of a 16 foot wide unimproved alley as shown on the plat of said Farrar Brothers Addition;

Thence S 32 deg. 11' 26" E, with the easterly line of said 0.233 acre Michael L. West tract, the easterly line of said Lot No. 41, the westerly line of said 16 foot wide unimproved alley, a distance of 88.94 feet to a 5/8" rebar (set) at the southeasterly corner of said 12 foot wide alley and Michael West and Darlene M. West tract, the southeasterly corner of said Lot No. 41, the northeasterly corner of Lot No. 38 and passing the southeasterly corner of said 0.233 acre Michael L. West tract at a distance of 76.94 feet;

Thence S 56 deg. 58' 34" W, with the southerly line of said Lot No. 41 and Lot No. 40, the northerly line of said Lot No. 38 and Lot No. 39, the southerly line of said 12 foot wide alley and Michael West and Darlene M. West tract, a distance of 132.00 feet to the true point of beginning and containing 0.2695 acres of land, more or less.

Subject to all rights-of-way, easements or restrictions, if any, of previous record.

All bearings are based upon Ohio State Plane, South Zone, established by GPS/ODOT-VRS methods NAD 88/2011 2010.0 epoch, as determined by NGS and shown on previous survey of 79 and 81 South Cherry Street.

All rebar denoted as set are 5/8" x 30" and capped with a red plastic cap stamped "COMPASS S7272" and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

The foregoing description was prepared from existing deed plat and survey information and an actual field survey of the premises in December of 2022 by COMPASS SURVEYING SOLUTIONS.

By  12/09/22

G. Dean Erlenbach
Ohio Registered Surveyor No. 7272

