

**SURVEY PLAT**  
for a  
**0.159 Acre Property**  
in the Name of  
**Core Developments, LLC**

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

**Location** 200 South Oak Street  
V.M.S. 8742  
City of London, Madison County, State of Ohio.

**Parcel ID** 31-02011.000

**Owner** Core Developments, LLC

**Deed Reference** - Official Record 360, Page 753, Madison County Recorder's Office

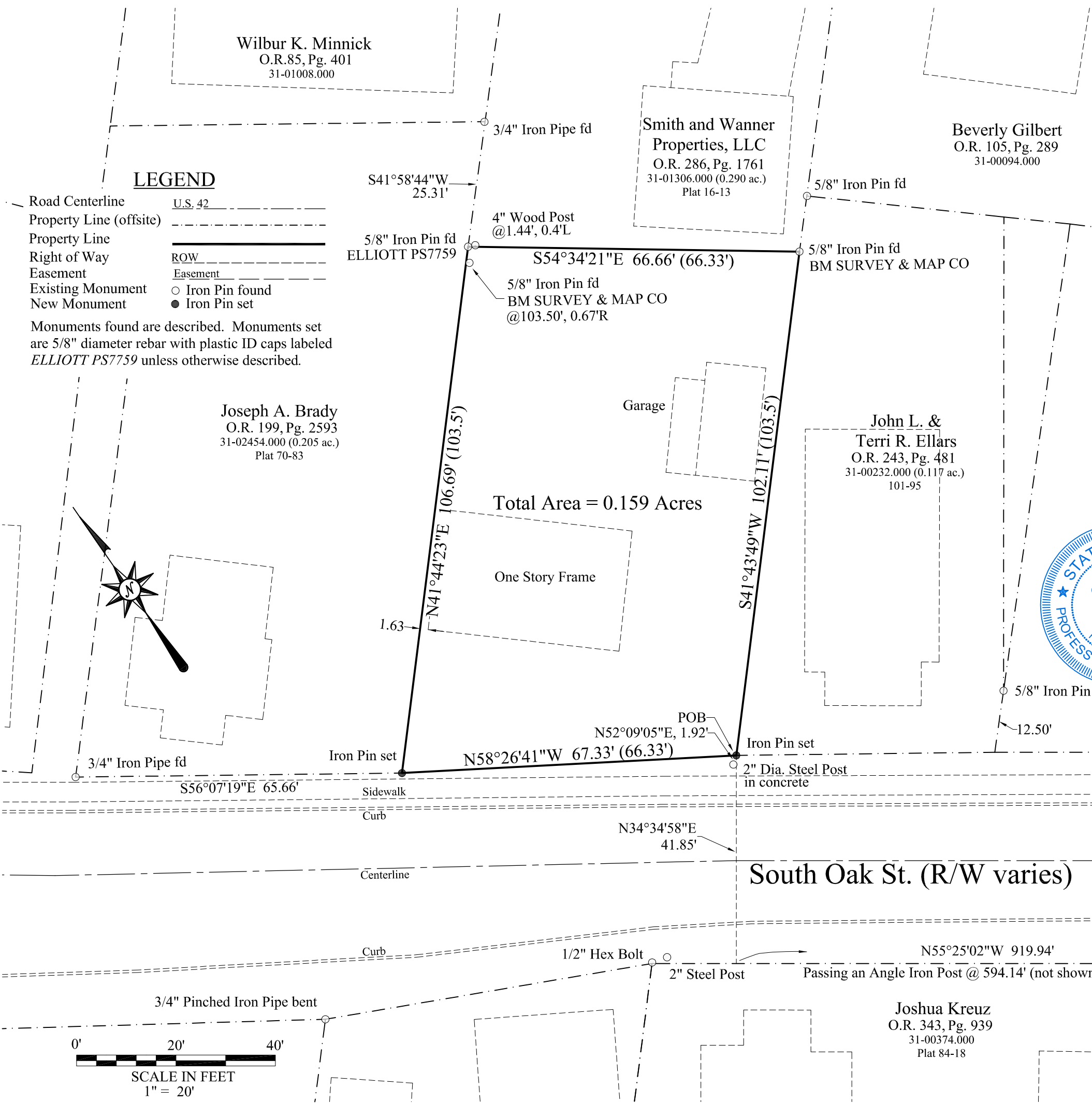
**Basis of Bearing** N55°25'02"W along the southwest Right-of-way of South Oak Street between the R/W of Lincoln Avenue and the said Joshua Kreuz property. Established by GPS Observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

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

**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 April 2020.



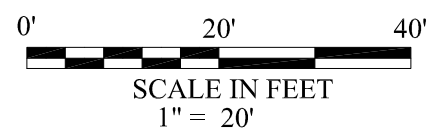
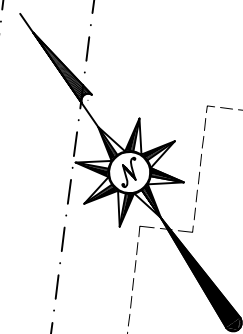
*Casey C. Elliott* 04/15/2020  
Casey C. Elliott, PS 7759, State of Ohio  
20117



**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.



# EXHIBIT A

**Description  
Of a 0.159 Acre Property  
At 200 South Oak Street  
In the Name of  
Core Developments, LLC  
In V.M.S. 8742  
City of London, Madison County, Ohio**

This description is for a 0.159 acre property in the name of Core Developments, LLC (Official Records 360, Page 753, Madison County Recorder, Auditor's I.D. 31-02011.000) located at 200 South Oak Street (R/W varies), London, Ohio, in Virginia Military Survey 8742, Madison County, Ohio, and is further described as follows:

COMMENCING at a 5/8 inch Iron Pin found with an I.D. cap engraved *COTTRILL 6868*, at the northeast corner of a property in the name of Victor and Joyce Martinez (O.R. 315, Page 1079), at the intersection of the northwest Right-of-way of Lincoln Avenue and the southwest R/W of said South Oak Street;

Thence N55°25'02"W, 919.94 feet, along the southwest R/W of said S. Oak, passing an Angle Iron Post found at 594.14 feet, to a point in the northeast line of a 1.237 acre property in the name of Joshua Kreuz (O.R. 343, Page 939);

Thence N34°34'58"E, 41.85 feet, across the R/W of said S. Oak, to an Iron Pin set at the TRUE POINT OF BEGINNING in the northeast R/W of said S. Oak, and the southwest corner of a 0.117 acre property in the name of John L. and Terri R. Ellars (O.R. 243, Page 481), said Iron Pin set is N52°09'05"E, 1.92 feet, from a 2 inch diameter steel post set in concrete;

Thence N58°26'41"W, 67.33 feet, along the northeast R/W of said S. Oak, to an Iron Pin set in the southeast corner of a 0.205 acre property in the name of Joseph A. Brady (O.R. 199, Page 2593);


Thence N41°44'23"E, 106.69 feet, along the southeast line of the said Brady property, passing a 5/8 inch Iron Pin with an ID Cap *BM SURVEY & MAP CO* found at 103.5 feet, 0.67 feet right, to an Iron Pin found with an ID Cap *ELLIOTT PS7759* in the southwest corner of a 0.290 acre property in the name of Smith and Wanner Properties, LLC (O.R. 286, Page 1761);

Thence S54°34'21"E, 66.66 feet, along the southwest line of the said Smith and Wanner property, passing a 4 inch diameter wood post found at 1.44 feet, 0.4 feet left, to a 5/8 inch Iron Pin with a cap *BM SURVEY & MAP CO*, found in the northwest line of the said Ellars property

Thence S41°43'49"W, 102.11 feet, along the northwest line of the said Ellars property to the TRUE POINT OF BEGINNING.

Said property contains 0.159 acres in the City of London and in V.M.S. 8742. The Basis of Bearing is N55°25'02"W, along southwest R/W of South Oak Street between the R/W of said Lincoln Avenue and the said Joshua Kreuz property, as established by G.P.S. observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in April 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, PS 7759  
20117

04/15/2020  
Date