

2305.5312
BOUNDARY SURVEY
MADISON COUNTY

LEGEND

- FIRC—FOUND IRON ROD, CAPPED
- FIR—FOUND IRON ROD
- FIP—FOUND IRON PIPE
- SIRC—5/8" X 30" SET IRON ROD, CAPPED—"LANDMARK SURVEY"
- SET MAG NAIL
- MONUMENT BOX AS NOTED
- C—CALCULATED
- D—DEED
- M—MEASURED
- P—PLATTED
- S—SURVEY
- AC.—ACRES
- B/E—BASEMENT ENTRY
- CONC.—CONCRETE
- C/L—CENTERLINE
- D/W—DRIVEWAY
- EP—EDGE OF PAVEMENT
- GAR.—GARAGE
- INSTR.—INSTRUMENT
- O.L.—ORIGINAL LOT
- O.R.—OFFICIAL RECORD
- P.N.—PARCEL NUMBER
- P.O.B.—POINT OF BEGINNING
- RES.—RESIDENCE
- R/W—RIGHT OF WAY
- PG.—PAGE
- S.F.—SQUARE FEET
- T.P.O.B.—TRUE POINT OF BEGINNING

PENDING COUNTY REVIEW - SUBJECT TO CHANGE

DOCUMENTS USED:

- PLAT OF SURVEY BY GUIDER SURVEYING, INC. JOB #19110, JUNE 10, 2019, ON FILE AT MADISON COUNTY AUDITOR'S OFFICE.
- PARCEL OF LAND LOCATED IN MONROE TWP., MADISON CO., OHIO BY WILLIAM LEACH, 1955, ON FILE AT MADISON COUNTY AUDITOR'S OFFICE.
- STATE OF OHIO DEPT. OF HIGHWAYS (ODOT) MAP OF THE RIGHT OF WAY FOR MARYSVILLE—LONDON ROAD, MAD—38, 1952, ON FILE AT ODOT DISTRICT 6 OFFICE.
- DEEDS AS SHOWN HEREON.
- MADISON COUNTY TAX MAPS/GIS.

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (CORS), HOLDING FOUND AND USED MONUMENTATION AS SHOWN HEREON TO ESTABLISH AN OBSERVED BEARING OF S 87°45'37" E ALONG THE NORTH LINE OF PARCEL 'A'.

NOTE:

THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT.

THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARD FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JUNE OF 2023 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



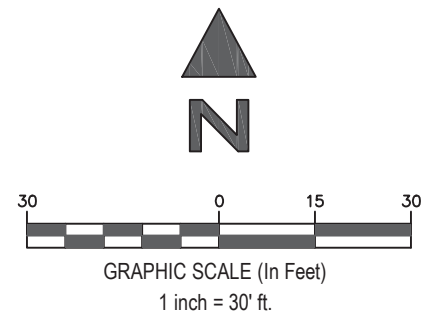
Robert M. Ruffing
ROBERT RUFFING, P.S.
REGISTERED SURVEYOR NO. 8423
DATE 6-27-2023

PN 11-00376.002
ALAN CLIFTON
KARRI CLIFTON
O.R. BOOK 342, PAGE 1201

PARCEL 'A'
PN 11-00028.000
RONALD STUTZMAN
EDNA STUTZMAN
O.R. BOOK 355, PAGE 157
AREA = 20,704.97 S.F.
= 0.4753 AC.
IN R/W = 3037.33 S.F.
= 0.0070 AC.

PARCEL 'B'
PN 11-00031.001
RONALD STUTZMAN
EDNA STUTZMAN
O.R. BOOK 355, PAGE 157
AREA = 3143.06 S.F.
= 0.0723 AC.

- POINTS OF INTEREST:
- ① FENCE OVER THE PROPERTY LINE
 - ② GRAVEL DRIVEWAY OVER THE PROPERTY LINE

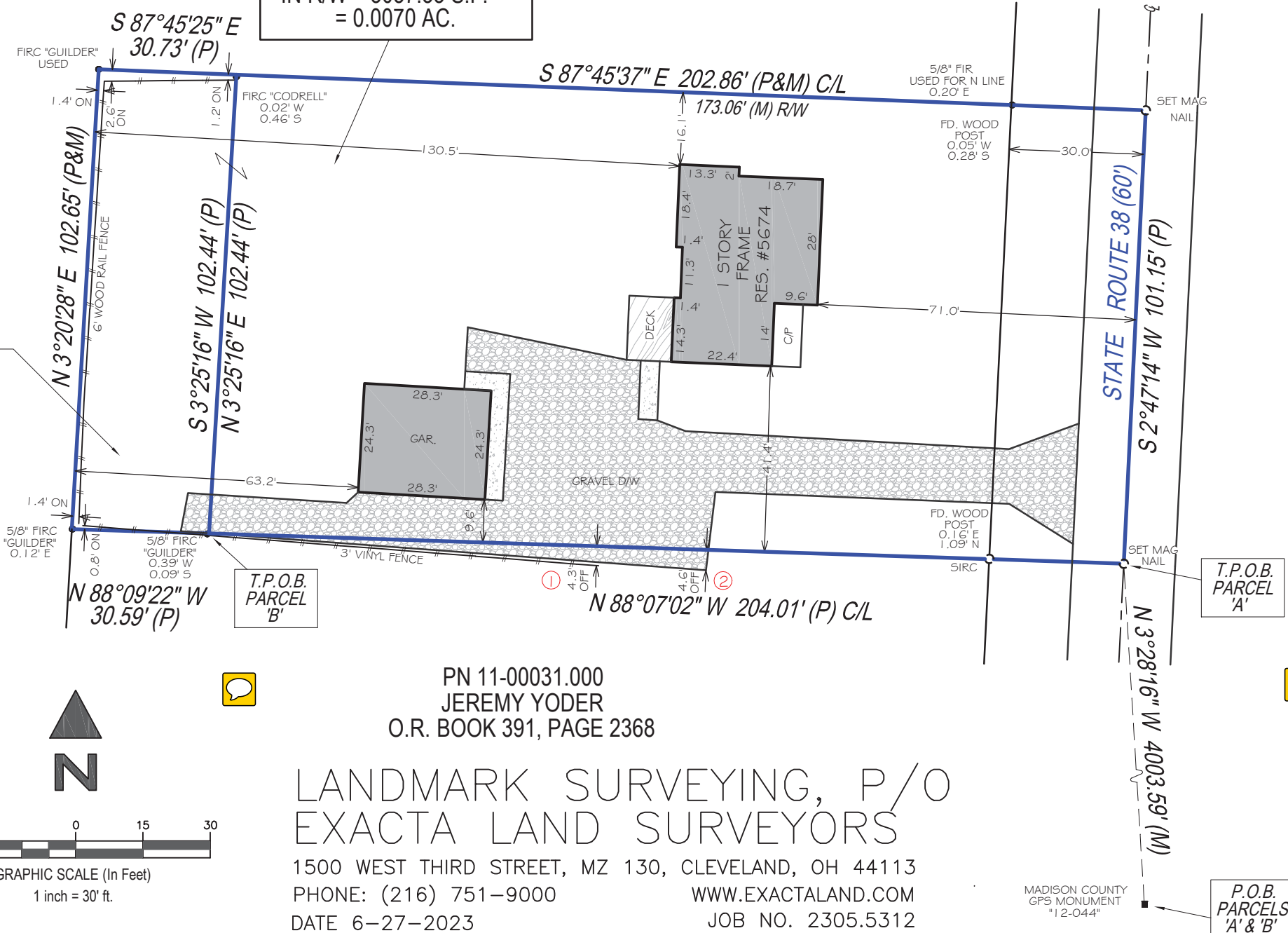


PN 11-00031.000
JEREMY YODER
O.R. BOOK 391, PAGE 2368

LANDMARK SURVEYING, P/O
EXACTA LAND SURVEYORS
1500 WEST THIRD STREET, MZ 130, CLEVELAND, OH 44113
PHONE: (216) 751-9000
WWW.EXACTALAND.COM
DATE 6-27-2023
JOB NO. 2305.5312

SURVEY OF
5674 STATE ROUTE 38
LONDON, OHIO
KNOWN AS

PN 11-00028.000 (PARCEL 'A')
AND PN 11-00031.001 (PARCEL 'B')
IN THE TOWNSHIP OF MONROE, COUNTY OF MADISON,
STATE OF OHIO, IN VIRGINIA MILITARY DISTRICT 7473.



MADISON COUNTY
GPS MONUMENT
"12-044"
P.O.B.
PARCELS
'A' & 'B'

LEGAL DESCRIPTION

for Parcel Number 11-00028.000 (Parcel 'A')

at 5674 State Route 39

London, Ohio

Situated in the Township of Monroe, County of Madison and State of Ohio, in Virginia Military District 7473, conveyed to Ronald Stutzman and Edna Stutzman (O.R. Book 355, Page 157), bounded and described as follows:

Beginning at a found and used 3-inch brass disk ("Madison County Engineer Survey Monument 12-044") in a 1-foot diameter concrete monument 45 feet north of the intersection of State Route 38 and Arthur Bradley Road (C.R. 132);

Thence N 3°28'16" W, 4003.59 feet to a set Mag nail on the centerline of said State Route 38 at the northeast corner of a parcel conveyed to Jeremy Yoder (O.R. Book 391, Page 2368), also being the True Point of Beginning at the southeast corner of the parcel herein described in the following 4 courses:

Course 1: Thence leaving said centerline and along the north line of said Yoder lands, N 88°07'02" W, passing a set 5/8" x 30" capped iron pin ("LANDMARK SURVEY") along the west right of way of State Route 38 at 30.00 feet, a total distance of 204.01 feet to the southwest corner, as monumented by a 5/8" iron rod, capped ("GUILDER") found 0.39 feet west and 0.09 feet south of the corner; also being the southeast corner of Parcel 'B', conveyed to Ronald Stutzman and Edna Stutzman (O.R. Book 355, Page 157);

Course 2: Thence along the east line of Parcel 'B', N 3°25'16" E, 102.44 feet to the northwest corner, as monumented by a 5/8" iron rod, capped ("CODRELL") found 0.02 feet west and 0.46 feet south of the corner; also being along the south line of a parcel conveyed to Alan Clifton and Karri Clifton (O.R. Book 342, Page 1201);

Course 3: Thence along the south line of said Clifton lands, S 87°45'37" E, passing a 5/8" iron rod found on line and 0.20 feet east of the west right of way of State Route 38 at 173.06 feet, a total distance of 202.86 feet to a set Mag nail at the northeast corner on the centerline of State Route 38, also being the southeast corner of said Clifton lands;

Course 4: Thence along said centerline, S 2°47'14" W, 101.15 feet to the True Point of Beginning, containing a total of 20,704.97 square feet, or 0.4753 acres, including 3037.33 square feet, or 0.0700 acres within the right of way, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

LEGAL DESCRIPTION

for Parcel Number 11-00031.001 (Parcel 'B')

vacant land behind 5674 State Route 39

London, Ohio

Situated in the Township of Monroe, County of Madison and State of Ohio, in Virginia Military District 7473, conveyed to Ronald Stutzman and Edna Stutzman (O.R. Book 355, Page 157), bounded and described as follows:

Beginning at a found and used 3-inch brass disk ("Madison County Engineer Survey Monument 12-044") in a 1-foot diameter concrete monument 45 feet north of the intersection of State Route 38 and Arthur Bradley Road (C.R. 132);

Thence N 3°28'16" W, 4003.59 feet to a set Mag nail on the centerline of said State Route 38 at the southeast corner of Parcel 'A' conveyed to Ronald Stutzman and Edna Stutzman (O.R. Book 355, Page 157), also the northeast corner of a parcel conveyed to Jeremy Yoder (O.R. Book 391, Page 2368);

Thence leaving said centerline and along the north line of said Yoder lands, N 88°07'02" W, passing a set 5/8" x 30" capped iron pin ("LANDMARK SURVEY") along the west right of way of State Route 38 at 30.00 feet, a total distance of 204.01 feet to the southwest corner of Parcel 'A', as monumented by a 5/8" iron rod, capped ("GUILDER") found 0.39 feet west and 0.09 feet south of the corner; also being the True Point of Beginning at the southeast corner of the parcel herein described in the following 4 courses:

Course 1: Thence continuing along the north line of said Yoder parcel, N 88°09'22" W, 30.59 feet to the southwest corner, as monumented by a 5/8" iron rod, capped ("GUILDER"), found 0.12 feet east and 0.00 feet north of the corner, also being the northwest corner of said Yoder lands and on an interior line of a parcel conveyed to Ronald Stutzman and Edna Stutzman (O.R. Book 355, Page 157);

Course 2: Thence along the east line of said Stutzman parcel, N 3°20'28" E, 102.65 feet to a found and used 5/8" iron rod, capped ("GUILDER") at the northwest corner, also being an interior corner of said Stutzman parcel;

Course 3: Thence along the south line of said Stutzman parcel, S 87°45'25" E, 30.73 feet to the northeast corner, as monumented by a 5/8" iron rod, capped ("CODRELL") found 0.02 feet west and 0.46 feet south of the corner, also being the northwest corner of said Parcel 'A';

Course 4: Thence along the west line of said Parcel 'A', S 3°25'16" W, 102.44 feet to the True Point of Beginning, containing a total of 3143.06 square feet, or 0.0723 acres, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The basis of bearings for this survey are from GPS observations using the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS), holding found and used monumentation along the north line of Parcels 'A' and 'B' to establish an observed bearing of S 87°45'37" E along the north line of Parcel 'A'.

The intent of this legal description is to retrace and describe this parcel based on an actual field survey performed on June 5, 2023, by Exacta Land Surveyors, LLC.

PENDING COUNTY REVIEW – SUBJECT TO CHANGE

Prepared by Robert M. Ruffing, P.S. 8423, in June 2023.

Robert M. Ruffing 6-27-23



Closure Report

Job 23055312
Drawing 2305.5312_6-27-23_STAMPED.dwg
Date 20230627

Point of Beginning:

Point: 1240.00 Desc: Easting: 1711807.6238 Northing: 736694.8490

Course 1:

Calc: N 88°04'38.0" W 204.0100
Labelled: N 88°7'2" W 204.01

Point 1238.00

Desc: Easting: 1711603.7239 Northing: 736701.5513

Course 2:

Calc: N 3°27'40.0" E 102.4400
Labelled: N 3°25'16" E 102.44

Point 1236.00

Desc: Easting: 1711609.8367 Northing: 736803.8087

Course 3:

Calc: S 87°43'13.0" E 202.8600
Labelled: S 87°45'37" E 202.86

Point 1239.00

Desc: Easting: 1711812.5418 Northing: 736795.8813

Course 4:

Calc: S 2°49'36.9" W 101.1519
Labelled: S 2°47'14" W 101.15

Point 1240.00

Desc: Easting: 1711807.6238 Northing: 736694.8490

Closure error distance: 0.0020

Closure error bearing: S 12°47'19" E

Distance of Boundary perimeter: 610.460

Precision Ratio: 1/305230

Calculated Acreage = 0.475 Ac.
20705 Sq. Ft.

Closure Report

Job 23055312
Drawing 2305.5312_6-27-23_STAMPED.dwg
Date 20230627

Point of Beginning:
Point: 1238.00 Desc: Easting: 1711603.7239 Northing: 736701.5513

Course 1:
Calc: N 88°06'58.0" W 30.5900
Labelled: N 88°9'22" W 30.59

Point 1237.00
Desc: Easting: 1711573.1497 Northing: 736702.5355

Course 2:
Calc: N 3°22'52.0" E 102.6500
Labelled: N 3°20'28" E 102.65

Point 1235.00
Desc: Easting: 1711579.1320 Northing: 736805.0110

Course 3:
Calc: S 87°43'03.1" E 30.7282
Labelled: S 87°45'25" E 30.73

Point 1236.00
Desc: Easting: 1711609.8367 Northing: 736803.8087

Course 4:
Calc: S 3°27'40.0" W 102.4400
Labelled: S 3°25'16" W 102.44

Point 1238.00
Desc: Easting: 1711603.7239 Northing: 736701.5513

Closure error distance: 0.0018
Closure error bearing: N 77°47'27" W

Distance of Boundary perimeter: 266.410

Precision Ratio: 1/148006

Calculated Acreage = 0.0072 Ac.
3143 Sq. Ft.