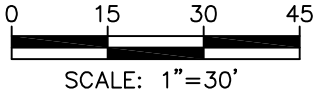


# BOUNDARY SURVEY

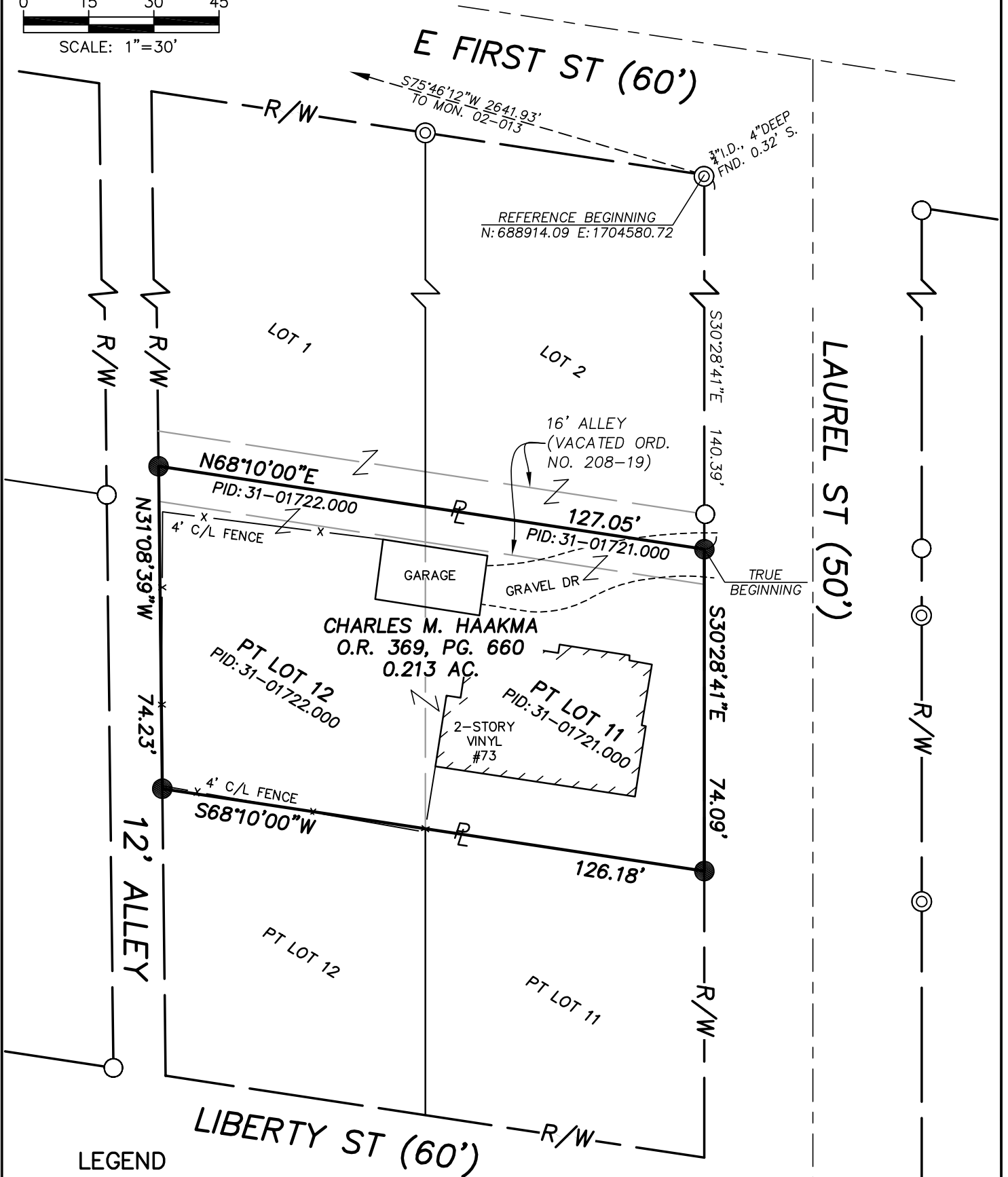
PT. LOT 11, PT. LOT 12 & PT. VAC. ALLEY  
 LILLY ADDITION (P.B. 1, PG. 110)  
 CITY OF LONDON, MADISON COUNTY, OHIO



E FIRST ST (60')

LAUREL ST (50')

LIBERTY ST (60')



## 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 numbers referenced to the plat "Lilly Addition", of record in P.B. 1, Pg. 110 unless otherwise noted.

Address of subject property is 73 Laurel St, London, OH 43140.

This plat is based on the results of an actual field survey performed on the property under my supervision in January 2025.



8850 COMMERCE LOOP DR  
 COLUMBUS, OH 43240  
 (614) 899-2209  
 DRAWING NAME: 25114BS.DWG

DATE: 1/27/2025    REVISED:  
 JOB No.: 25-114    F.B./PG.: 48/46  
 CLIENT: MR. YURIY BOOT  
 CLIENT P.O.: N/A

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

January 27, 2025

**EXHIBIT "A"**

**0.213 ACRES  
PART OF LOTS 11 AND 12 OF LILLY ADDITION  
AND PART OF A VACATED ALLEY**

Situated in the State of Ohio, County of Madison, City of London, and being part of Lot 11 and part of Lot 12 of Lilly Addition, of record in Plat Book 1, page 110 and part of the adjoining 16 foot wide alley vacated by Ordinance 208-19, 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 point at the intersection of the westerly right-of-way line of Laurel Street (50 feet wide) and the southerly right-of-way line of East First Street (60 feet wide), said point being referenced by a 3/4" iron pipe found 0.32 feet south; thence South 30°28'41" East, along the westerly right-of-way line of Laurel Street, a distance of 140.39 feet to an iron pin set on the centerline of said vacated alley and being the **TRUE POINT OF BEGINNING** of the tract herein described.

Thence **South 30°28'41" East**, along the westerly right-of-way line of Laurel Street, becoming the easterly line of said Lot 11, a distance of **74.09 feet** to an iron pin set;

Thence **South 68°10'00" West**, crossing through said Lot 11 and Lot 12, a distance of **126.18 feet** to an iron pin set on the westerly line of said Lot 12 and the easterly right-of-way line of a 12 foot wide alley;

Thence **North 31°08'39" West**, along the westerly line of said Lot 12 and the easterly right-of-way line of said 12 foot wide alley, a distance of **74.23 feet** to an iron pin set on the centerline of said vacated alley;

Thence **North 68°10'00" East**, along the centerline of said vacated alley, a distance of **127.05 feet** to the TRUE POINT OF BEGINNING, containing 0.213 acres, more or less, and known as Auditor's Parcel Numbers 31-01721.000 and 31-01722.000.

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, 2011 Adjustment, Epoch 2010.0, US Survey Feet).

This description was prepared by Pro Boundary, LLC, and based on an actual field survey performed in January, 2025.

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

