

# BOUNDARY SURVEY

STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON

Part of Lots 27-28 & vacated alley - Riddle's Addition to Town (now City) of London  
Plat Book 1 Pages 153-154

(A) Alex J Troyer  
OR Book 346  
Page 634-635  
0.1613 acres

Daniel J Kulp  
OR Book 330  
Page 393  
PPN: 31-01734.000

Pt. Vacated 16.5' Alley (Ord. 119-03 - ORV 169 Pg.1360) PPN: 31-01390.000

Pt. Lot 28 PPN: 31-01389.000

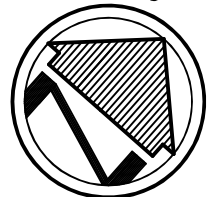
Kimberly Guthrie  
Joseph Richey  
OR Book 345  
Page 1323  
PPN: 31-01220.000

Linda A Duffey  
OR Book 372  
Page 995-996  
PPN: 31-01259.000

PLACE OF BEGINNING  
Y = 689798.29  
X = 1702511.91

**COLUMBIA AVE.**  
(45' public right-of-way)

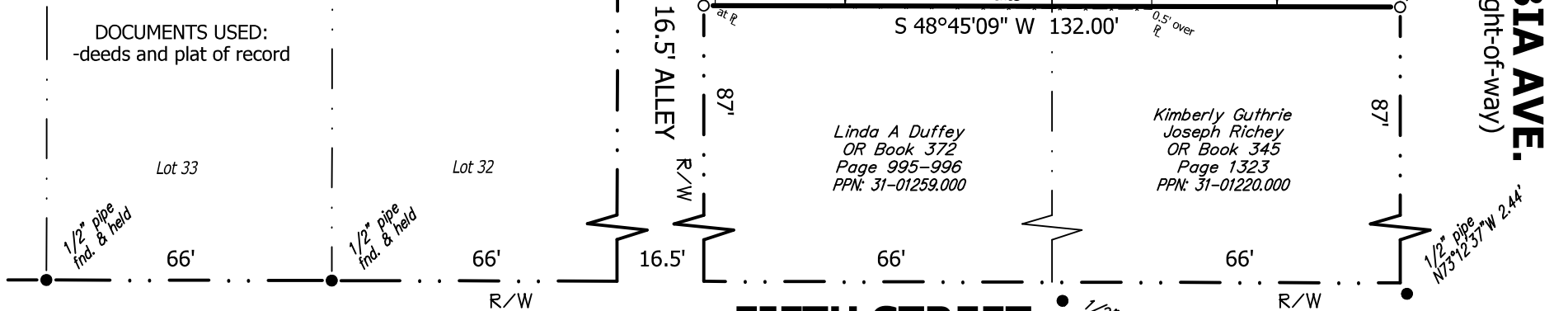
**FIFTH STREET**



SCALE: 1"=30'

7 Columbia Avenue  
London, Ohio 43140

DOCUMENTS USED:  
-deeds and plat of record



NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.



**BASIS OF BEARINGS**

BEARINGS ARE BASED ON S 41°22'19" E, AS SHOWN HEREON FOR THE SOUTHWESTERLY RIGHT-OF-WAY OF COLUMBIA AVENUE, AS DERIVED FROM GPS OBSERVATIONS, UTILIZING ODOT VRS, BEING BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), NAD '83, WITH AN NSRS ADJUSTMENT.

**LEGEND**

- rec. - RECORD DISTANCE OR ANGLE
- calc. - CALCULATED DISTANCE OR ANGLE
- obs. - OBSERVED DISTANCE OR ANGLE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A TO BE SET

Fieldwork completed:  
January 2021  
Job: C0109624



**CAMPBELL & ASSOCIATES, INC.**  
Land Surveyors  
(800)233-4117  
www.campbellsurvey.com

*Matthew L. Campbell*  
MATTHEW L. CAMPBELL REG. NO. 8546  
CAMPBELL & ASSOCIATES, INC.

1-20-2021  
DATE

**Description of a 0.1613-acre tract - 7 Columbia Avenue, London**

Situated in the State Ohio, County of Madison, City of London, being part of Lots 27, 28 and portion of a vacated alley (Ord. #119-03 - ORV 169 - Pg.1360) of Riddle's Addition to Town (now City) of London (Plat Book 1 - Page 153-154), and being now or formerly conveyed to Alex J Troyer (OR Book 346 - Page 634-635) and being more particularly bounded and described as follows:

Commencing for the same at a 1/2-inch bar found at the northwest corner of said Lot 27 being on the southwesterly right-of-way of Columbia Avenue and the easterly corner of said vacated alley;

thence S 41°22'19" E with said right-of-way of Columbia Avenue a distance of 45.00 feet to a capped rebar set at the northwesterly corner of land conveyed to Kimberly Guthrie and Joseph Richey (OR Book 345 - Page 1323 - no deed acreage);

thence S 48°45'09" W with said Guthrie/Richey as well as the northwesterly line of land conveyed to Linda A Duffey (OR Book 372 - Page 995-996 - no deed acreage) a distance of 132.00 feet to a capped rebar set at the northeasterly alley right-of-way, being the southwest corner of said Duffey;

thence N 41°22'19" W with said alley right-of-way a distance of 53.25 feet to a capped rebar set at the center of said vacated alley, being at the southeasterly corner of land conveyed to Daniel J Kulp (OR Book 330 - Page 393 - no deed acreage);

thence N 48°45'09" E with said centerline of vacated alley and southeasterly line of said Kulp a distance of 132.00 feet to a capped rebar set at the right-of-way of said Columbia Avenue, being the northeast corner of said Kulp;

thence S 41°22'19" E with said right-of-way a distance of 8.25 feet to the *TRUE PLACE OF BEGINNING*.

Containing 0.1613 acres of land, more or less, as surveyed under the direct supervision of Matthew L. Campbell, P.S. 8546 of Campbell and Associates, Inc. in January 2021.

Bearings are based on S 41°22'19" E, for the southwesterly right-of-way of Columbia Avenue, as derived from GPS observations, utilizing ODOT VRS, being based on grid north of the Ohio State Plane Coordinate System (South Zone), NAD '83, with an NSRS adjustment.

All capped rebars set are 5/8" in width and 30" in length with ID cap marked C&A.

Subject to all legal highways, easements, restrictions, covenants, agreements and reservations of record.

*All documents referenced herein are Madison County Recorder's records.*

*Madison County PPN 31-01389.000 and 31-01390.000*



1-20-2021