

**PLAT OF A 0.407 ACRE
LOT SPLIT
AND
A 2.094 ACRE
REMAINDER**

**FOR
Greg A. Shepler**
In Virginia Military Survey 384, 390 and 411
City of London, Madison Co., OHIO

**Thomas A. Coughlin (45%),
Paul J. Gross (45%), and
Nicholas J. Coughlin (10%)**

O.R. 420, Page 2611
PIN 31-02033.000
Plat 02-10
47.3946 acres

The State of Ohio
D.B. 134, Page 347
PIN 30-00199.000
255.27 acres

LOCATION: Located at 690 North Main Street, on the east of North Main Street (State Route 56 - 50' R/W) about 650 feet northwest of the intersection of Mariemont, in Virginia Military Survey (VMS) 384, 390 and 411 in the City of London, Madison County, Ohio.
AUDITOR'S PARCEL NUMBER 31-01811.000 (2.475 acres by deed)
PRIOR DEED REFERENCE: Official Records 397 Page 1235, Madison County Recorder's Office
OWNERS Greg A. Shepler
BASIS OF BEARING N34°42'01"W along the Centerline of State Route 56 (North Main Street) as established by GPS Survey adjusted to State Plane Coordinates, 3402 OHIO SOUTH (NAD83(2011)).

**Connie M. &
Lester Newsome**
O.R. 431, Page 1055
PIN 31-01856
0.507 acres

**Connie M. &
Lester Newsome**
O.R. 431, Page 1055
PIN 31-01650.000
0.552 acres

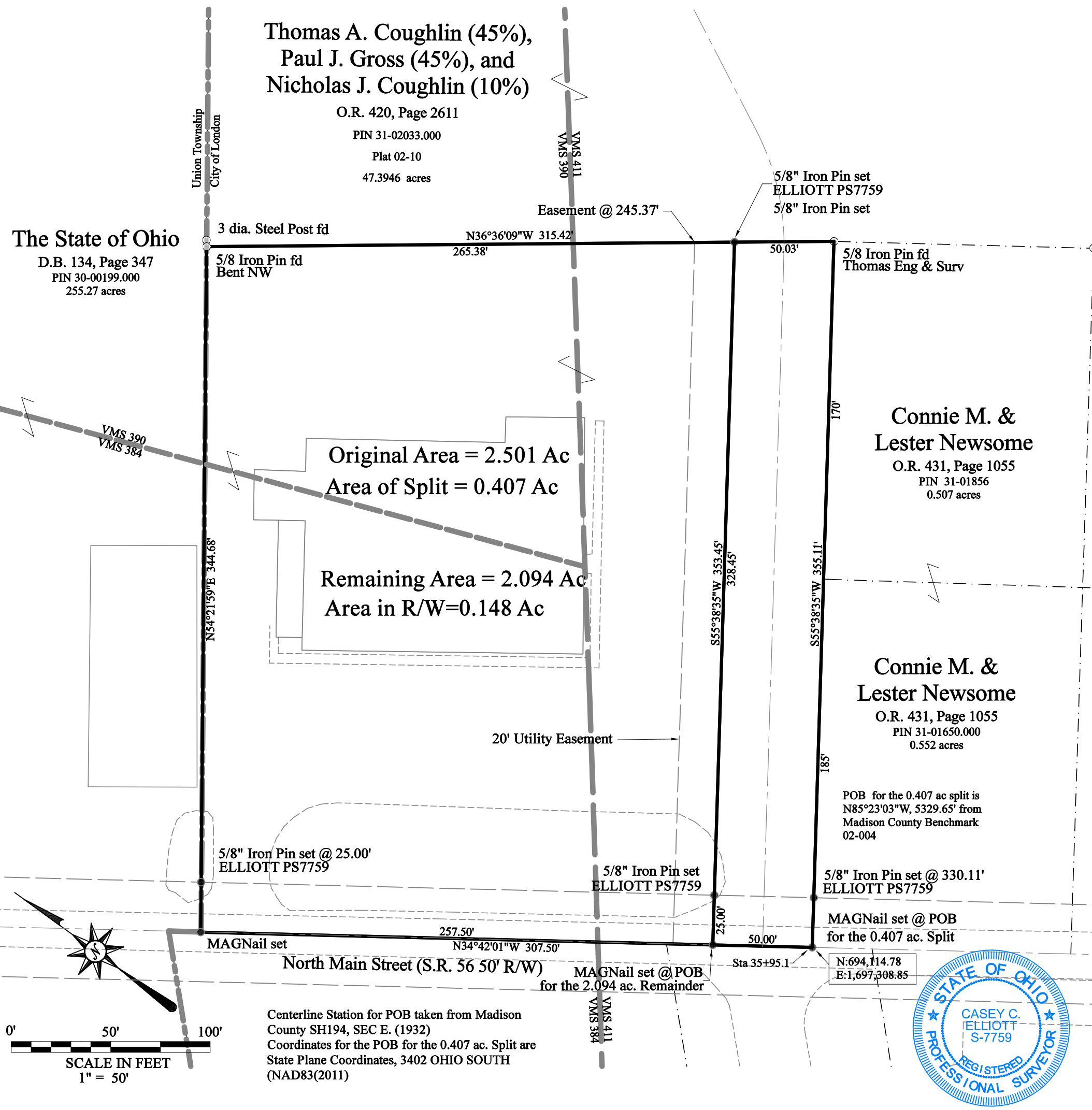
Original Area = 2.501 Ac
Area of Split = 0.407 Ac
Remaining Area = 2.094 Ac
Area in R/W=0.148 Ac

LEGEND

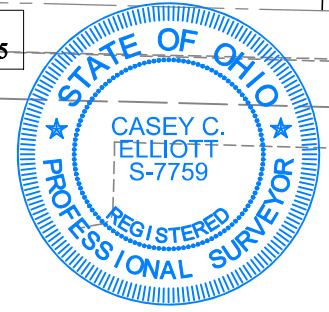
- Road Centerline U.S. 42
- Property Line (offsite)
- Property Line
- Right of Way R/W
- Easement Easement
- Existing Monument ○ Iron Pin found
- New Monument ● Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.

CERTIFICATION: I certify that this plat and the description developed from it 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 2024



Centerline Station for POB taken from Madison County SH194, SEC E. (1932)
Coordinates for the POB for the 0.407 ac. Split are State Plane Coordinates, 3402 OHIO SOUTH (NAD83(2011))



Casey C. Elliott 12/03/2024
Casey C. Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300
23104

EXHIBIT A
Description of
A 0.407 Acre Lot Split
From a 2.501 Acre Property
In the Name of
Greg A. Shepler

Located in Virginia Military Survey 411
City of London, Madison County, Ohio

This description is for a 0.407 acre lot split from a 2.501 acre property (2.475 acres by deed), in the name of Greg A. Shepler (Official Records 397, Page 1235, Madison County Recorder, Auditor's Property Index Number 31-01811.000), located on the northeast side of North Main Street (State Route 56, 50 foot R/W), approximately 650 feet north of the intersection with Mariemont (50 foot R/W) in Virginia Military Survey 411, City of London, Madison County, Ohio and is further described as follows:

Beginning at a MAGNail™ set at the northwest corner of a 0.552 acre property in the name of Connie M. and Lester Newsome (O.R. 431, Page 1055);

thence N34°42'01"W, 50.00', along the centerline of the said North Main St., to a MAGNail™ set;

thence N55°38'35"E, 353.45 into the said 2.501 acre property, passing an Iron Pin set at 25.00 feet, to an Iron Pin set in the southwest line of a 47.3946 acre property in the name of Thomas A. Coughlin, Paul J. Gross, and Nicholas, J. Coughlin (O.R. 420, Page 2611);

thence S36°36'09"E, 50.03', along the southwest line of said Coughlin, to a 5/8 inch Iron Pin found with a cap *Thomas Eng & Surv* at the northeast corner of a 0.507 acre property in the name of said Newsome;

thence S55°38'35"W, 355.11' along the northwest line of said Newsome, passing a corner to the said 0.552 acre Newsome property at 170 feet, passing an Iron Pin set at 330.11 feet, to the TRUE POINT OF BEGINNING.

Said property contains 0.407 acres in V.M.S. 411, City of London, Madison County, Ohio. The **Basis Of Bearing is N34°42'01"W** along the centerline of said North Main Street, as established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in November 2024 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. 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, PS 7759 12/03/2024

EXHIBIT A
Description of
A 2.094 Acre Lot Remainder
From a 2.501 Acre Property
In the Name of
Greg A. Shepler

Located in Virginia Military Survey 384, 390 and 411
City of London, Madison County, Ohio

This description is for a 2.094 acre Remainder from a 2.501 acre property (2.475 acres by deed), in the name of Greg A. Shepler (Official Records 397, Page 1235, Madison County Recorder, Auditor's Property Index Number 31-01811.000), located on the northeast side of North Main Street (State Route 56, 50 foot R/W), approximately 650 feet north of the intersection with Mariemont (50 foot R/W) in Virginia Military Survey 384, 390 and 411, City of London, Madison County, Ohio and is further described as follows:

Commencing at a MAGNail™ set at the northwest corner of a 0.552 acre property in the name of Connie M. and Lester Newsome (O.R. 431, Page 1055);

Thence N34°42'01"W, 50.00 feet, along the centerline of said North Main St., and the southwest line of a 0.407 acre lot split to a MAGNail™ set at the TRUE POINT OF BEGINNING;

thence N34°42'01"W, 257.50', along the said centerline, to a MAGNail™ set in the southwest corner of a 255.27 acre property in the name of the State of Ohio (Deed Book 134, Page 347);

thence N54°21'59"E, 344.68', passing an Iron Pin set at 25.00 feet, along the southeast line of the said State of Ohio property and the boundary of the City of London and Union Township, to a 5/8 inch iron pin found bent NW, at the northwest corner of a 66.0838 acre property in the name of Thomas A. Coughlin, Paul J. Gross, and Nicholas, J. Coughlin (O.R. 420, Page 2611);

thence S36°36'09"E, 265.38', along the southwest line of the said Coughlin property and into the City of London, to an Iron Pin set in the northeast corner of the said 0.407 acre split;

thence S55°38'35"W, 353.45', along the northwest line of the said 0.407 acre lot split, passing an Iron Pin set in the northeast R/W of said North Main St. at 328.45 feet, to the TRUE POINT OF BEGINNING.

Said property contains 2.094 acres in V.M.S. 384, 390 and 411, City of London, Madison County, Ohio. The **Basis Of Bearing is N34°42'01"W** along the centerline of said North Main Street, as established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in November 2024 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. 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 12/03/2024
Casey C. Elliott, PS 7759