

BASIS OF BEARINGS:
 THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE EASTERLY LINE OF MADISON ROAD, HAVING A BEARING OF NORTH 40°58'31" WEST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

FLOOD NOTE:
 THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39097C0139D, WITH AN EFFECTIVE DATE OF 6/18/2010, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

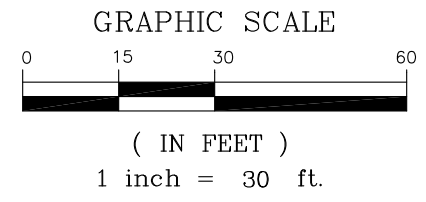
LEGEND

- IPF IRON PIN FOUND
- RBF REBAR FOUND
- MADISON COUNTY MONUMENT FOUND
- RBS REBAR SET
- ◇ MNS MAG NAIL SET
- ✕ EXISTING FENCE LINE

DEED REFERENCE:
 STEPHANIE A. ALLEN
 O.R. 437, PG. 104
 P.I.D. 31-01108.000

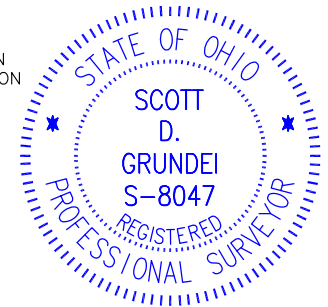
SURVEY OF
0.239 ACRES
 LYING IN
 LOT 9
 THOMAS AND WILLIS ADDITION
 PLAT BOOK 1, PAGE 61
 PART OF A 16.5 FEET ALLEY
 VACATED BY ORD. NO. 194-98
 PART OF A 16.5 FEET ALLEY
 VACATED BY ORD. NO. 170-19
 VIRGINIA MILITARY SURVEY
 NO. 8863
 CITY OF LONDON, COUNTY OF MADISON
 STATE OF OHIO

 **LANDMARK**
 SURVEY GROUP
 690 LAKEVIEW PLAZA BLVD. SUITE A
 WORTHINGTON OH. 43085
 PHONE: (614) 485-9000
 WWW.LANDMARKSURVEY.COM



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN APRIL OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

Scott D. Grundel 4/24/25
 SCOTT D. GRUNDEI, P.S. DATE
 REGISTERED SURVEYOR NO. 8047



DRAWN BY: DJH

**DESCRIPTION OF 0.239 ACRES
LYING NORTH OF WILLIS AVENUE
AND EAST OF MADISON ROAD**

Situated in the State of Ohio, County of Madison, City of London, being part of Virginia Military Survey No. 8863, and being all of lot 9 of Thomas and Willis Addition, of record in Plat Book 1, Page 61, part of a 16.5 feet wide alley vacated by Ordinance No. 194-98 and part of a 16.5 feet wide alley vacated by Ordinance No. 170-19, and being conveyed to Stephanie A. Allen (P.I.D. 31-01108.000), by deed of record in Official Record 437, Page 104, Recorder's Office, Madison County, Ohio, and being bounded and more particularly described as follows:

Beginning, at a rebar set, at the southwesterly corner of said lot 9, the northwesterly corner of lot 4 of said Thomas and Willis Addition, and on the northeasterly line of Madison Road (66 feet wide), being referenced North 52°43'51" West, a distance of 1664.81 feet from Madison County Monument 02-013;

Thence North 40°58'31" West, a distance of 74.25 feet, along the southwesterly line of said lot 9, the westerly line of said vacated alley (Ord. No. 170-19), and the northeasterly line of said Madison Road, to a MAG nail set, in the centerline of said vacated alley (Ord. No. 170-19), at the northwesterly corner of said Allen tract, and the southwesterly corner of a tract of land conveyed to Jon Short, by deed of record in Official Record 296, Page 285;

Thence North 48°34'46" East, a distance of 140.47 feet, along the line common to said Allen and Short tracts, and along the centerline of said vacated alley (Ord. No. 170-19), to a rebar set, at the centerline intersection of said vacated alleys, the northeasterly common corner of said Allen and Short tracts, the southwesterly corner of a tract of land conveyed to David T. and Sarah L. Mars, by deed of record in Official Record 344, Page 1421, and the westerly corner of a tract of land conveyed to Cortney M. Holland, by deed of record in Official Record 272, Page 555;

Thence South 40°51'32" East, a distance of 74.25 feet, along the line common to said Allen and Holland tracts, and along the centerline of said vacated alley (Ord. No. 194-98), to a rebar set, at the southeasterly common corner of said Allen and Holland tracts, the northerly corner of a tract of land conveyed to Bryan K. and Cynthia R. Shoemaker, by deed of record in Official Record 91, Page 941, and the westerly corner of a tract of land conveyed to Ingrid Johanna Burgos Alvarado and Eddie F. Lugo Vargas, by deed of record in Official Record 435, Page 533;

Thence South 48°34'46" West, a distance of 140.32 feet, across said vacated alley (Ord. No. 194-98), along the line common to said Allen and Shoemaker tracts, and along the line common to said lots 4 and 9, to the **Point of Beginning**, containing 0.239 acres more or less, and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) Epoch 2010. Said bearings originated from a field traverse which was referenced to said Coordinate System by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the easterly line of Madison Road, having a bearing of North 40°58'31" West and monumented as shown hereon, is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in April of 2025.



LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 4/24/25
Scott D. Grundei, P.S. Date
Registered Surveyor No. 8047