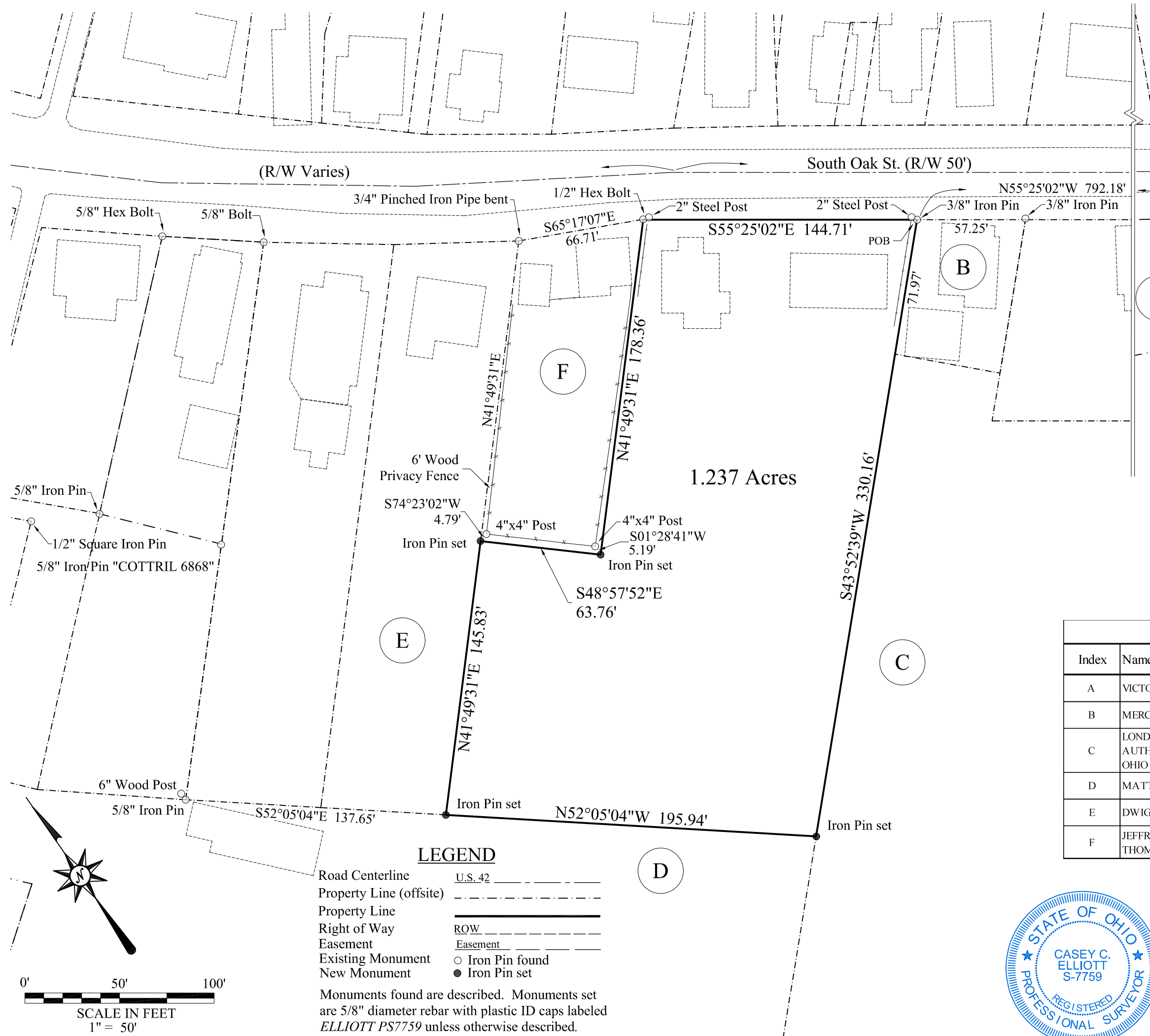


SURVEY PLAT
for
201 South Oak Street
in the Name of
Bradley Rothgeb

201 South Madison Street
Virginia Military Survey 8742
City of London, Madison County, Ohio



Location 201 South Oak Street
V.M.S. 8742
City of London, Madison County, State of Ohio.

Parcel ID 31-02374.000

Owner Bradley Rothgeb

Surveyor Casey Elliott, PS7759, State of Ohio
212 West High Street
London, Ohio 43140

Deed Reference - Official Record 308, Page 2501, Madison County Recorder's Office

Basis of Bearing N55°25'02"W along the southwest Right-of-way of South Oak Street. Established by GPS Observation corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2012)).

OWNER INDEX				
Index	Name of Owner	Deed Reference	Auditor's ID	Plat
A	VICTOR & JOYCE MARTINEZ	O.R. 315, Page 1079	31-01945.000	56-16
B	MERCHANTS NATIONAL BANK	O.R. 310, Page 1997	31-01927.000	
C	LONDON METROPOLITAN HOUSING AUTHORITY OF THE CITY OF LONDON OHIO	D.B. 163, Page 250	31-03319.001	
D	MATTHEW D. DILLON	O.R. 194, Page 1088	31-01992.000	
E	DWIGHT JONES	O.R. 314, Page 2107	31-02511.000	
F	JEFFREY A. THOMPSON & NANCY L. THOMPSON	O.R. 229, Page 1409	31-01923.000	

LEGEND

Road Centerline U.S. 42

Property Line (offsite) -----

Property Line —————

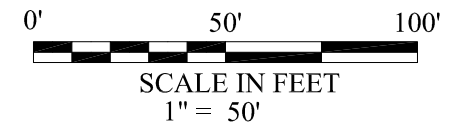
Right of Way -----

Easement -----

Existing Monument ○ Iron Pin found

New Monument ● Iron Pin set

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



SURVEYOR'S CERTIFICATION - I certify that this plat 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 July 2018.

Casey C. Elliott 07/28/2018
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A

Description of a Property

In the Name of

Bradley Rothgeb

At 201 South Oak Street

In V.M.S. 8742

City of London, Madison County, Ohio

This description is for a 1.237 acre property in the name of Bradley Rothgeb (Official Records 308, Page 2501, Madison County Recorder, Auditor's I.D. 31-02374.000) located at 201 South Oak Street, London, Ohio, in Virginia Military Survey 8742, Madison County, Ohio, and is further described as follows:

COMMENCING at a 5/8 inch Iron Pin with an I.D. cap engraved *COTTRILL 6868*, at the corner of a property in the name of Victor and Joyce Martinez (O.R. 315, Page 1079), said Iron Pin is $S74^{\circ}31'07''W$, 32.49 feet, from the intersection of South Oak Street (50 foot R/W) and Lincoln Avenue (R/W 50 feet);

Thence $N55^{\circ}25'02''W$, 792.18 feet, along the southwest R/W of said South Oak Street, to a 3/8 inch Iron Pin found at the northernmost corner of a lot in the name of Merchants National Bank (O.R. 310, Page 1997), said Iron Pin is the TRUE POINT OF BEGINNING;

Thence $S43^{\circ}52'39''W$, 330.16 feet, along the northwest line of the said Merchants Bank property, passing the westernmost corner at 71.97 feet, continuing along the northwest line of a property in the name of the London Metropolitan Housing Authority of London, Ohio (Deed Book 163, Page 250), to an Iron Pin set;

Thence $N52^{\circ}05'04''W$, 195.94 feet, along the northeast line of a property in the name of Matthew D. Dillon (O.R. 194, Page 1088), to an Iron Pin set, said Iron Pin is $S52^{\circ}05'04''E$, 137.65 feet, along the said Dillon line, from a 5/8" Iron Pin found at the south side of a 6" wood post;

Thence $N41^{\circ}49'31''E$, 145.83 feet, along the southeast line of a property in the name of Dwight Jones (O.R. 314, Page 2107) to an Iron Pin set, said Pin is $S74^{\circ}23'02''W$, 4.79 feet, from a found four inch square post;

Thence $S48^{\circ}57'52''E$, 63.76 feet, along the southwest line of a property in the name of Jeffrey A. Thompson and Nancy L. Thompson (O.R. 229, Page 1409) and approximately 4 feet from a wood fence, to an Iron Pin set, said Iron Pin is $S01^{\circ}28'41''W$, 5.19 feet, from a found four inch square post;

Thence $N41^{\circ}49'31''E$, 178.36 feet, along the southeast line of the said Thompson property to a 1/2 inch Hex Head Bolt found in the southwest R/W of the said South Oak Street;

Thence $S55^{\circ}25'02''E$, 144.71 feet, along the southwest R/W of the said South Oak Street to the TRUE POINT OF BEGINNING.

Said property contains 1.237 acres in the City of London and V.M.S. 8742. The Basis of Bearing is $N55^{\circ}25'02''W$, along southwest R/W of South Oak Street between the R/W at said Lincoln Avenue and the P.O.B., as measured by G.P.S. surveying methods adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2012)). This description is based on a survey performed in July of 2018 by Casey Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759*. 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
Casey C. Elliott, PS 7759

07/28/2018
Date