

A SURVEY

of a

0.156 Acre Property

in the name of
Michael F. Payne

In Virginia Military Survey 6249 and 8742
 City of London, Madison County, Ohio

LOCATION: Located at 218 West Lincoln Street (undedicated) in Virginia Military Survey 6249 and 8742, City of London, Madison County, Ohio

OWNER Michael F. Payne

AUDITOR'S PARCEL No. 31-02157.000

RECORDER'S DEED Official Record 361, Page 1302

BASIS OF BEARING S32°09'12"E as measured from a 5/8 inch Iron Pin found at the northeast R/W of Jenkinson Drive and the southeast R/W of Antietam Drive, along the northeast R/W of said Jenkinson Drive, to a 5/8 inch Iron Pipe set on the said northeast R/W and the north line of the said City of London property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

The Virginia Military Survey lines were developed from Madison County GIS data.

SURVEYOR Casey Elliott, PS 7759
 State of Ohio
 212 West High Street
 London, Ohio 43140

OWNER INDEX

Index	Name of Owner	Deed Reference	Auditor's ID	Note, Survey Plat or Subdivision Plat
(A)	Joann Wiseman a.k.a. Katherine Joann Wiseman	Official Record 8, Page 417 O.R. 95, Page 155	31-02732.000	45-01
(B)	Juanita R. Coulson	O.R. 115, Page 849 O.R. 352, Page 2570	31-02489.000	45-01
(C)	David J. Jackson	O.R. 266, Page 774	31-02453.000	
(D)	City of London	Deed Book 168, Page 387	31-00491.001	27.51 acres
(E)	Allen Freeman (1/3) and Robert Gales (1/3)	D.B. 194, Page 125	-	Tract 7 was to be Hope Street now West Lincoln St.
(E)	Gerard Dennis Miller (1/3)	D.B. 219, Page 47	-	Tract IV was to be Hope Street now West Lincoln Street

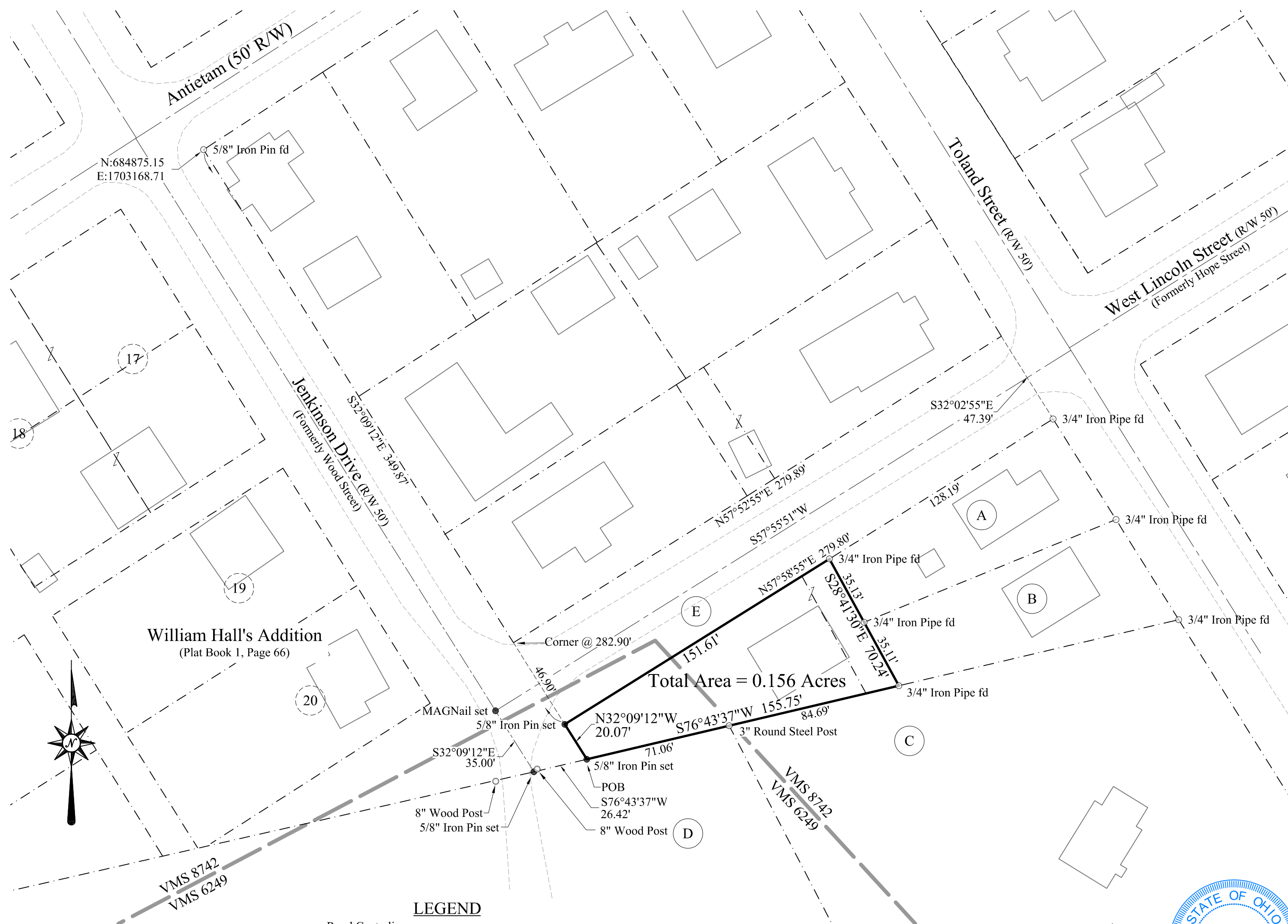
No record was found where (E) was transferred or dedicated as part of West Lincoln Street in the Recorder's Office records or the City of London Council Minutes.

CERTIFICATION: I certify that this plat and the description developed from it 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 August of 2020.

Casey C. Elliott

08/13/2020

Casey C. Elliott, PS 7759, State of Ohio
 #20147



William Hall's Addition
 (Plat Book 1, Page 66)

Total Area = 0.156 Acres

LEGEND

- Road Centerline U.S. 42
- Property Line (offsite)
- Property Line
- Right of Way R/W
- Easement Easement
- Existing Monument Iron Pin found
- New Monument Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.

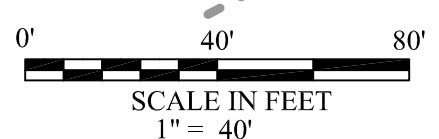


EXHIBIT A
Description of a
0.156 Acre Property

In the Name of

Michael F. Payne

Located in Virginia Military Surveys 6249 and 8742,
City of London, Madison County, Ohio

This description is for a 0.156 acre property in the name of Michael F. Payne (Official Records 361, Page 1302 Madison County Recorder, Auditor's #31-02157.000) located at 218 West Lincoln Street, in Virginia Military Surveys 6249 and 8742, the City of London, Madison County, Ohio, and is further described as follows:

Commencing at a 5/8 inch Iron Pin found at the intersection of the southeast Right-of-way of Antietam Street (50 foot R/W) and the northeast R/W of Jenkinson Drive (50 foot R/W formerly Wood Street), thence S32°09'12"E, 349.87 feet, along the northeast R/W of said Jenkinson Drive, passing at 282.90 feet the northwest corner of a 0.303 acre property in the name of Allen Freeman (1/3 interest) and Robert Gales (1/3 interest) (Deed Book 194, Page 254), and Gerald Dennis Miller (1/3 interest, Deed Book 219, Page 47), to a 5/8 inch Iron Pin set in the north line of a 27.51 acre property in the name of the City of London (D.B. 168, Page 387) at the TRUE POINT OF BEGINNING;

Thence N32°09'12"W, 20.07 feet, along the northeast R/W of said Jenkinson Drive to an Iron Pin set at the southwest corner of the said Freeman et. al. property;

Thence N57°58'55"E, 151.61 feet, along the southeast line of the said Freeman et.al. property to a 3/4 inch Iron Pipe found at the northwest corner of a 0.139 acre (6044.3 square feet) property in the name of Katherine Joann Wiseman (O.R. 8, Page 417 and O.R. 95, Page 155);

Thence S28°41'30"E, 70.24 feet, along the southwest line of the said Wiseman property, passing a 3/4 inch Iron Pipe found at 35.13 feet at the northwest corner of a 0.139 acre (6044.31 square feet) property in the name of Juanita R. Coulson (O.R. 115, Page 849 and O.R. 352, Page 2570), to a 3/4 inch Iron Pipe found in the north line of a 1.1596 acre property in the name of David J. Jackson (O.R. 266, Page 774);

Thence S76°43'37"W, 155.75 feet, along the north line of the said Jackson property, passing a 3 inch round Steel Post at 84.69 feet, and continuing along the north line of the said City of London property to the TRUE POINT OF BEGINNING.

Said property contains 0.156 acres in V.M.S. 6249 and V.M.S. 8742 within the City of London. The **Basis of Bearing is S32°09'12E** as measured from a 5/8 inch Iron Pin found at the northeast R/W of Jenkinson Drive and the southeast R/W of Antietam Drive, to a 5/8 inch Iron Pin set in the said northeast R/W and the north line of the said City of London property as measured by G.P.S. survey adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in August of 2020 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with yellow identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. 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

08/13/2020