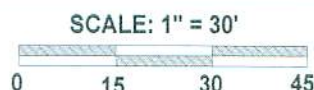


BOUNDARY SURVEY OF 0.0982 ACRES IN THE CITY OF LONDON,
COUNTY OF MADISON, STATE OF OHIO.

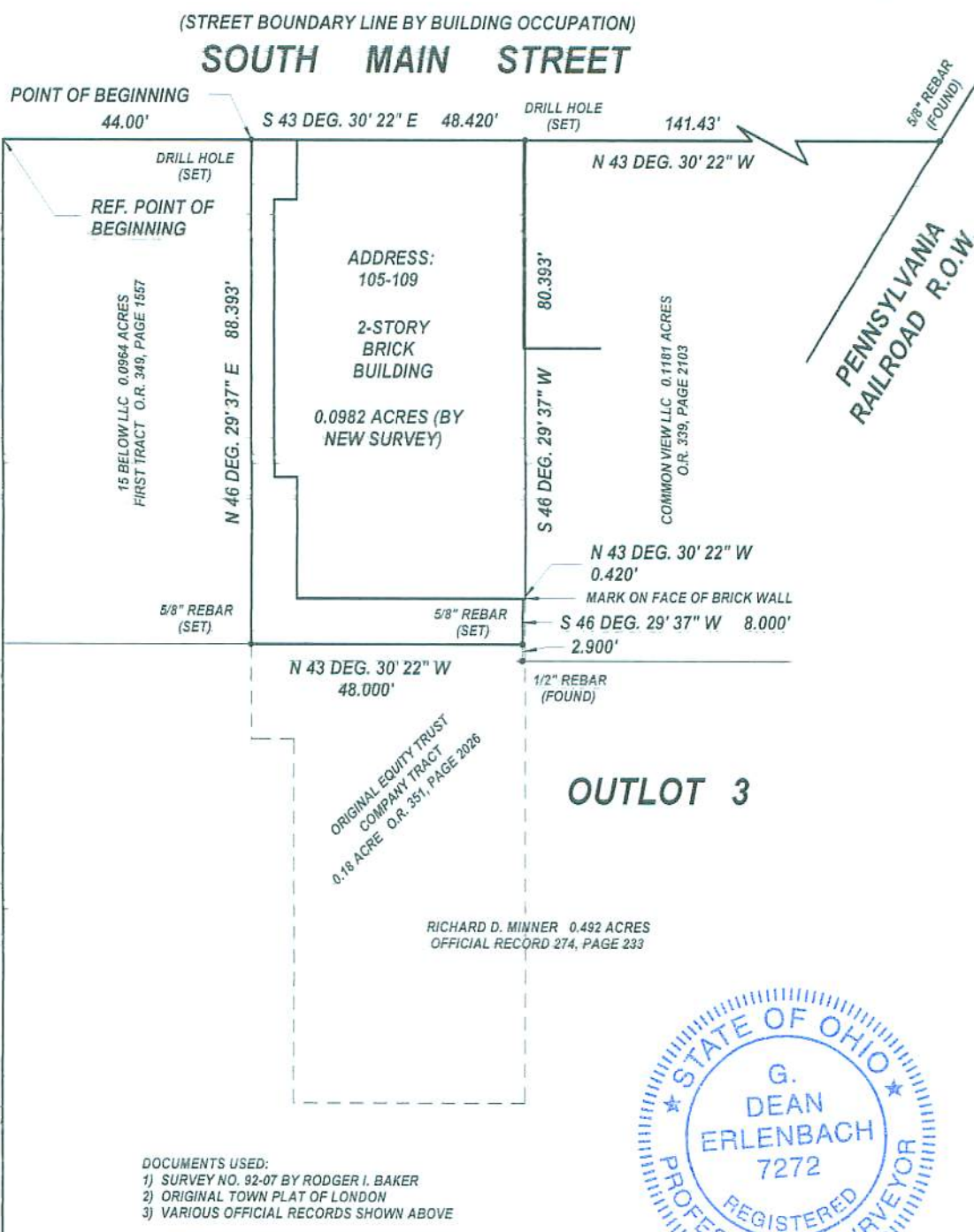
ADDRESS: 105-109 SOUTH MAIN STREET
P.P.N: 31-01325.00 DATE: 03/11/2021



THE BASIS OF BEARINGS IS THE CENTERLINE OF SOUTH MAIN STREET
BEING S 43 DEG. 30' 22" E AS SHOWN ON A SURVEY DATED OCTOBER 18,
2007 BY RODGER I. BAKER AND SHOWN IN THE MADISON COUNTY
AUDITOR'S OFFICE AS SURVEY NO. 92-07.



WEST FIRST STREET



We hereby certify that the foregoing BOUNDARY SURVEY was prepared in accordance with Chapter 4733-37, Ohio Administrative Code. All iron pins denoted as "set" are 5/8" rebar with a red plastic cap stamped "COMPASS S7272" and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

By

G. Dean Erlenbach
Ohio Registered Surveyor No. 7272

March 11, 2021

DESCRIPTION OF A 0.0982 ACRE TRACT OF LAND ON THE WEST SIDE OF SOUTH MAIN STREET AND SOUTH OF WEST FIRST STREET, CITY OF LONDON, OHIO.

PPN: 31-01325.00

Situated in the State of Ohio, County of Madison, City of London, being all of permanent parcel number 31-01325.00 and being part of Outlot 3 as the same is shown on the Town Plat of London, of record in the Madison County Recorder's Office, and being all that remains of that 0.18 acre tract of land as described in a deed to Equity Trust Company, Custodian FBO Andrew Conti, of record in Official Record 351, Page 2026 (all official records and plat books referred to in this description are of record in the Madison County Recorder's Office), said 0.0982 acre tract of land being more particularly described as follows:

Beginning, for reference, at the intersection of the westerly right-of-way line of South Main Street and the southerly right-of-way line of West First street, said intersection also being the northeasterly corner of Outlot 3 as the same is numbered and delineated on the Town Plat of London, said point also being the northeasterly corner of that 0.0964 acre tract of land as described in a deed to 15 Below LLC, of record in Official Record 349, Page 1557; thence with the westerly right-of-way line of South Main Street, the easterly line of said 0.0964 acre tract, a distance of 44.00 feet to a drill hole (set) at the southeasterly corner of said 0.0964 acre tract, the northeasterly corner of said 0.18 acre tract and being the true point of beginning;

Thence S 43 deg. 30' 22" E, with the westerly line of said South Main Street, the easterly line of said 0.18 acre tract, along the face of a brick building, a distance of 48.420 feet to a drill hole (set) at the southeasterly corner of said 0.18 acre tract, the northeasterly corner of that 0.1181 acre tract of land as described in a deed to Common View LLC, of record in Official Record 339, Page 2103;

Thence S 46 deg. 29' 37" W, with the southerly line of said 0.18 acre tract, the northerly line of said 0.1181 acre tract, crossing said Outlot 3 along the face of a brick wall, a distance of 80.393 feet to a mark on said brick wall;

Thence N 43 deg. 30' 22" W along the face of a brick wall, a distance of 0.420 feet to a mark on said brick wall;

Thence S 46 deg. 29' 37" W, along a northerly line of said 0.1181 acre tract, crossing said Outlot 3, a distance of 8.000 feet to a 5/8" rebar (set) in a easterly line of that 0.492 acre tract of land as described in a deed to Richard D. Minner, of record in Official Record 274, Page 233;

Thence N 43 deg. 30' 22" W, with an easterly line of said 0.492 acre tract, crossing said Outlot 3, a distance of 48.000 feet to a 5/8" rebar (set) at the southwesterly corner of that 0.0964 acre tract of land as described in a deed to 15 Below LLC, of record in Official Record 349, Page 1557 and being in a northerly line of said original 0.18 acre tract;

Thence N 46 deg. 29' 37" E, with a northerly line of said original 0.18 acre tract, the southerly line of said 0.0964 acre tract, a distance of 88.393 feet to the point of beginning and containing 0.0982 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

All iron pins denoted as "set" are 5/8" rebar with a red plastic cap stamped "Compass S7272" and have been set by Compass Surveying Solutions. All iron pins denoted as "found" have been set by others.

Bearings herein are based on the centerline of South Main Street being S 43 deg. 30' 22" E as shown on a survey dated October 18, 2007 by Rodger I. Baker and shown in the Madison County Auditor's Office as Survey No. 92-07 and are used to denote angles only.

The foregoing description was prepared from information obtained from existing deed, plat and survey records also an actual field survey of the premises in March of 2021 in accordance with Chapter 4733-37, Ohio Administrative Code by COMPASS SURVEYING SOLUTIONS.

By



G. Dean Erlenbach
Ohio Registered Surveyor No. 7272

