

2404.1937  
 BOUNDARY SURVEY  
 MADISON COUNTY, OHIO

LEGEND

- FIRC-FOUND IRON ROD, CAPPED AS NOTED
- FIR-FOUND IRON ROD AS NOTED
- FIP-FOUND IRON PIPE AS NOTED
- SIRC-5/8" X 30" SET IRON ROD, CAPPED-"LANDMARK SURVEY"
- Ⓧ-FD/SET DRILL HOLE AS NOTED
- Ⓜ-FD/SET MAG NAIL AS NOTED
- Ⓡ-FD/SET RR SPIKE AS NOTED
- Ⓣ-FD T-BAR/POST AS NOTED
- FOUND MONUMENT BOX AS NOTED
- C-CALCULATED
- D-DEED
- M-MEASURED
- P-PLATTED
- S-SURVEY
- AC.-ACRES
- B/E-BASEMENT ENTRY
- CLF - CHAIN-LINK FENCE
- CONC.-CONCRETE
- C/L-CENTERLINE
- D/W-DRIVEWAY
- E.P.-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
- WF - WOOF FENCE

DOCUMENTS USED:

- SUBDIVISION OF 1.818 ACRES OF LAND IN THE CITY OF LONDON, OHIO, MADE FOR DONALD MILLER- 1960, MADISON COUNTY RECORDERS OFFICE.
- EAST MEADOWS ADDITION, PLAT BOOK 2, PAGE 195, MADISON COUNTY RECORDER'S OFFICE.
- DEEDS AS SHOWN HEREON.
- MADISON COUNTY TAX MAPS/GIS.

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 MAY OF 2024 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

BASIS OF BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE SUBJECT DEED AND PLAT, SUBDIVISION OF 1.818 ACRES OF LAND IN THE CITY OF LONDON, OHIO, MADE FOR DONALD MILLER- 1960, ON FILE AT THE MADISON COUNTY ENGINEER'S OFFICE, HOLDING FOUND AND USED MONUMENTS ALONG THE WEST PROPERTY LINE OF THE SUBJECT PARCEL SHOWN HEREON, WHICH IS BEARING N 20°00'00" W.

SURVEY OF  
 PN 31-00553.000  
 KNOWN AS  
 39-41 MILLER STREET  
 LONDON, OHIO  
 IN THE CITY OF LONDON, COUNTY  
 OF MADISON AND STATE OF OHIO,  
 IN VIRGINIA MILITARY SURVEY  
 6324.

SUBDIVISION OF 1.818 ACRES OF LAND  
 IN THE CITY OF LONDON, OHIO  
 MADE FOR DONALD MILLER - 1960

PARCEL NO. 6  
 PN 31-01894.000  
 JEFFREY E. TURNER II  
 O.R. 300, PG. 1294

PARCEL NO. 3  
 PN 31-01989.000  
 USA INVESTMENT GROUP LP  
 O.R. 351, PG. 2028

SUBLOT 8  
 PN 31-02032.000  
 JOSEPH L. BERNARD  
 JEANNA K. BERNARD  
 O.R. 160, PG. 577

PARCEL NO. 7  
 PN 31-01893.000  
 RHONDA J. BURRIS  
 O.R. 37, PG. 323

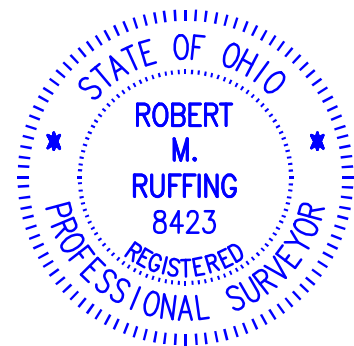
EAST MEADOWS ADDITION  
 PLAT BOOK 2, PAGE 195

SUBJECT PARCEL  
 PARCEL NO. 2  
 PN 31-00553.000  
 JAMES LEE A. WALTERS  
 PATRICIA WALTERS  
 O.R. 351, PG. 637  
 AREA = 9,872.33 S.F.  
 = 0.227 AC.

SUBLOT 4  
 PN 31-01505.000  
 CHARLES R. LONG, JR.  
 DONNA E. LONG  
 VOL 296, PG. 0632

PARCEL NO. 1  
 PN 31-01250.000  
 JOSHUA HOUK  
 O.R. 398, PG. 993

PARCEL NO. 8  
 PN 31-00656.000  
 MARK WHITE  
 O.R. 399, PG. 246

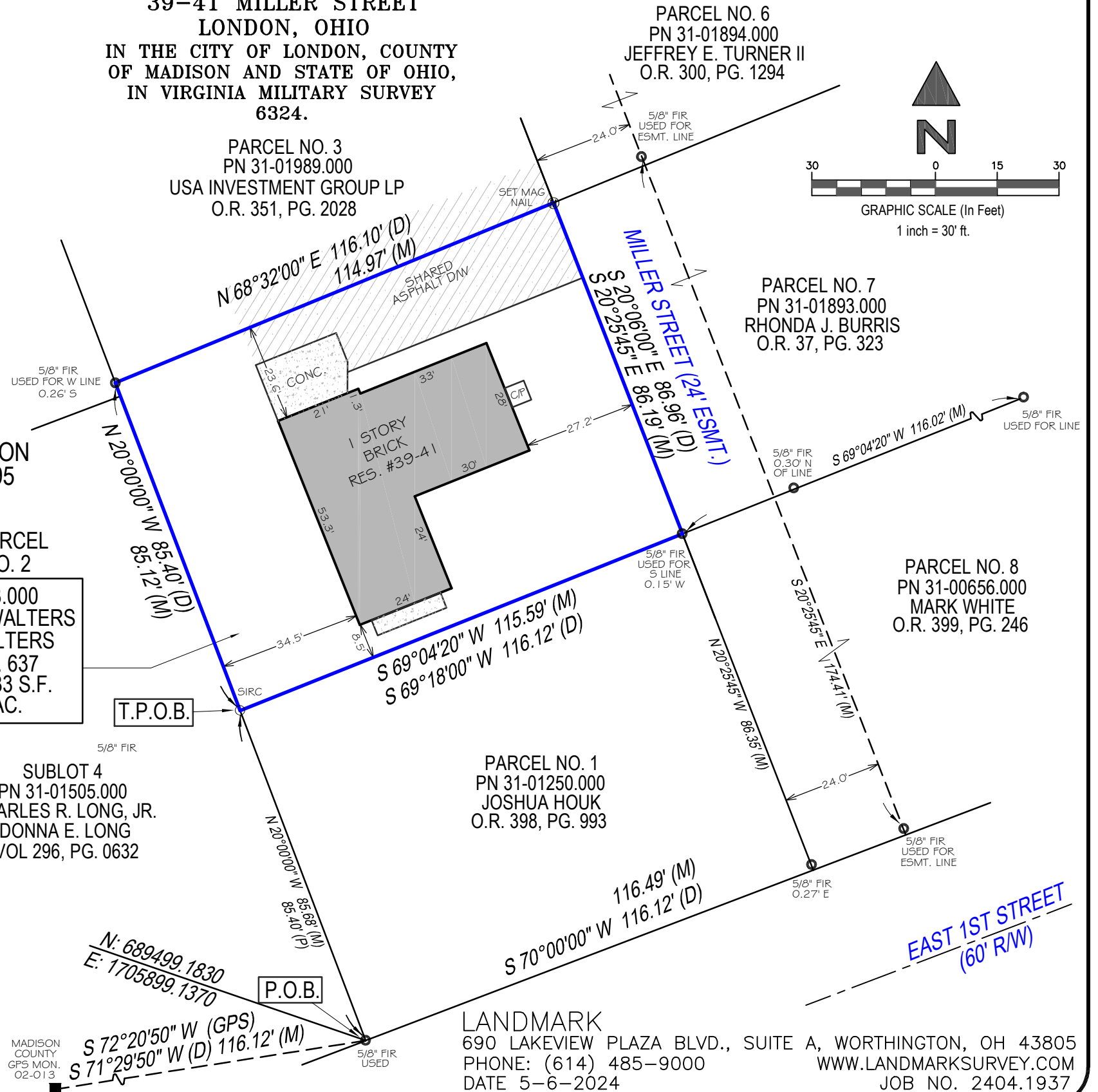
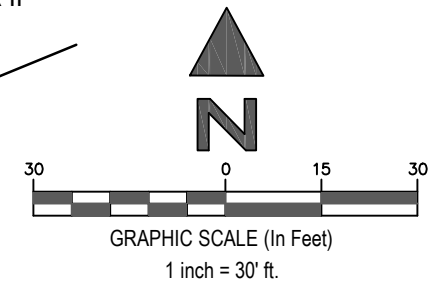


ROBERT RUFFING, P.S. 8423  
 STATE OF OHIO

DATE 5-6-2024  
 REV 5-9-2024

MADISON COUNTY  
 GPS MON.  
 02-013

LANDMARK  
 690 LAKEVIEW PLAZA BLVD., SUITE A, WORTHINGTON, OH 43805  
 PHONE: (614) 485-9000  
 DATE 5-6-2024  
 WWW.LANDMARKSURVEY.COM  
 JOB NO. 2404.1937



## **LEGAL DESCRIPTION**

**for Parcel Number 31-00553.000**

**at 39-41 Miller Street**

**London, Ohio**

Situated in the City of London, County of Madison and State of Ohio, being in the Virginia Military District Survey No. 6324, conveyed to James Lee A. Walters and Patricia Walters (O.R. 351, Page 637), bounded and described as follows:

Beginning at a found and used 5/8" iron rod at the southeast corner of Sublot 4 of the East Meadows Addition (Plat Book 2, Page 195) along the north right of way of East 1<sup>st</sup> Street (60' R/W), conveyed to Charles R. Long and Donna E. Long (Vol. 296, Page 0632) 25 feet east of Lafayette-Plain City Road;

Thence along the east line of said Long parcel, N 20°00'00" W, 85.68 feet to a set 5/8" x 30" iron rod, capped ("LANDMARK SURVEYING") at the northwest corner of a parcel conveyed to Joshua Houk (O.R. 398, Page 993), and being the True Point of Beginning at the southwest corner of the parcel herein described in the following 4 courses:

Course 1: Thence continuing along the east line of said Long parcel and into the east line of a parcel (Sublot 8) conveyed to Joseph L. Bernard and Jeanna K. Bernard (O.R. 160, Page 577), N 20°00'00" W, 85.12 feet to the northwest corner, as monumented by a 5/8" iron rod, used for the west line and 0.26 feet south of the corner, also being the southwest corner of a parcel (Parcel No. 3) conveyed to USA Investment Group LP (O.R. 351, Page 2028);

Course 2: Thence along the south line of said USA Investment Group parcel, N 68°32'00" E, 114.97 feet to a set Mag nail at the northeast corner, also being the southwest corner of a parcel (Parcel No. 6) conveyed to Jeffrey E. Turner II (O.R. 300, Page 1294), and the northwest corner of a parcel (Parcel No. 7) conveyed to Rhonda J. Burris (O.R. 37, Page 323);

Course 3: Thence along the west line of said Burris parcel, S 20°25'45" E, 86.19 feet to the southeast corner, as monumented by a 5/8" iron pipe used for the south line and 0.15 feet west of the line, also being the southwest corner of said Burris parcel, the northwest corner of a parcel conveyed to a parcel conveyed to Mark White (O.R. Book 399, Page 246), and the northeast corner of said Houk parcel;

Course 4: Thence along the north line of said Houk parcel, S 69°04'20" W, 115.59 feet to the True Point of Beginning, containing 9872.33 square feet, or 0.227 acres, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The basis of bearings for this survey are based on the Subdivision of 1.818 Acres of Land in the City of London, Ohio, made for Donald Miller - 1960, holding found and used monumentation along the north line of the subject parcel as shown on the survey, which is bearing N 68°32'00" E.

The intent of this legal description is to retrace and describe this parcel as required by the Madison County Engineer's Office on April 23, 2019, and is based on an actual field survey performed in April 2024 by Exacta Land Surveyors, LLC.

Prepared by Robert M. Ruffing, P.S. 8423, in May 2024.

PENDING COUNTY APPROVAL – SUBJECT TO REVISIONS

*Robert M. Ruffing* 5-6-24

