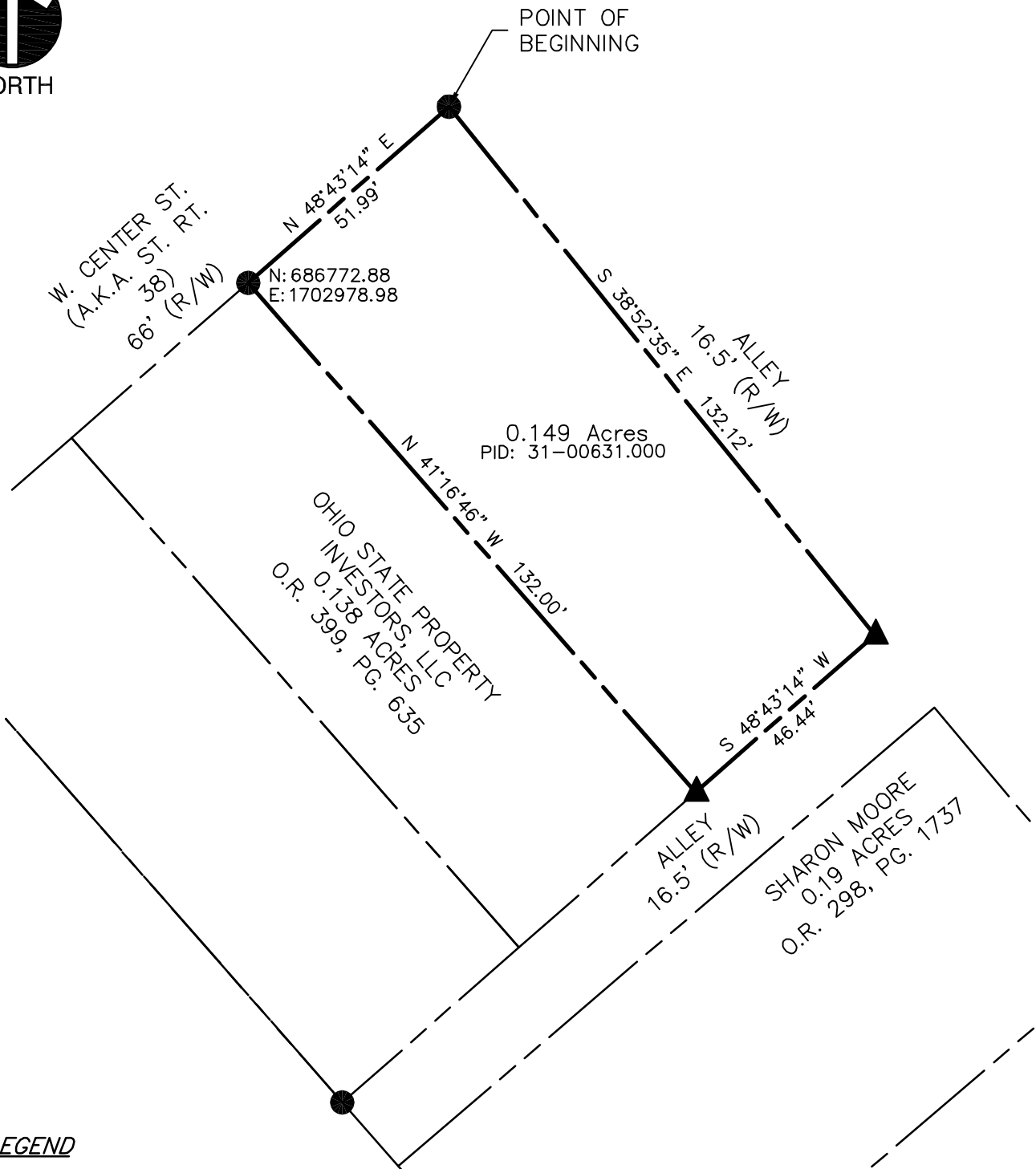




14450 St. Rt. 56 W. Mt. Sterling, OH 43143  
 (614)774-8577 FAX(740)447-9865

SCALE IN FEET



**LEGEND**

- ▲ 5/8" IRON REBAR SET
- ▲ 30" LONG YELLOW CAP "BLUE 8382"
- 5/8" IRON PIN FOUND

**SURVEYOR'S CERTIFICATE**

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN MAY, 2023.

*J.L.B.* DATE: 5/23/23  
 Jennifer L. Blue, P.S.  
 Registered Surveyor No. 8382



**SITUATE**

Situate in the State of Ohio, County of Madison, City of London and being all of a 0.15 acre tract being conveyed to Chris Baker, by deed of record in Official Record 343, Page 1039, all records hereon are from the Recorder's Office, Madison County, Ohio.

**BASIS OF BEARINGS**

The bearings are based on the right-of-way line of Center Street as being North 48°43'14" East, as observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

<b>0.149 ACRES</b>	
LYING IN	
City of London	
MADISON COUNTY, OHIO	
DRAWN BY: JB	JOB NUMBER
FIELD WORK BY: JB	
DATE: 5/23	60 W. CENTER
SCALE: 1" = 30'	

**BLUE-J SURVEYING, LLC**  
**14450 State Route 56 West**  
**Mount Sterling, Oh 43143**  
**PH. 614-774-8577**

Description of a 0.149 Acre Tract

Situate in the State of Ohio, County of Madison, City of London and being all of a 0.15 acre tract (PID: 31-00631.000) being conveyed to Chris Baker, by deed of record in Official Record 343, Page 1039, all records herein are from the Recorder's Office, Madison County, Ohio, said 0.149 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron pin found at the northeast corner of said 0.149 acre tract, in the southerly line of Center Street (AKA St. Rt. 38) (66' R/W) and westerly line of a 16.5' Alley;

Thence South  $38^{\circ} 52' 35''$  East, a distance of 132.12 feet, to a point in a trunk of a large tree;

Thence South  $48^{\circ} 43' 14''$  West, a distance of 46.44 feet, passing an iron pin set at a distance of 3.00 feet, to an iron pin set at the southeast corner of a 0.138 acre tract being conveyed to Ohio State Property Investors, LLC, by deed of record in Official Record 399, Page 635;

Thence North  $41^{\circ} 16' 46''$  West, a distance of 132.00 feet, to a 5/8" iron pin found at the common corner of said 0.138 acre tract and said 0.15 acre tract and in the southerly right-of-way line of said Center Street;

Thence North  $48^{\circ} 43' 14''$  East, a distance of 51.99 feet, to the 0.14 POINT OF BEGINNING, containing 0.149 acres more or less. Being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the right-of-way line of Center Street as being North  $48^{\circ} 43' 14''$  East, as observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

All set iron rebar are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382".

The description is based on an actual field survey as performed by Blue-J Surveying LLC in May, 2023, under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.

**BLUE-J SURVEYING, LLC**



JLB 5-23-23  
Jennifer L. Blue, P.S. 8382 Date