

DEED REFERENCE
CYNTHIA A STIDAM
OR 330 PG 782
PID:31-02070.000

MADISON COUNTY
MONUMENT 02-013

LEGEND

- IBF IRON BAR FOUND
- IPF IRON PIN FOUND
- (M) MEASURED VALUE
- OR OFFICIAL RECORD BOOK
- P.N. PARCEL NUMBER
- P.O.N. POINT OF BEGINNING
- P.O.O. POINT OF COMMENCEMENT
- RBF REBAR FOUND
- RBS REBAR SET
- (R) RECORD VALUE
- EXISTING FENCE LINE

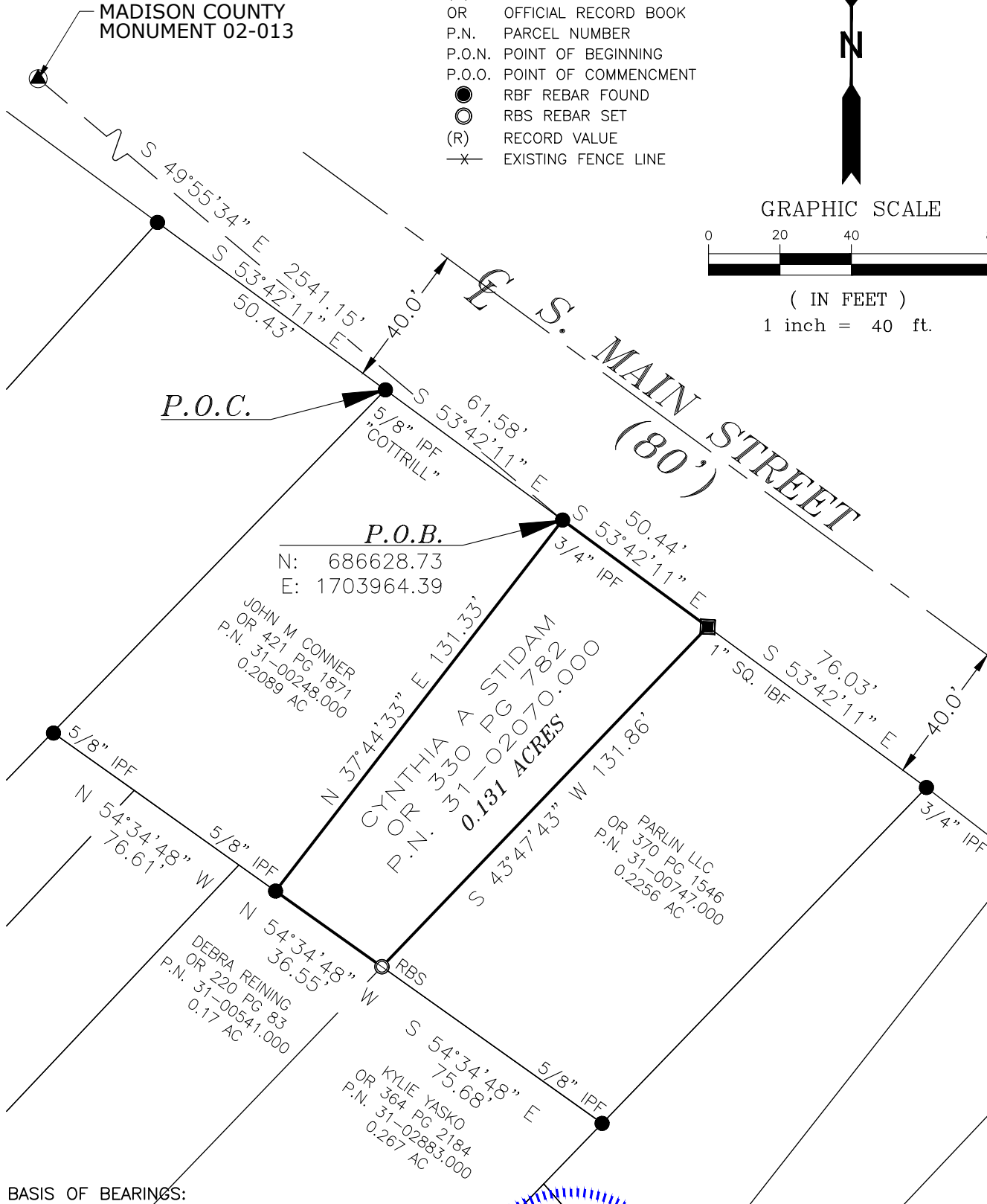


GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.



BASIS OF BEARINGS:

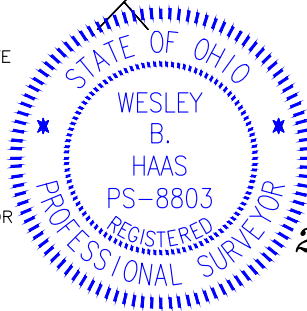
THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010.00. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET, HAVING A BEARING OF SOUTH 53°42'11" EAST AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARINGS" FOR THIS DESCRIPTION.

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"

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY CONDUCTED IN APRIL AND MAY OF 2026 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



SURVEY OF
201 S. MAIN STREET
LONDON OHIO
LYING IN
VMS 8863 & 8742
CITY OF LONDON
COUNTY OF MADISON
STATE OF OHIO



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

DRAWN BY: CSH

WESLEY B. HAAS, PS
PROFESSIONAL SURVEYOR NO. 8803

06/01/2026
DATE

DATE: 06/01/26 FILE NO. 2604.7152

**DESCRIPTION OF 0.131 ACRES
Lying South of South Main Street
Parcel Number 31-02070.000**

Situated in the State of Ohio, County Of Madison, VMS 8863 and 8742 being all of a 0.13 acre parcel (Parcel Number 31-02070.000 [P.N.]) conveyed to Cynthia A Stidam as shown in Official Record Book 330, page 782 in the Madison County Recorder's Office (all references herein refer to the records of said Recorder's Office), more particularly bounded and described as follows:

COMMENCING at a 5/8 inch iron pin found with cap stamped "COTTRILL" at the northwesterly corner of a 0.2089 acre parcel [P.N. 31-00248.000] conveyed to John M. Conner by deed of record in Official Record Book 421, page 1871 on the southwesterly line of South Main Street (80 feet wide);

Thence South 53°42'11" East, along the line common to said 0.2089 acre parcel and said southwesterly line of South Main Street for 61.58 feet to a 3/4 inch iron pin found at the northeasterly corner of said 0.2089 acre parcel, the northwesterly corner of said 0.13 acre parcel and the **POINT OF BEGINNING**;

Thence continue South 53°42'11" East, along the line common to said 0.13 acre parcel and said southwesterly line of South Main Street, a distance of 50.44 feet to a one inch square iron bar found at the corner common to said 0.13 acre parcel and a 0.2256 acre parcel [P.N. 31-00747.000] conveyed to Parlin, LLC, by deed of record in Official Record book 370, page 1546, and from which a 3/4" iron pin was found South 53°42'11" East, 73.03 feet distant at the northeasterly corner of said 0.2256 acre parcel

Thence South 43°47'43" West, with the line common to said 0.13 acre parcel and said 0.2256 acre parcel, a distance of 131.86 feet to a 5/8 inch rebar set at the corner common to said 0.13 acre parcel, said 0.2256 acre parcel, a 0.267 acre parcel [P.N. 31-02883.000] conveyed to Kylie Yasko by deed of record in Official Record Book 364, page 2184 and a 0.17 acre parcel [P.N. 31-00541.000] conveyed to Debra Reining by deed of record in Official Record Book, 220, page 83, from which a 5/8" iron pin was found South 54°34'48" East 75.68 feet distant at the northeasterly corner of said 0.267 acre parcel;

Thence North 54°34'48" West, with the line common to said 0.13 acre parcel and said 0.17 acre parcel, a distance of 36.55 feet to a 5/8 inch iron pin (no id) found at the corner common to said 0.13 acre parcel and said 0.2089 acre parcel, from which a 5/8 inch iron pin (no id) was found North 54°34'48" West, 76.61 feet distant, at the southwesterly corner of said 0.2089 acre parcel;

Thence North 37°44'33" East, with the line common to said 0.13 acre parcel and said 0.2089 acre parcel, a distance of 131.33 feet the **POINT OF BEGINNING** containing 0.131 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 2010.00 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 south right of way of South Main Street, having a bearing of South 53°42'11" East 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 conducted in April and May of 2026.



LANDMARK SURVEY GROUP

A handwritten signature in blue ink, appearing to read "Wesley B. Haas", written over a horizontal line.

Wesley B. Haas, P.S.
Registered Surveyor No. 8803

05/28/26
Date