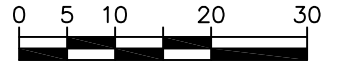


BOUNDARY SURVEY

LOT 53 ~ GLADE HILL ADDITION

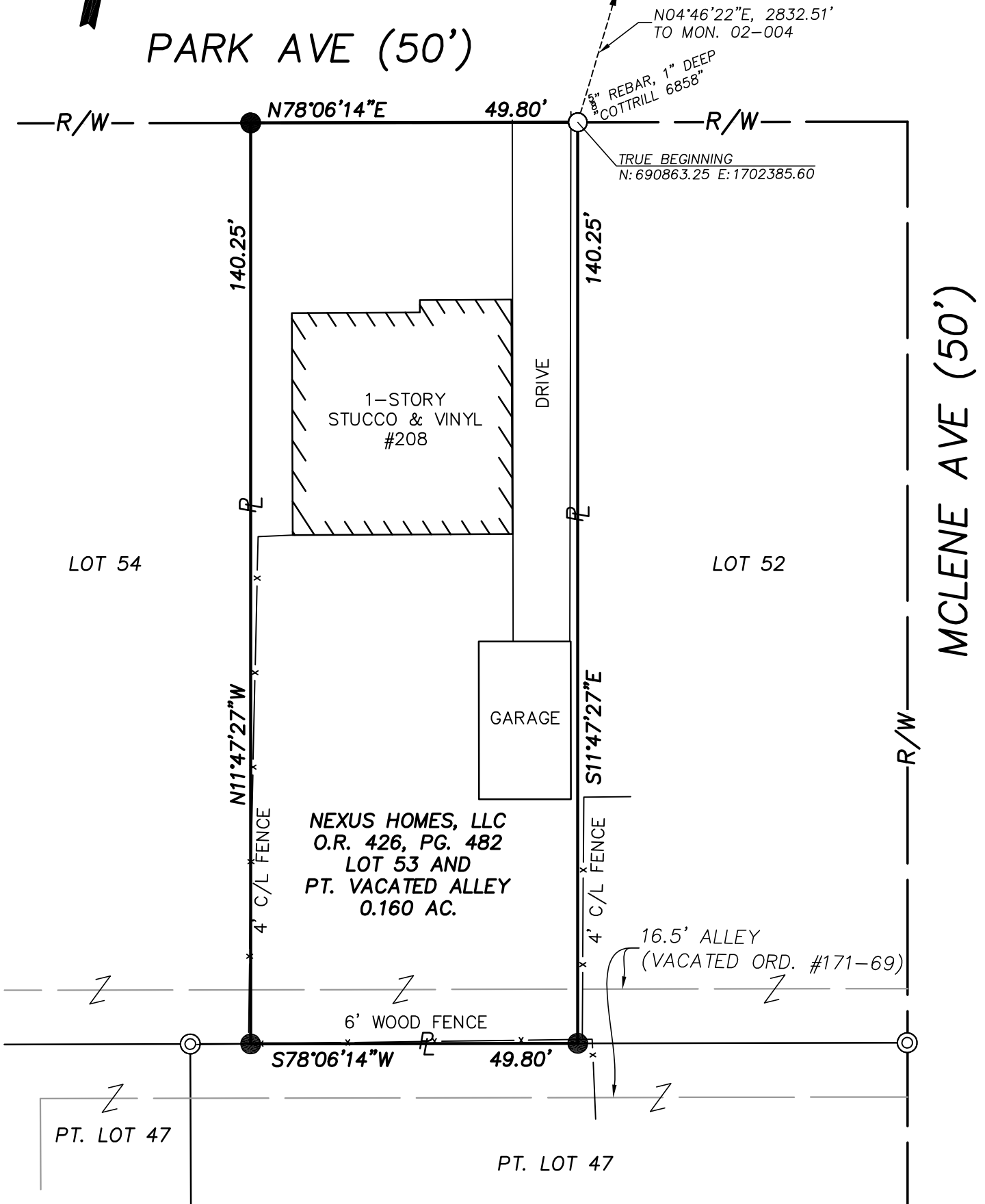
P.B. 1, PG. 205

LONDON, MADISON COUNTY, OHIO



SCALE: 1"=20'

PARK AVE (50')



LOT 54

LOT 52

PT. LOT 47

PT. LOT 47

LEGEND

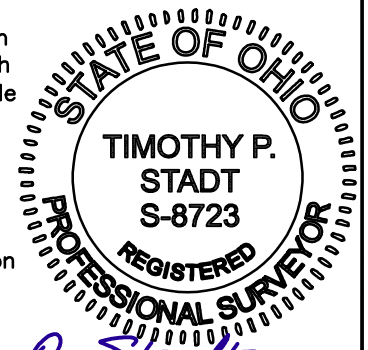
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND
- IRON PIN SET ("STADT 8723")
- ℙ PROPERTY LINE
- R/W PUBLIC ROAD RIGHT-OF-WAY

SURVEY NOTES

Bearings hereon are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN Survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet). Lot Nos. referenced to the plat "Glade Hill Addition", of record in P.B. 1, Pg. 205.

Address of subject property is 208 Park Ave., London, OH 43140. Parcel number is 31-02122.000.

This plat is based on the results of an actual field survey performed on the property under my supervision in August, 2024.



8850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209

DATE: 8/8/2024 REVISED:
JOB No.: 24-289 F.B./PG.: 45/23
CLIENT: MR. YURIY BOOT
CLIENT P.O.: N/A

BY *Timothy P. Stadt*
OHIO PROFESSIONAL SURVEYOR No. 8723

August 9, 2024

EXHIBIT "A"

**0.160 ACRES
LOT 53 OF GLADE HILL ADDITION
AND PART OF A VACATED ALLEY**

Situated in the State of Ohio, County of Madison, City of London, and being all of Lot 53 of Glade Hill Addition, of record in Plat Book 1, page 206 and part of the adjoining alley vacated by Ordinance 171-69, all records referenced herein being to those located in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found with cap inscribed "Cottrill 6858" at the northeast corner of said Lot 53, the northwest corner of Lot 52 of said Glade Hill Addition, and on the southerly right-of-way line of Park Avenue (50 feet wide), being the **TRUE POINT OF BEGINNING** of the tract herein described.

Thence **South 11°47'27" East**, along the easterly line of said Lot 53 and the westerly line of said Lot 52, a distance of **140.25 feet** to an iron pin set on the centerline of said vacated alley (16.5 feet wide);

Thence **South 78°06'14" West**, along the centerline of said vacated alley, a distance of **49.80 feet** to an iron pin set;

Thence **North 11°47'27" West**, along the westerly line of said Lot 53 and the easterly line of Lot 54 of said Glade Hill Addition, a distance of **140.25 feet** to an iron pin set at the northwest corner of said Lot 53, the northeast corner of said Lot 54, and on the southerly right-of-way line of said Park Avenue;

Thence **North 78°06'14" East**, along the northerly line of said Lot 53 and the southerly right-of-way line of Park Avenue, a distance of **49.80 feet** to the TRUE POINT OF BEGINNING, containing 0.160 acres, more or less, and known as Auditor's Parcel Number 31-02122.000.

All iron pins set are 5/8" rebar, 30 inches long, with a cap inscribed "STADT 8723".

Bearings herein are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN Survey (NAD83, 2023 Adjustment, US Survey Feet).

This description was prepared by Pro Boundary, LLC, and based on an actual field survey performed in August, 2024.

by Timothy P. Stadt
Timothy P. Stadt
Registered Surveyor No. 8723

