

A RETRACEMENT OF THE WEST HALF OF LOTS 5 & 6, GOULD & WHELDON ADDITION, PLAT BOOK 1, PAGES 5 & 6
RECORDER'S OFFICE, MADISON COUNTY, OHIO

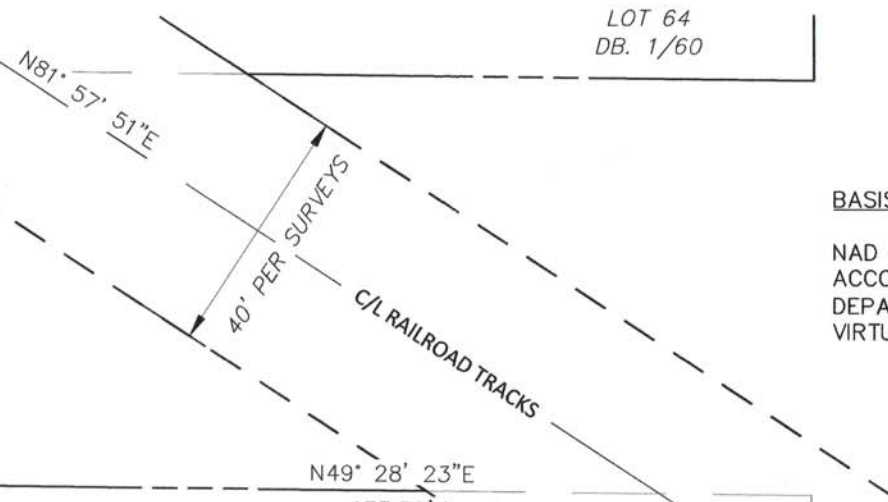
LOT 95
DB. 1/60

LOT 64
DB. 1/60

W. FIRST ST. (FKA FRONT ST.)
74.25' WIDE (PLAT)
66' WIDE BY MEASUREMENTS

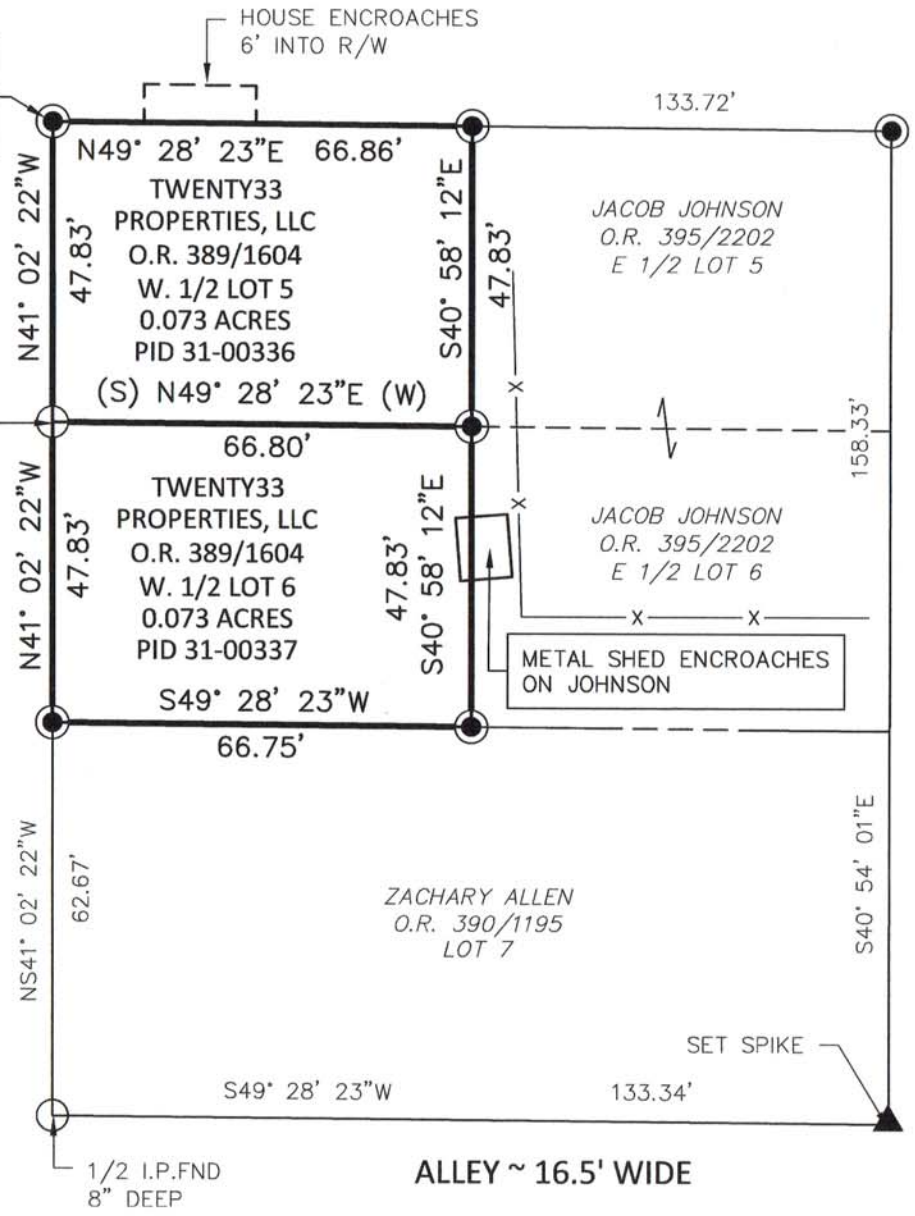
BASIS OF BEARING AND COORDINATE:

NAD 83 (2011), OHIO SOUTH ZONE,
ACCORDING TO THE OHIO
DEPARTMENT OF TRANSPORTATION'S
VIRTUAL REFERENCE GPS SYSTEM.

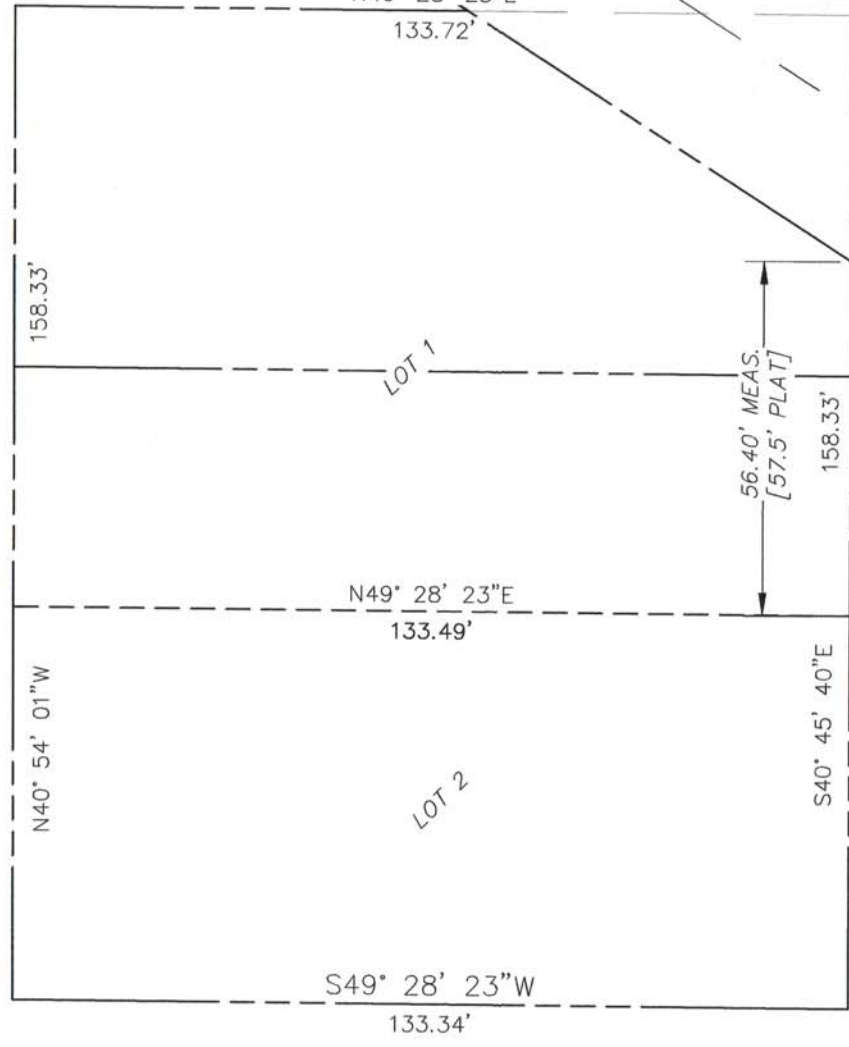


P.O.B
5/8 RBS
N: 687419.59
E: 1702291.63

P.O.B
IRON PIN
FND.
4" DEEP



ALLEY ~ 16.5' WIDE

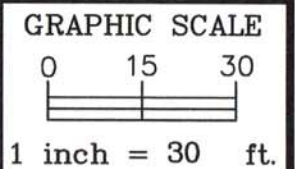


S. OAK ST.
74.25' WIDE (PLAT)



THIS IS TO CERTIFY THAT THIS MAP OR PLAT
AND THE SURVEY ON WHICH IT IS BASED ON
A FIELD SURVEY IN FEBRUARY 2022 AND WAS
MADE IN ACCORDANCE WITH THE MINIMUM
STANDARD DETAIL REQUIREMENTS FOR
BOUNDARY SURVEYS, CHAPTER 4733-37,
O.A.C. AND WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE REPORT AND IS SUBJECT
TO ANY FACTS REVEALED BY SUCH.

Mark D. Power 02/15/22
MARK D. POWER
PROFESSIONAL SURVEYOR S-7935



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PLAT OF SURVEY
54 & 56 S. MADISON ROAD
LONDON, OHIO

DESCRIPTION OF 0.073 ACRES
PART OF LOT 6
GOULD & WELDON ADDITION
EAST SIDE OF S. MADISON ROAD
CITY OF LONDON, OHIO

Situate in the State of Ohio, Madison County, City of London, being 0.073 acres of Lot 6 of Gould & Weldon Addition in Plat Book 1, Pages 5 & 6, Recorder's Office, Ohio. Said 0.073 acres transferred to Twenty33 Properties, LLC in Official Record 389, Page 1604; is known as Madison County Auditor Parcel 31-00337; and is more particularly described as follows:

Beginning for Reference at a 5/8-inch rebar set at the intersection of the south line of W. First Street (66 feet wide by measurements) and the east line of S. Madison Road (74.25 feet wide by plat);

Thence South $41^{\circ}02'22''$ East, along the east line of S. Madison Road, 47.83 feet to an iron pipe found at the northwest corner of Lot 6 and the True Point of Beginning;

Thence North $49^{\circ}28'23''$ East, along the north line of Lot 6 and the south line of a tract conveyed to Twenty33 Properties, LLC in Official Record 389, Page 1604, a distance of 66.80 feet to a 5/8-inch rebar set;

Thence South $40^{\circ}58'12''$ East, crossing Lot 6 and along the west line of a tract transferred to Jacob Johnson in Official Record 395, Page 2202, a distance of 47.83 feet to a 5/8-inch rebar set;

Thence South $49^{\circ}28'23''$ West, along the south line of Lot 6 and the north line of a tract transferred to Zachary Allen in Official Record 390, Page 1195, a distance of 66.75 feet to a 5/8-inch rebar set in the east line of S. Madison Road;

Thence North $41^{\circ}02'22''$ West, along the east line of S. Madison Road, 47.83 feet to the Point of Beginning. Containing 0.073 acres of land more or less.

An Ohio State Plane - South Zone bearing of South $41^{\circ}02'22''$ East was measured for the east line of S. Madison Road, south of W. First Street. Set 5/8-inch rebar are capped with an orange capped stamped "POWER" #7935. The field survey was completed in February 2022.


Mark D. Power
Professional Surveyor No. 7935



DESCRIPTION OF 0.073 ACRES
PART OF LOT 5
GOULD & WELDON ADDITION
EAST SIDE OF S. MADISON ROAD
CITY OF LONDON, OHIO

Situate in the State of Ohio, Madison County, City of London, being 0.073 acres of Lot 5 of Gould & Weldon Addition in Plat Book 1, Pages 5 & 6, Recorder's Office, Madison County, Ohio. Said 0.073 acres transferred to Twenty33 Properties, LLC in Official Record 389, Page 1604; is shown as Madison County Auditor Parcel 31-00336; and is more particularly described as follows:

Beginning at a 5/8-inch rebar set at the northwest corner of Lot 5, being the intersection of the south line of W. First Street (66 feet wide by measurement) and the east line of S. Madison Road (74.25 feet wide by plat);

Thence North $49^{\circ}28'23''$ East, along the north line W. First Street, 66.86 feet to a 5/8-inch rebar set;

Thence South $40^{\circ}58'12''$ East, crossing Lot 5 and with the west line of a tract transferred to Jacob Johnson in Official Record 395, Page 2202, a distance of 47.83 feet to a 5/8-inch rebar set;

Thence South $49^{\circ}28'23''$ West, along the south line of Lot 5 and the north line of a tract transferred to Twenty33 Properties, LLC in Official Record 389, Page 1604, a distance of 66.80 feet to an iron pipe found in the east line of S. Madison Road;

Thence North $41^{\circ}02'22''$ West, along the east line of S. Madison Road, 47.83 feet to the Point of Beginning. Containing 0.073 acres of land more or less.

An Ohio State Plane - South Zone bearing of South $41^{\circ}02'22''$ East was measured for the east line of S. Madison Road, south of W. First Street. Set 5/8-inch rebar are capped with an orange capped stamped "POWER" #7935. The field survey was completed in February 2022.

 02/15/22
Mark D. Power
Professional Surveyor No. 7935

