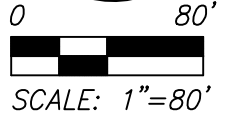
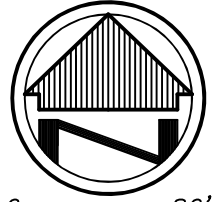


# BOUNDARY SURVEY

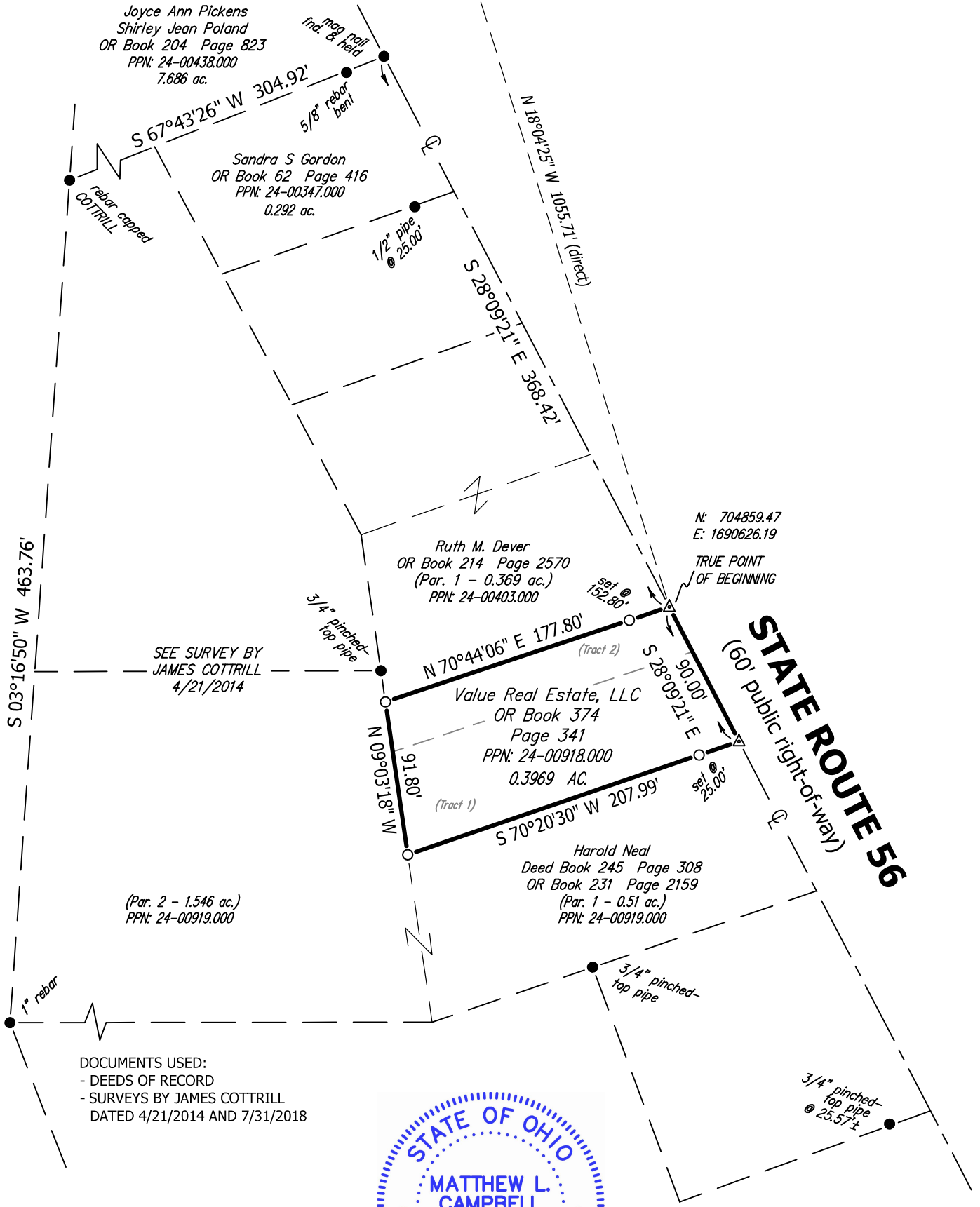
STATE OF OHIO, COUNTY OF MADISON,  
TOWNSHIP OF SOMERFORD  
PART OF VMS 6288

Property Address:  
90 State Route 56 SW  
London, OH 43140



## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY S 28°09'21" E AS THE CENTERLINE OF STATE ROUTE 56 AS SHOWN ON A SURVEY BY JAMES COTTRILL DATED 07/31/2018.



DOCUMENTS USED:  
- DEEDS OF RECORD  
- SURVEYS BY JAMES COTTRILL  
DATED 4/21/2014 AND 7/31/2018



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.

*Matthew L. Campbell*  
MATTHEW L. CAMPBELL REG. NO. 8546  
3/3/2021 DATE  
CAMPBELL & ASSOCIATES, INC.

### LEGEND

- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A SET
- △ - MAG NAIL SET

Fieldwork completed:  
Feb. 2021  
Job: C0170555



**Description of a 0.3969-acre tract – 90 State Route 56 SW, London**

Situated in the State Ohio, County of Madison, Township of Somerford, VMS 6288, and being all of the 0.25-acre and 0.126-acre tracts of land now or formerly conveyed to Value Real Estate, LLC (OR Book 374 Page 341) and being more particularly bounded and described as follows:

Beginning for reference at a mag nail found in the centerline of State Route 56 (60-foot public right-of-way), said mag nail is at the southeast corner of a 7.686-acre tract conveyed to Joyce Ann Pickens and Shirley Jean Poland (OR Book 204 Page 823) and the northeast corner of a 0.292-acre tract conveyed to Sandra S Gordon (OR Book 62 Page 416);

thence S 28°09'21" E a distance of 368.42 feet along the centerline of said State Route 56 to a mag nail set at the southeast corner of land conveyed to Ruth M. Dever (OR Book 214 Page 2570 - Par.1 - 0.369 acres) and the northeast corner of said Value Real Estate, LLC, being the **TRUE POINT OF BEGINNING** of the parcel herein described, said point referenced by a Madison County brass monument in concrete known as #20-011 found N 18°04'25" W 1055.71 feet;

thence S 28°09'21" E continuing with said centerline and the easterly line of said Value Real Estate, LLC, a distance of 90.00 feet to a mag nail set at the southeast corner of Value Real Estate, LLC, and the northeast corner of a 0.51-acre tract conveyed to Harold Neal (Deed Book 245 Page 308 and OR Book 231 Page 2159);

thence S 70°20'30" W along the southerly line of said Value Real Estate, LLC, and the northerly line of said Neal, passing a capped rebar set at 25.00 feet, a total distance of 207.99 feet to a capped rebar set at the southwesterly corner of said Value Real Estate, LLC and the northwesterly corner of said 0.51-acre Neal tract, being at the easterly line of a 1.546-acre tract conveyed to the aforesaid Harold Neal;

thence N 09°03'18" W along the westerly line of said Value Real Estate, LLC, and easterly line of said Neal, a distance of 91.80 feet to a capped rebar set at the southwest corner of said Dever, being the northwest corner of Value Real Estate, LLC;

thence N 70°44'06" E along the northerly line of Value Real Estate, LLC, and the southerly line of said Dever, passing a capped rebar set at 152.80 feet, a total distance of 177.80 feet to the **TRUE POINT OF BEGINNING**.

Containing 0.3969 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 February 2021.

Bearings are based on S 28°09'21" E as the centerline of State Route 56 as shown on a survey by James Cottrill dated 07/31/2018.

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 24-00918.000

