

SURVEY PLAT OF 63 & 65 Chandler Avenue

Lot 19, Riddle Addition to London

Virginia Military Survey 5670

City of London, Madison County, Ohio

Location 63 & 65 Chandler Avenue
London, Ohio 43140
Lot 19, Riddle Addition to London

Parcel ID 31-01277.000

Owner Betty A. Peyton

Previous Deed Reference

Official Record 354, Page 1612, Madison County
Recorder's Office

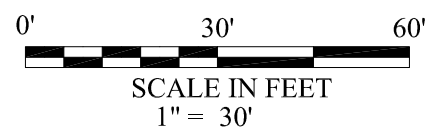
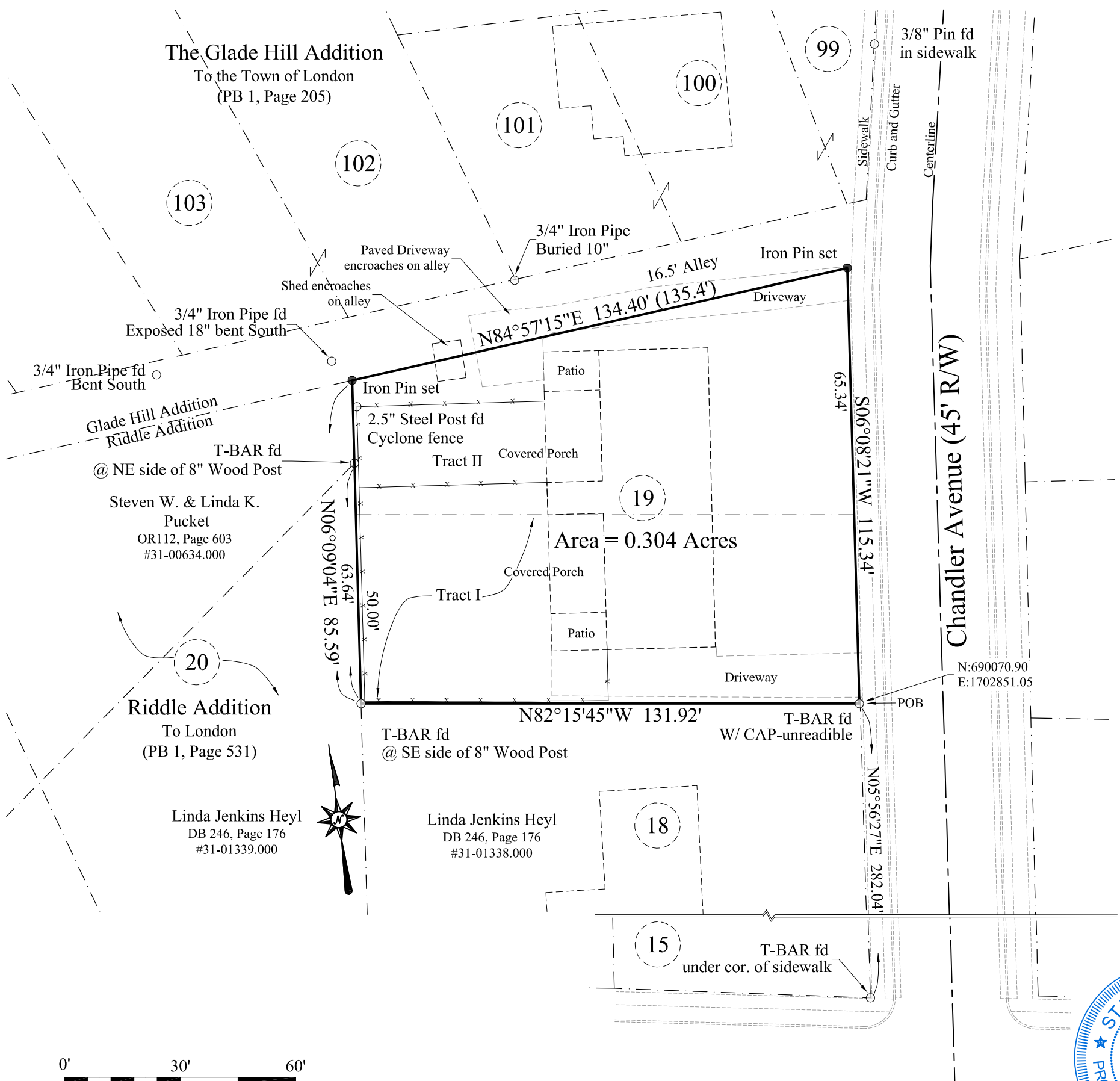
Basis of Bearing N05°56'27"E Established by GPS Survey corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011))

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

LEGEND

Road Centerline	<u>U.S. 42</u> -----
Property Line (offsite)	-----
Property Line	=====
Right of Way	<u>ROW</u> -----
Easement	<u>Easement</u> -----
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.



Fifth Street (50' R/W)



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 February and March 2019.

Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio

03/16/2020

EXHIBIT A
DESCRIPTION of
63 & 65 Chandler Avenue
Lot 19, Riddle Addition to London
In the Name of
Betty A. Peyton
in Virginia Military Surveys 5670
City of London, Madison County, Ohio

This description is for a Parcel of land described as Tract I and Tract II, which is all of Lot 19 of the *Riddle Addition to London* (Plat Book 1, Page 531), in the name of Betty A. Peyton (Auditor's Parcel ID 31-01277.000, Official Records 354, Page 1612, Madison County Recorder), located at 63 and 65 Chandler Avenue, in Virginia Military Survey 5670, City of London, Madison County, Ohio and is further described as follows:

Commencing at a T-Bar found under the corner of the intersection of two sidewalks at the north Right of Way of Fifth Street and the west R/W of Chandler Ave. (45' R/W) and at the southeast corner of Lot 15 of said Riddle Addition;

Thence N05°56'27"E, 282.04 feet, along the west R/W of said Chandler Ave. and the east line of Lots 15, 17 and 18 and across a 16.5' alley between Lot 15 and Lot 17, of said Riddle Addition, to a T-Bar found with a cap that is unreadable at the southeast corner of said Lot 19 at THE TRUE POINT OF BEGINNING;

Thence N82°15'45"W, 131.92 feet, along the north line of said Lot 18 in the name of Linda Jenkins Heyl (Deed Book 246, Page 176), to a T-Bar found at the southeast side of an eight inch wood post in the east line of Lot 20 of said Riddle Addition in the name of said Linda Jenkins Heyl;

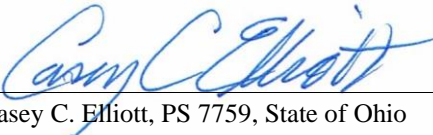
Thence N06°09'04"E, 85.59 feet, along the east line of said Lot 20, passing from said Tract I to said Tract II at 50 feet, passing a T-Bar located at the northeast side of an eight inch wood post at the east corner of a property in the name of Steven W. and Linda K. Pucket (O.R. 112, Page 603) at 63.64 feet, to an Iron Pin set at the northeast corner of the said Pucket property, in the south line of a 16.5 foot wide alley and the south line of Glade Hill Addition to the Town of London (Plat Book 1, Page 205);

Thence N84°57'15"E, 134.40 feet, along the south line of the said 16.5 foot alley and said Glade Hill Addition, and the north line of the said Riddle Addition, to an Iron Pin set in the west R/W of said Chandler Ave. at the northeast corner of said Lot 19;

Thence S06°08'21"W, 115.34 feet, along the west R/W of said Chandler Ave., passing from said Tract II to said Tract I at 65.34 feet, to the TRUE POINT OF BEGINNING.

Said Parcel contains 0.304 acres, which includes all of Lot 19 of Riddle Addition to the Town of London, in the City of London, in V.M.S. 5670. The **BASIS OF BEARINGS is N05°56'27"E** along the west R/W of Chandler Avenue. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO (NAD83(2011)). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise noted. This description is based on a survey performed in February and March 2020 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code and is not valid unless signed by the surveyor.




Casey C. Elliott, PS 7759, State of Ohio

03/16/2020