

SURVEY PLAT

for a
0.231 Acre Property
in the Name of
Kriston N. Buehler

Virginia Military Survey 5670
City of London, Madison County, Ohio

Location 181 Elm Street
V.M.S. 5670
City of London, Madison County, State of Ohio.

Parcel ID 31-00462.000 and 31-00463.000, consisting of part of Lot 125 and part of Lot 126 of the Glade Hill Addition (Plat Book 1, page 205) and an additional 196 square foot parcel.

Owner Kriston N. Buehler

Deed Reference - Official Record 340, Page 384, Madison County Recorder's Office

Basis of Bearing $N11^{\circ}46'22''W$ along the west Right-of-way of Elm Street between the southeast corner of the Cathleen S. Leistikow property and the northeast corner of the Kenneth V. & Kimberly E. Mallia property. Established by GPS Observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

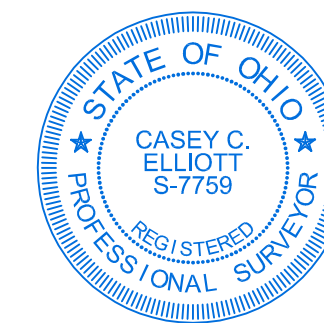
Surveyor Casey Elliott, PS7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

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 in May 2020.



Casey C. Elliott 05/29/2020
Casey C. Elliott, PS 7759, State of Ohio
20123

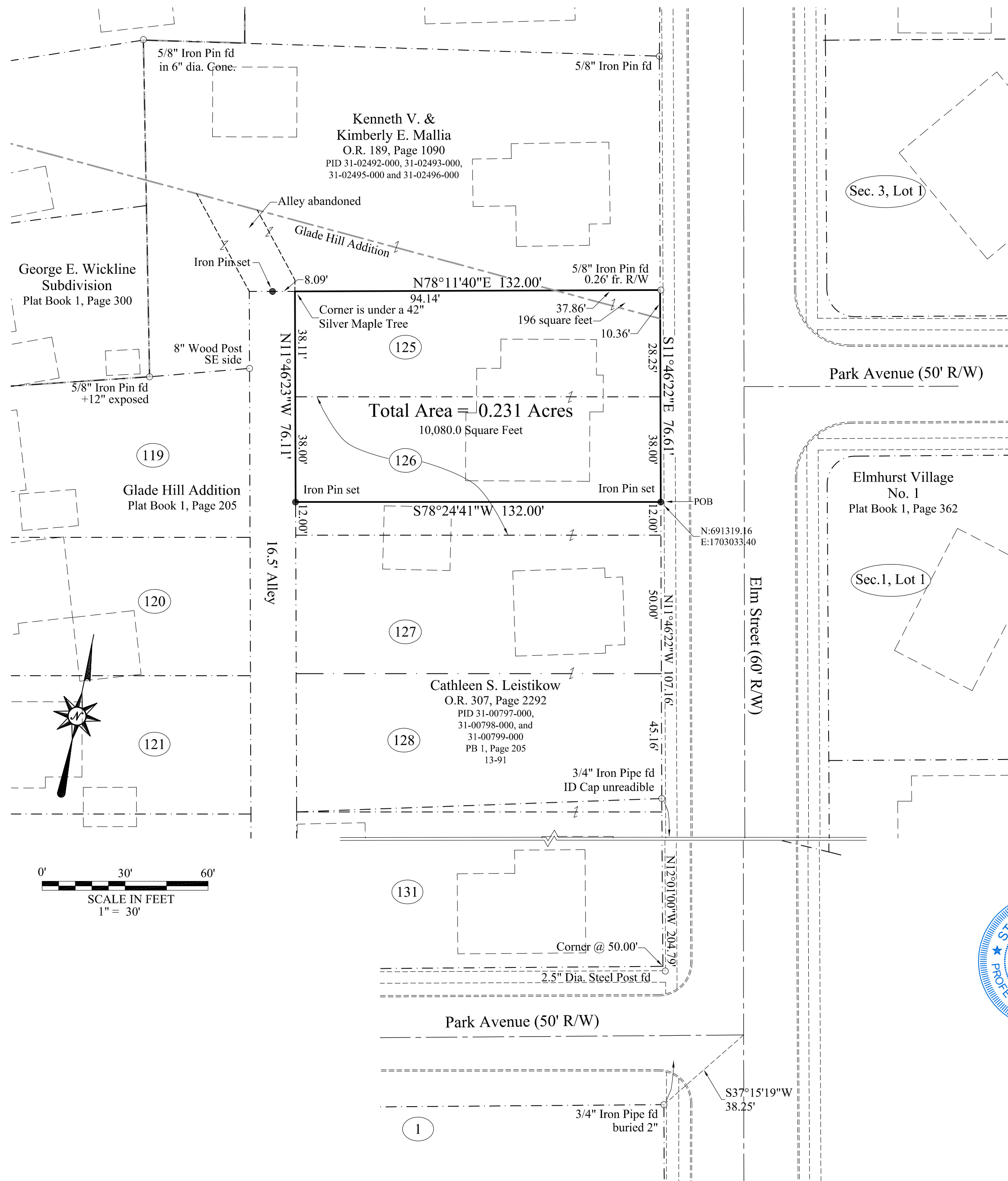


EXHIBIT A

Description of a 0.231 Acre Property

At 181 Elm Street

In the Name of

Kriston N. Buehler

In V.M.S. 5670

City of London, Madison County, Ohio

This description is for a 0.231 acre property in the name of Kriston N. Buehler (Official Records 340, Page 384, Madison County Recorder, Auditor's I.D. 31-00462.000 and 31-00463.000), which consists of part of Lot 125 and part of Lot 126 of the Glade Hill Addition (Plat Book 1, Page 205) plus a 196 square foot parcel, all located at 181 Elm Street (60' R/W), London, Ohio, in Virginia Military Survey 5670, Madison County, Ohio, and is further described as follows:

COMMENCING at a 3/4 inch Iron Pipe found buried 2" deep at the northeast corner of Lot 1 of said Glade Hill Addition, in the south R/W of Park Avenue (50 foot R/W) and the west R/W of said Elm Street, said Iron Pipe is S37°15'19"W, 38.25 feet from the intersection of the said streets;

Thence N12°01'00"W, 204.79 feet, along the west R/W of said Elm Street, passing the southeast corner of Lot 131 of said Glade Hill Addition at 50.00 feet, and continuing to a 3/4 inch Iron Pipe found with an unreadable ID cap in the east line of Lot 128 of the said Glade Hill Addition, at the southeast corner of a property in the name of Cathleen S. Leistikow (O.R. 307, Page 2292);

Thence N11°46'22"W, 107.16 feet, along the front of the said Leistikow property, passing the southeast corner of Lot 127 of the said Glade Hill Addition at 45.16 feet, and the southeast corner of Lot 126 at 95.16 feet, to an Iron Pin set at the southeast corner of the said Buehler property at the TRUE POINT OF BEGINNING

Thence S78°24'41"W, 132.00 feet, through said Lot 126 and along the north line of the said Leistikow property, to an Iron Pin set in the east R/W of a 16.5 foot wide alley;


Thence N11°46'23"W, 76.11 feet, along the west line of said Lot 126, passing the southwest corner of Lot 125 at 38.00 feet, to a corner in the east R/W of the said Alley and in the south line of a 1.99 acre property in the name of Kenneth V. and Kimberly E. Mallia (O.R. 189, Page 1090), said point is located inside a 42 inch Silver Maple tree and is referenced by an Iron Pin set at S78°11'40"W, 8.09 feet, set in the south line of the said Mallia property;

Thence N78°11'40"E, 132.00 feet, along the south line of the said Mallia property, passing from the said Glade Hill Addition at 94.14 feet, to a point at the southeast corner of the said Mallia property and the west R/W of said Elm Street, said point is S78°11'40"W, 0.26 feet, from a 5/8 inch Iron Pin found;

Thence S11°46'22"E, 76.61 feet, passing into the said Glade Hill Addition at 10.36 feet, passing the southeast corner of said Lot 125 at 38.61 feet, to the TRUE POINT OF BEGINNING.

Said property contains 0.231 acres consisting of parts of Lots 125 and 126 of the said Glade Hill Addition and a 196 square foot parcel, all in the City of London and in V.M.S. 5670. The Basis of Bearing is **N11°46'22"W**, along the west R/W of said Elm Street, between the southeast corner of the said Leistikow property and the northeast corner of the said Mallia 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

05/29/2020

Date