

SURVEY PLAT
for a
0.465 Acre Property
in the Name of
Jacqueline D. Shook
and
Daniel Polley, Sr.

Virginia Military Survey 8742 and 8863
City of London, Madison County, Ohio

Location 233 South Oak Street
V.M.S. 8742 and 8863
City of London, Madison County, State of Ohio.
Parcel ID 31-01986.000
Owner Jacqueline D. Shook & Daniel Polley, Sr.
Deed Reference - Official Record 337, Page 1053, Madison County Recorder's Office (see also O.R. 351, Page 810)

Basis of Bearing N55°25'02"W along the southwest Right-of-way of South Oak Street between a 5/8 inch Iron Pin at the northwest R/W of Lincoln Avenue and a 3/8 inch Iron Pin at 792.18 feet along the said R/W, at the east corner of a property in the name of Joshua Kreuz (O.R. 343, Page 939). Established by GPS Observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

Surveyor Casey Elliott, PS7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

LEGEND

Road Centerline	U.S. 42
Property Line (offsite)	-----
Property Line	—————
Right of Way	ROW
Easement	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 in November 2020.

Casey Elliott 12/02/2020
Casey C. Elliott, PS 7759, State of Ohio
20160

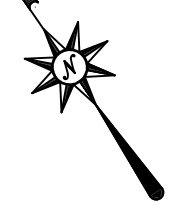
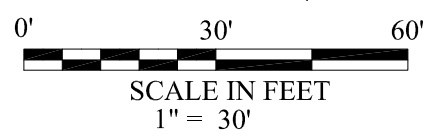
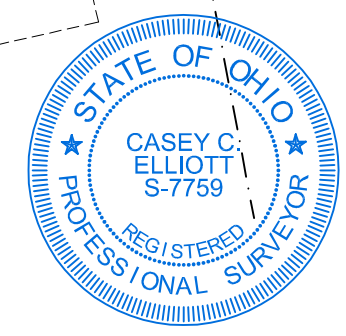
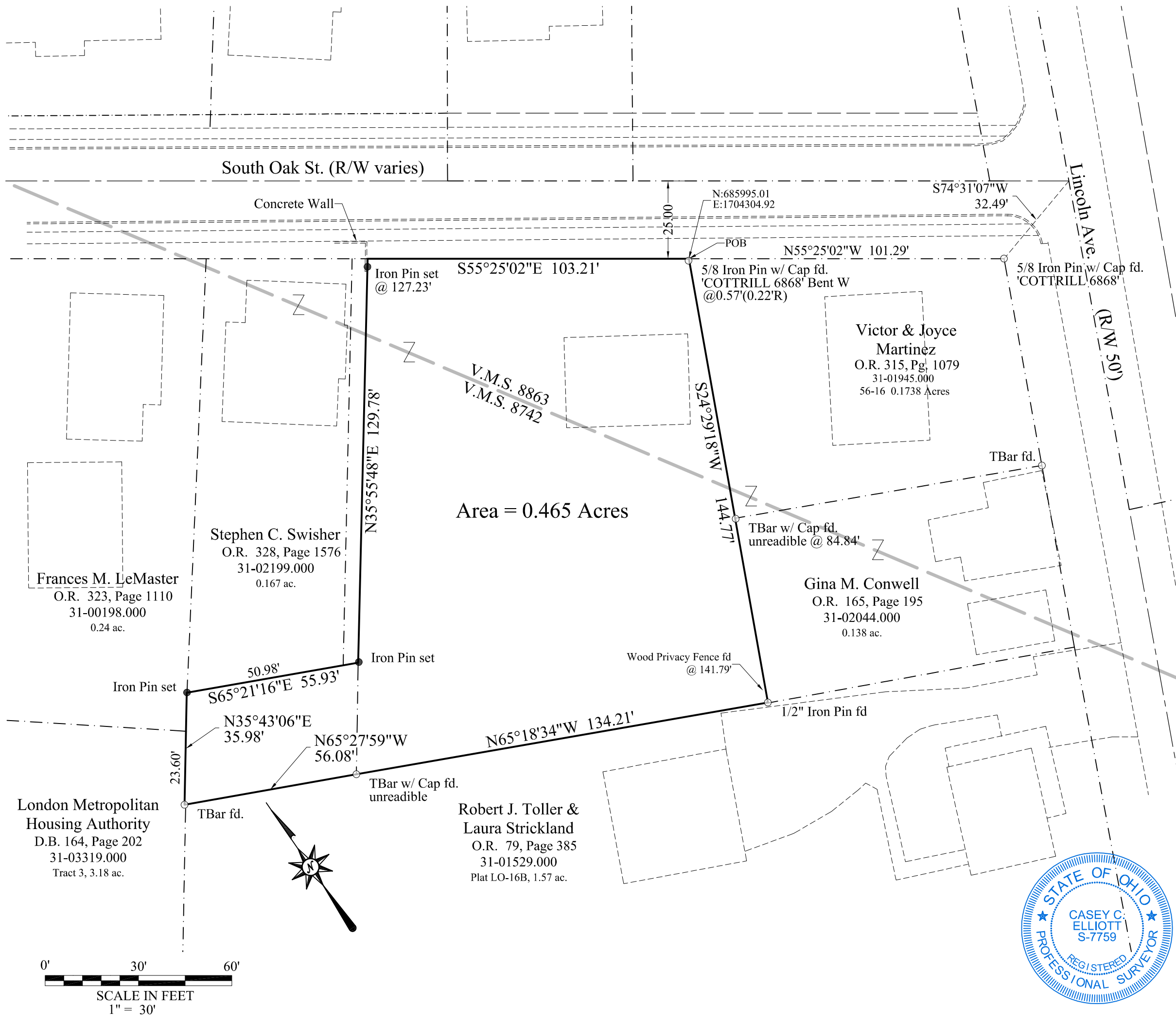


EXHIBIT A

Description of a 0.465 Acre Property
In the Name of
Jacqueline D. Schook & Daniel Polley, Sr.
At 233 South Oak Street
In V.M.S. 8742 and 8863
City of London, Madison County, Ohio

This description is for a 0.465 acre property in the name of Jacqueline D. Schook and Daniel Polley, Sr. (Official Records 337, Page 1053, Madison County Recorder (see also for reference O.R. 351, Page 810), Auditor's I.D. 31-01986.000) located at 233 South Oak Street (Right-of-way varies), London, in Virginia Military Survey 8742 and 8863, 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 northeast corner of a 0.1738 acre property in the name of Victor and Joyce Martinez (O.R. 315, Page 1079), said Iron Pin is S74°31'07"W, 32.49 feet, from the intersection of South Oak Street (R/W varies) and Lincoln Avenue (50 foot R/W);

Thence N55°25'02"W, 101.29 feet, along the southwest R/W of said South Oak Street and the northeast line of the said Martinez property to the TRUE POINT OF BEGINNING

Thence S24°29'18"W, 144.77 feet, along the northwest line of the said Martinez property, passing a 5/8 inch Iron Pin with an I.D. Cap engraved *COTTRILL* 6868 bent west at 0.57 feet (0.22 feet right), passing a TBar with an unreadable cap at 84.84 feet, at the northernmost corner of a 0.138 acre property in the name of Gina M. Conwell (O.R. 165, Page 195), passing a wood privacy fence at 141.79 feet, to a 1/2 inch Iron Pin found in the northeast line of a 1.57 acre property in the name of Robert J. Toller & Laura Strickland (O.R. 79, Page 385);

Thence N65°18'34"W, 134.21 feet, along the northeast line of said Toller & Strickland to a TBar found with an unreadable Cap;

Thence N65°27'59"W, 56.08 feet, along the northeast line of said Toller & Strickland, to a TBar found in the southeast line of a 3.18 acre property in the name of the London Metropolitan Housing Authority (Tract 3, D.B. 164, Page 202);

Thence N35°43'06"E, 35.98 feet, along the southeast line of the said London Metropolitan Housing Authority property, passing the southeast corner of a 0.24 acre property in the name of Frances M. LeMaster (O.R. 323, Page 1110) at approximately 23.60 feet, to an Iron Pin set at the southwest corner of a 0.167 acre property in the name of Stephen C. Swisher (O.R. 328, Page 1576);

Thence S65°21'16"E, 55.93 feet, along the southwest line of the said Swisher property to an Iron Pin set;

Thence N35°55'48"E, 129.78 feet, along the southeast line of the said Swisher property, passing an Iron Pin set at 127.23 feet on the southeast side of a 6 inch concrete wall, to the easternmost corner of the said Swisher property and the southwest R/W of said South Oak Street;

Thence S55°25'02"E, 103.21 feet, along the southwest R/W of said South Oak Street to the TRUE POINT OF BEGINNING.

Said property contains 0.465 acres in the City of London and in V.M.S. 8742 and 8863. The Basis of Bearing is **N55°25'02"W** along southwest R/W of South Oak Street between a 5/8 inch Iron Pin at the northwest R/W of said Lincoln Avenue and a 3/8 inch Iron Pin at 792.18 feet along the R/W at the east corner of a property in the name of Joshua Kreuz (O.R. 343, Page 939) as measured by G.P.S. surveying methods adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in November of 2020 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

12/02/2020
Date