

BASIS OF BEARING:

AN OHIO STATE PLANE – SOUTH ZONE BEARING OF NORTH 11° 52' 26" WEST WAS MEASURED FOR THE WEST LINE OF ELM STREET BASED ON AN AVERAGE OF THE MONUMENTATION FOUND

OWNERSHIP:

BEING A RETRACEMENT OF THAT TRACT DESCRIBED IN A DEED TO LAURA FOWLER IN O.R. 343, P.G. 384, RECORDER'S OFFICE.

P.N. 31-02569.000

CLIENT:

LAURA FOWLER

RECORDS REVIEWED:

RECORDS USED ARE SHOWN.

- SET 5/8-INCH REBAR "POWER 7935" CAP
- ⊙ SURVEY NAIL SET
- ☒ WOOD CORNER POST FOUND
- REBAR FOUND

ADJACENT OWNERSHIPS

- [1] ASHLI LYNN CARTER & KYLE PHILLIP CARTER
O.R. 449, PG. 1853
0.235 ACRES
[31-01169.000]
- [2] DANA GRAESSLE
O.R. 413 PG. 194

FIRST TR.: 0.2586 ACRES –PART OF LOT 3
[31-02115.000]
WICKLINE SUB. P.B. 1, PG. 299

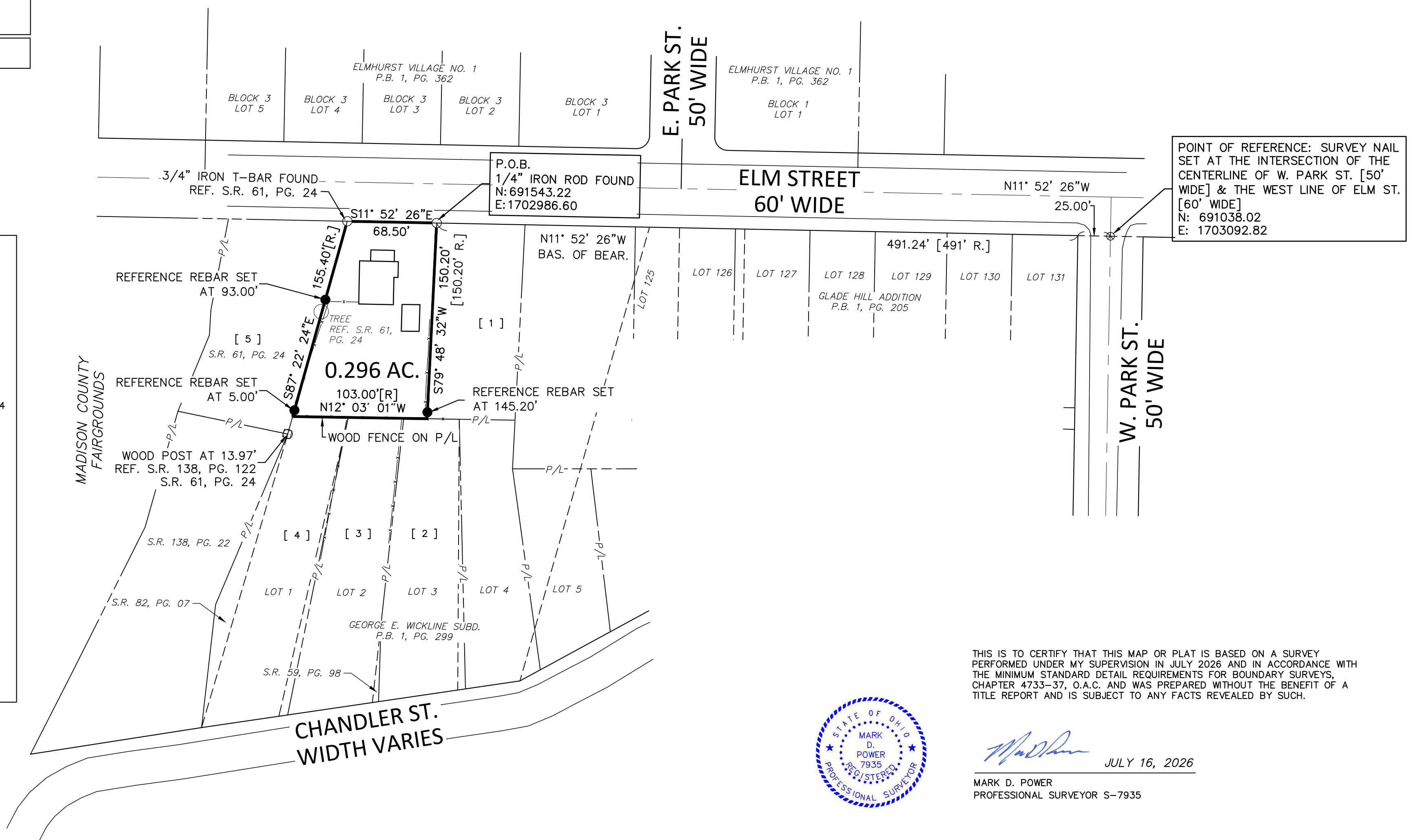
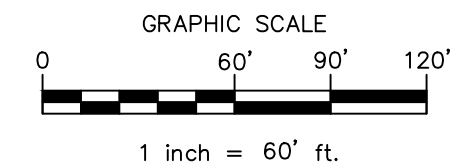
SECOND TR.: 0.012 ACRES –PART OF LOT 4
[31-02114.000]
WICKLINE SUB. P.B. 1, PG. 299
- [3] 3 HAMMERS LLC
O.R. 441, PG. 2043

PAR.1: – 0.257 ACRES –PART LOT 2
[31-00109.000]
WICKLINE SUB. P.B. 1, PG. 299

PAR.2: 0.0032 AC. – PART OF LOT 3
[31-02115.000]
WICKLINE SUB. P.B. 1, PG. 299
- [4] CYNTHIA A. JOHNSON
O.R. 276, PG. 1052
TR1: LOT 1, WICKLINE SUB.
TR2: 0.016 ACRES
TR3: 0.0248 ACRES
[31-01507.000]
[31-01508.000]
- [5] AMBER & ZACHARY RAYMOND GIBSON, SR.
O.R. 426, PG. 2140
0.309 ACRES
[31-02742.000]

PLAT OF SURVEY

VIRGINIA MILITARY SURVEY 5670
CITY OF LONDON, MADISON CO., OH



THIS IS TO CERTIFY THAT THIS MAP OR PLAT IS BASED ON A SURVEY PERFORMED UNDER MY SUPERVISION IN JULY 2026 AND 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.

JULY 16, 2026
MARK D. POWER
PROFESSIONAL SURVEYOR S-7935

POWER GEOSPATIAL, LTD.

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614-546-8337
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DESCRIPTION OF 0.296 ACRES
WEST SIDE OF ELM STREET
NORTH OF W. PARK STREET
CITY OF LONDON, MADISON COUNTY, OHIO

Situate in the State of Ohio, Madison County, City of London, Virginia Military Survey 5670, and being a retracement of that tract described in a deed to Laura Fowler in Official Record 343, Page 384, Recorder's Office, and being Auditor's Parcel 31-02569.000 and more particularly described as follows:

Beginning for reference at a 1/2-inch survey nail set at the intersection of the centerline of the right of way of W. Park Street [50 feet wide] and the west line of Elm Street [60 feet wide];

Thence North $11^{\circ}52'26''$ West, 25.00 feet to the intersection of the north line of said W. Park Street and the west line of said Elm Street;

Thence North $11^{\circ}52'26''$ West, along the west line of Elm Street, 491.24 feet to a 1/4-inch iron rod found and the True Point of Beginning;

Thence South $79^{\circ}48'32''$ West, along the north line of a 0.235 acre tract described in a deed to Ashli Lynn & Kyle Phillip Carter in Official Record 449, Page 1853, passing a rebar set for reference at 145.20, a distance of 150.20 feet to a point in a wood fence;

Thence North $12^{\circ}03'01''$ West, along the east line of Lots 1,2 & 3 of George E. Wickline's Subdivision in Plat Book 1, Page 299, being the east line of that land described in a deed to Dana Graessle in Official Record 413, Page 194, and along the east line of that land described in a deed to 3 Hammers LLC in Official Record 441, Page 2043, and along the east line of that land described in a deed to Cynthia A. Johnson in Official Record 276, Page 1052, a distance of 103.00 feet to a point in a wood fence;

Thence South $87^{\circ}22'24''$ East, along the south line of a 0.309 acre tract described in a deed to Amber & Zachary Raymond Gibson, Sr. in Official Record 426, Page 2140, passing a reference rebar set at 5.00 feet, passing a reference rebar set at 93.00 feet, a distance of 155.40 feet to a 3/4-inch T shaped iron rod found;

Thence South 11°52'26" East, along the west line of Elm Street, 68.50 feet to the True Point of Beginning. Containing 0.296 acres of land, more or less.

Rebar set are 5/8-inch rebar, 30 inches long with a plastic cap stamped "POWER 7935" according to a field survey in July 2026 by Power Geospatial, Ltd. under the supervision of Mark D. Power, Professional Surveyor #7935.

An Ohio State Plane - South Zone (NAD83[2011]) bearing of North 11° 52' 26" West was measured for the west line of Elm Street based on an average of monumentation found.



July 16, 2026

POWER GEOSPATIAL, LTD.

Mark D. Power, Professional Surveyor 7935

