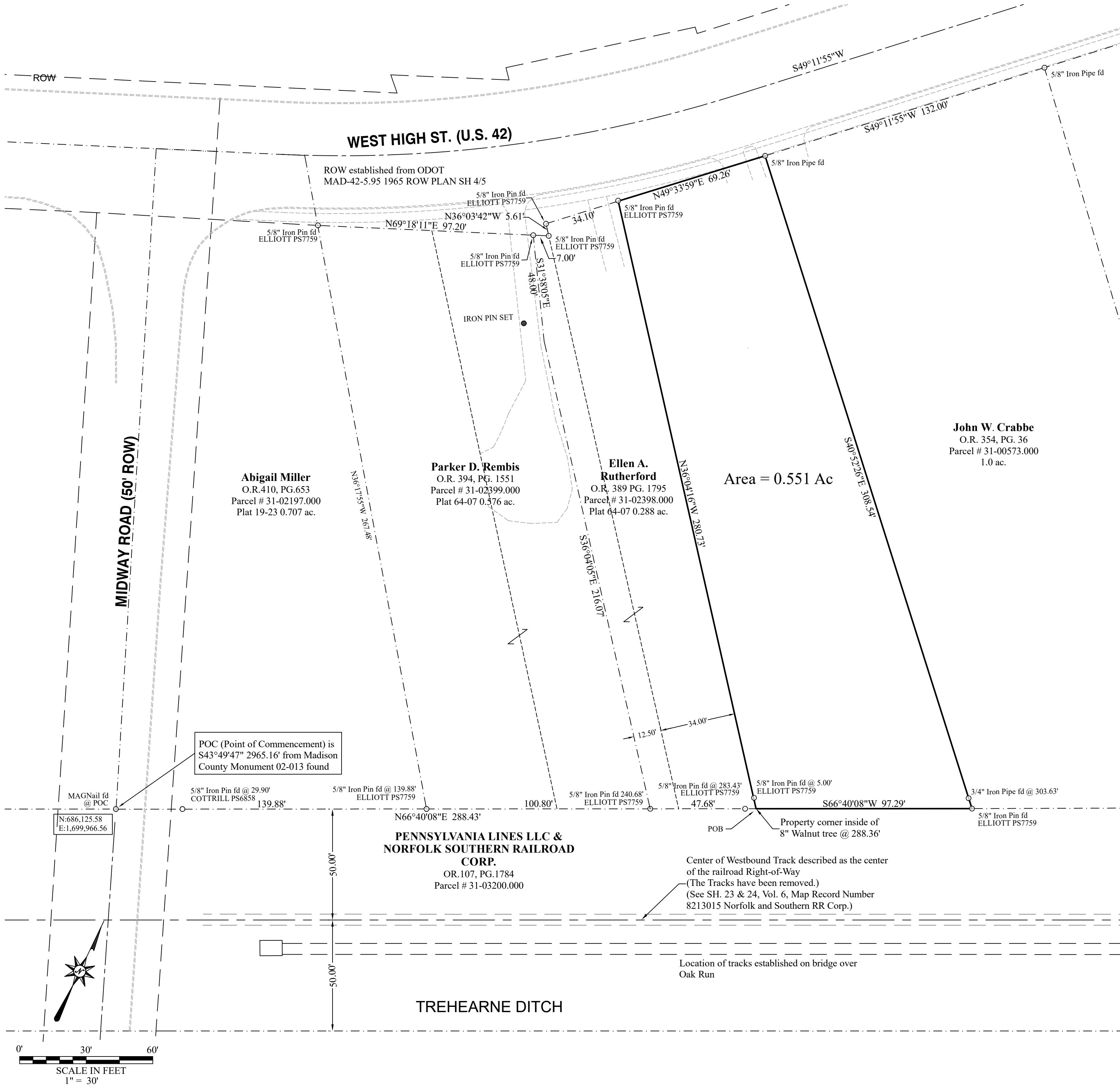




SURVEY PLAT
OF
A 0.551 Acre Property

in the Name of
Maria A. Elliott

Virginia Military Survey 8742
City of London, Madison County, Ohio

Location 212 West High Street (U.S. 42, Right-of-way varies), in Virginia Military Survey 8742, City of London, Madison County, State of Ohio.

Parcel No. 31-00869.000

Area 0.551 Acres (0.52 Ac. by deed)

Owner Maria A. Elliott

Deed Reference - Deed Book 280, Page 477, Madison County Recorder's Office

Basis of Bearing N66°40'08"E along the Northwest line of the Pennsylvania Lines LLC & Norfolk and Southern Railroad Corp. O.R. 107, Page 1788. Established by GPS Observation adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)).

Surveyor Casey Elliott, PS7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

LEGEND

- | | |
|-------------------------|------------------|
| Road Centerline | U.S. 42 |
| Property Line (offsite) | ----- |
| Property Line | ===== |
| Right of Way | R/W----- |
| Easement | |
| Existing Monument | ○ Iron Pin found |
| New Monument | ● Iron Pin set |

Monuments found are described. Monuments set are 5/8" diameter by 30" rebar with plastic ID caps labeled *ELLIOTT PS7759* unless otherwise described.

SURVEYOR'S CERTIFICATION - I certify that this plat meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed May 2019 and March 2024.

Casey C. Elliott

05/21/2024

Casey C. Elliott, PS 7759, State of Ohio
File # 19105

EXHIBIT A
Description of
A 0.551 Acre Property
In the Name of
Maria A. Elliott

Located in Virginia Military Survey 8742
City of London, Madison County, Ohio

This description is for a 0.551 acre property in the name of Maria A. Elliott (Deed Book 280, Page 477, Madison County Recorder, Auditor's Property Index Number 31-00869.000), located at 212 West High Street (U. S. 42 - Right of way varies, see ODOT MAD-42-5.95 1965 ROW PLAN SH 4/5), in Virginia Military Survey 8742, City of London, Madison County, Ohio and is further described as follows:

Commencing at a MagNail™ found in intersection of the centerline of Midway Road (50 foot R/W), and the northwest line of a property in the name of Pennsylvania Lines LLC and Norfolk Southern Railroad Corporation (O.R. 107, Page 1788), at the southwest corner of a 0.707 acre property in the name of Abigail Miller (Official Recodes 410, Page 653), said MagNail™ is 298 feet southeast of the intersection of said Midway with said West High Street;

Thence North 66°40'08"E, 288.43 feet, along the northwest line of said Pennsylvania Lines, and the southeast line of said Miller,

- passing a 5/8 inch Iron Pin found (Cottrill PS6858) at 29.90 feet,
- passing a 5/8 inch Iron Pin found (Elliott PS7759) at 139.88 feet at the southeast corner of said Miller and the southwest corner of a 0.576 acre property in the name of Parker D. Rembis (O.R. 394, Page 1551),
- passing a 5/8" Iron Pin found at 240.68 feet at the southeast corner of said Rembis and the southwest corner of a 0.288 acre property in the name of Ellen A. Rutherford (O.R. 389, Page 1795),
- passing a 5/8 inch Iron Pin (Elliott PS7759) found at 283.43 feet, to an 8 inch diameter Walnut tree at the southeast corner of said Rutherford, at the TRUE POINT OF BEGINNING;

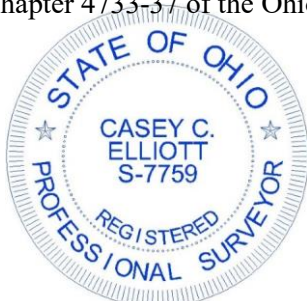
Thence N36°04'16"W, 280.73 feet, along the northeast line of said Rutherford, passing a 5/8 inch Iron Pipe (Elliott PS7759) at 5.00 feet, to a 5/8 inch Iron Pin found (Elliott PS7759) in the southeast R/W of said West High St.;

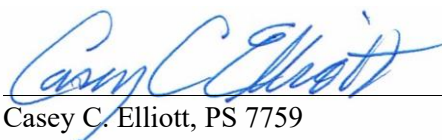
Thence N49°33'59"E, 69.26 feet, along the southeast line of said West High St. to a 5/8 inch Iron Pin found (Elliott PS7759) at the northwest corner of a 1.0 acre property in the name of John W. Crabbe (O.R. 354, Page 36);

Thence S40°52'26"E, 308.54 feet, along the southwest line of said Crabbe, passing a 3/4 inch Iron Pipe found at 303.63 feet, to a 5/8 inch Iron Pin found in the northwest line of said Pennsylvania Lines;

Thence S66°40'08"W, 97.29 feet, along the northwest line of said Pennsylvania Lines to the TRUE POINT OF BEGINNING.

Said property contains 0.551 acres in V.M.S. 8742, City of London, Madison County, Ohio. The **Basis Of Bearing is S66°40'08"E** along the northwest line of the Pennsylvania Railroad Lines LLC and the Norfolk and Southern Railroad Corp. property, established using GPS survey data corrected to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)). This description is based on a survey performed in May 2019 and March 2024 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 05/21/2024
Casey C. Elliott, PS 7759