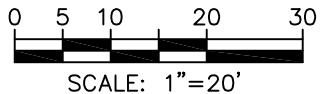
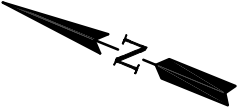


# BOUNDARY SURVEY

## LOT 243 ~ GLADE HILL ADDITION

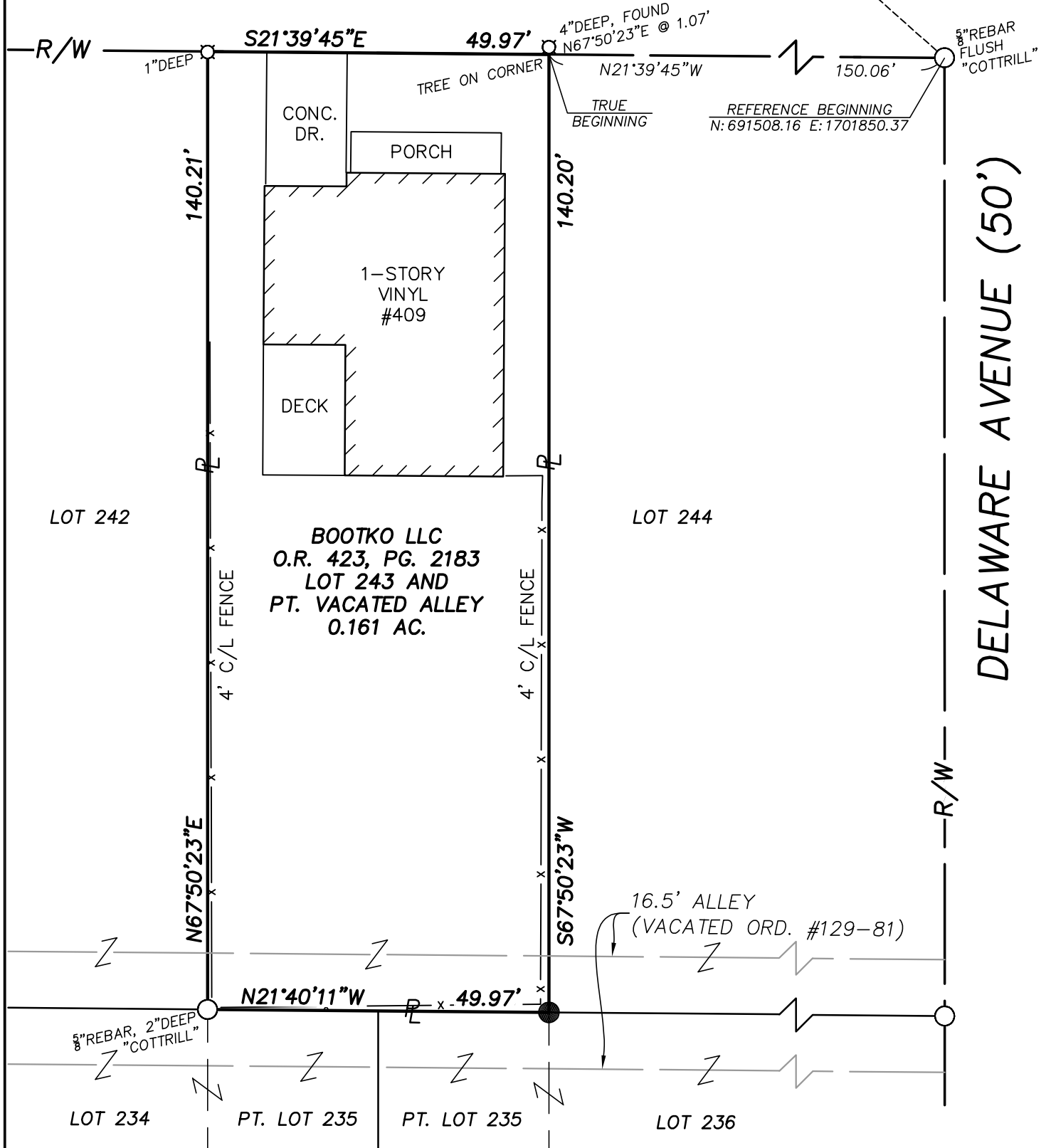
### P.B. 1, PG. 206

CITY OF LONDON, MADISON COUNTY, OHIO



## HAWTHORNE AVENUE (50')

N19°29'36"E  
2310.20' TO  
MON. 02-004



LOT 242

LOT 244

**BOOTKO LLC**  
O.R. 423, PG. 2183  
LOT 243 AND  
PT. VACATED ALLEY  
0.161 AC.

LOT 234

PT. LOT 235

PT. LOT 235

LOT 236

### LEGEND

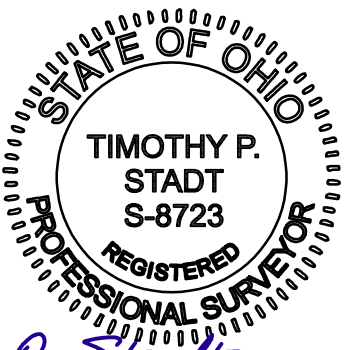
- RAILROAD SPIKE FOUND
- IRON PIN FOUND
- IRON PIN SET ("STADT 8723")
- PROPERTY LINE
- PUBLIC ROAD RIGHT-OF-WAY

### SURVEY NOTES

Bearings hereon are referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN Survey (NAD83, 2023 Adjustment, US Survey Feet). Lot Nos. referenced to the plat "Glade Hill Addition", of record in P.B. 1, Pg. 206.

Address of subject property is 409 Hawthorne Ave., London, OH 43140. Parcel number is 31-02182.000.

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



8850 COMMERCE LOOP DR  
COLUMBUS, OH 43240  
(614) 899-2209  
DRAWING NAME: 24288BS.DWG

DATE: 7/11/2024      REVISED:  
JOB No.: 24-288      F.B./PG.: 44/77  
CLIENT: MR. YURIY BOOT  
CLIENT P.O.: N/A

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

July 11, 2024

**EXHIBIT "A"**

**0.161 ACRES  
LOT 243 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 243 of Glade Hill Addition, of record in Plat Book 1, page 206 and part of the adjoining alley vacated by Ordinance 129-81, all records referenced herein being to those located in the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at a 5/8" rebar found at the intersection of the westerly right-of-way line of Hawthorne Avenue (50 feet wide) and the northerly right-of-way line of Delaware Avenue (50 feet wide); thence North 21°39'45" West, along the westerly right-of-way line of Hawthorne Avenue, a distance of 150.06 feet to a point at the southeast corner of Lot 243, the northeast corner of Lot 244, and being referenced by a railroad spike found North 67°50'23" East at 1.07 feet, said point being the **TRUE POINT OF BEGINNING** of the tract herein described.

Thence **South 67°50'23" West**, along the southerly line of said Lot 243 and the northerly line of said Lot 244, a distance of **140.20 feet** to an iron pin set on the centerline of said vacated alley (16.5 feet wide);

Thence **North 21°40'11" West**, along the centerline of said alley, a distance of **49.97 feet** to a 5/8" rebar found;

Thence **North 67°50'23" East**, along the northerly line of said Lot 243 and the southerly line of Lot 242, a distance of **140.21 feet** to a railroad spike found at the northeasterly corner of said Lot 243, the southeasterly corner of said Lot 242, and the said westerly right-of-way line of Hawthorne Avenue;

Thence **South 21°39'45" East**, along the easterly line of said Lot 243 and the said westerly right-of-way line of Hawthorne Avenue, a distance of **49.97 feet** to the TRUE POINT OF BEGINNING, containing 0.161 acres, more or less, and known as Auditor's Parcel Number 31-02182.000.

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 July, 2024.

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

