

LEGAL DESCRIPTION

for Parcel Number 31-02728.000

at 79 and 81 South Cherry Street

London, Ohio

Situated in the City of London, County of Madison and State of Ohio, and being Lot 5 of James Q. Minshall's Second Addition, as recorded in Plat Book Volume 1, Page 55A of Madison County Plat Records, also half of the 35-foot vacated alley to the southeast per Ordinance 110-08, and being conveyed to Alpha Zulu Investments LLC (Book 397, Page 50), bounded and described as follows:

Beginning at a found and used 1/2" iron pipe in concrete at the intersection of the southwest right-of-way of South Cherry Street (50') and the northwest right-of-way of West Center Road (S.R. 38), also known as the southeast corner of Lot 1 of said James Q. Minshall's Second Addition;

Thence along the southwest right-of-way line of South Cherry Street, N 32°11'26" W, 298.00 feet to a set 5/8" x 30" capped iron pin ("LANDMARK SURVEY") on the centerline of said 35 foot vacated alley, also known as the north corner of lands owned by Jason L. Jones & Sherri A. Jones (Inst. # 2012-00002417); said point also being the True Point Of Beginning at the east corner of the parcel herein described in the following 4 courses:

Course 1: Thence leaving said right-of-way along the centerline of the said vacated alley and the northwest line of said Jones lands, S 57°48'34" W, 132.00 feet to a set 5/8" x 30" capped iron pin ("LANDMARK SURVEY") at the south corner; said point also being the northeast right-of-way of an unimproved 25-foot alley and the west corner of said Jones lands;

Course 2: Thence along said northeasterly right-of-way line, N 32°11'26" W, 83.50 feet to a set 5/8" x 30" capped iron pin ("LANDMARK SURVEY") at the west corner; said point also being at the south corner of Lot 6, lands owned by Andrew T. Montler (Inst. # 2017-00000965);

Course 3: Thence along the southeast line of said Montler lands, N 57°48'34" E, 132.00 feet to a set 5/8" x 30" capped iron pin ("LANDMARK SURVEY") at the north corner, said point also being the east corner of said Montler lands at the southwest right-of-way line of said South Cherry Street;

Course 4: Thence along the southwest right-of-way line of said South Cherry Street, S 32°11'26" E, 83.50 feet to the True-Point-of-Beginning, containing a total of 11,022.00 square feet, or 0.2530 acres, and being subject to all legal highways, easements, reservations or restrictions of record, if any.

The basis of bearings for this survey are from GPS observations using the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS). The portion of the northeast line of south Cherry Street having an observed bearing of S 32°11'26" E and monumented as shown on the plat is the basis of bearings.

The intent of this legal description is to retrace and describe this parcel based on an actual field survey performed on August 23, 2022, by Exacta Land Surveyors, LLC.

Prepared by Robert M. Ruffing, P.S. 8423, in August 2022.

Robert M. Ruffing 9-1-22

