

- LEGEND
- IN INSTRUMENT NUMBER
 - IPF IRON PIN FOUND
 - ◆ MNF MAG NAIL FOUND
 - ◇ MNS MAG NAIL SET
 - PN PARCEL NUMBER
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - RBS REBAR SET
 - X— EXISTING FENCE LINE
 - E/P EDGE OF PAVEMENT
 - B/C BACK OF CURB

DEED REFERENCE:
JEL LEGACY INVESTMENTS LLC.
O.R. BOOK 452, PAGE 1642
P.I.D. 31-02192.000

LINE	BEARING	DISTANCE
L1	N 68°00'19" E	41.75'
L2	S 22°31'41" E	83.90'
L3	S 68°00'19" W	91.15'
L4	N 08°05'53" E	96.97'

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. BASIS OF BEARING IS THE SOUTHERLY RIGHT OF WAY LINE OF CANTERBURY DRIVE (FORMERLY MADISON STREET) N 68°00'19"E.

MON
N=688264.69'
E=1702019.86'

MON. 02-013
COUNTY
MONUMENT

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 06/18/2010, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE:

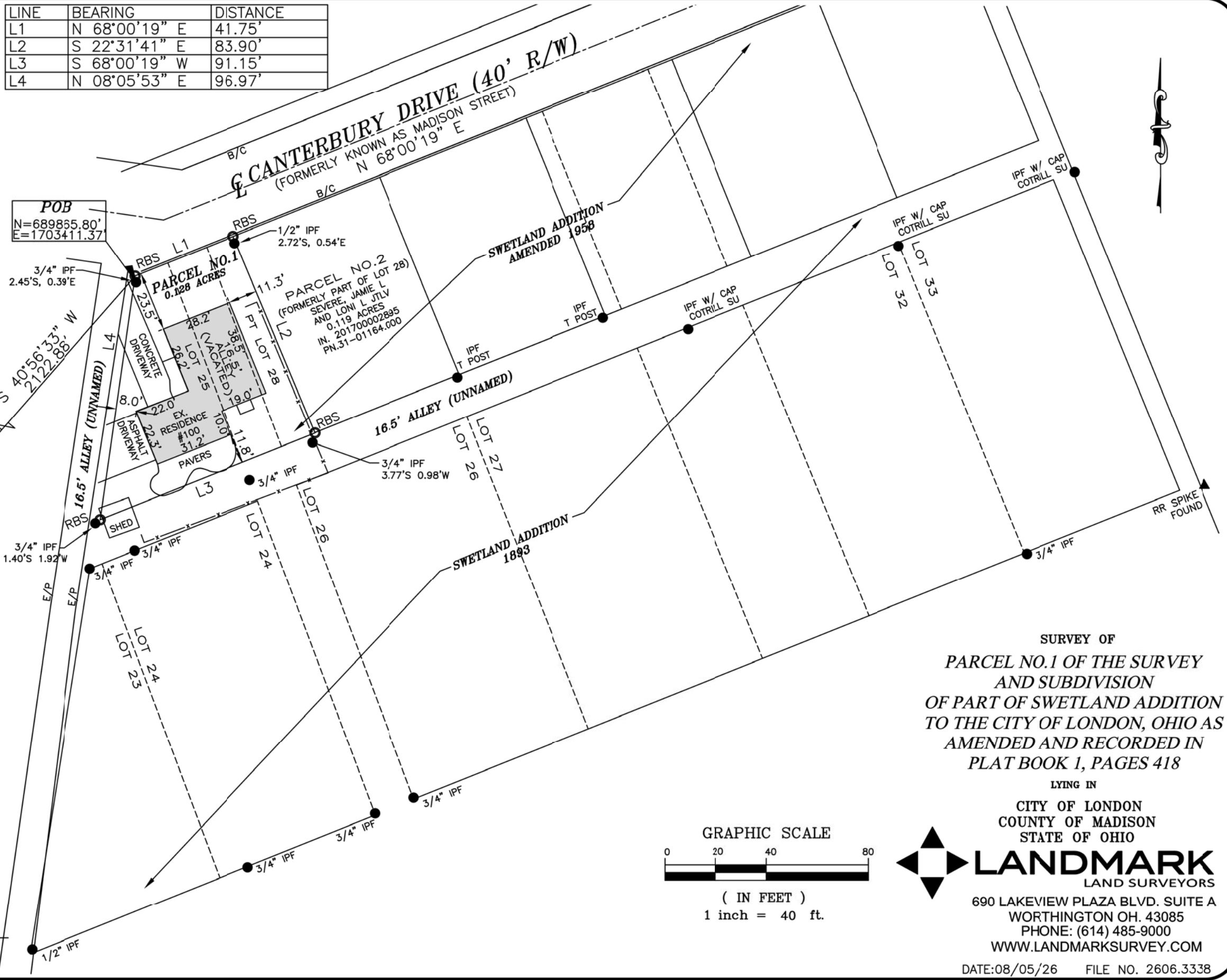
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN JULY 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.



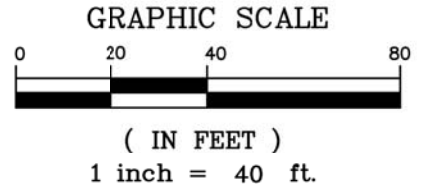
DRAWN BY: TDR

CHARLES W. HARTMAN
REGISTERED SURVEYOR NO. 7842
DATE 08/05/26



SURVEY OF
PARCEL NO.1 OF THE SURVEY
AND SUBDIVISION
OF PART OF SWETLAND ADDITION
TO THE CITY OF LONDON, OHIO AS
AMENDED AND RECORDED IN
PLAT BOOK 1, PAGES 418

LYING IN
CITY OF LONDON
COUNTY OF MADISON
STATE OF OHIO



LANDMARK
LAND SURVEYORS

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

DATE:08/05/26 FILE NO. 2606.3338

LEGAL DESCRIPTION

Situated in the City of London, County of Madison and State of Ohio, being Parcel No. 1 in the Division of Part of Swetland Addition to the City of London as recorded in the Madison County Plat Book 1, Page 418 (formerly known as Lot 25, a vacated alley and part of Lot 28 in the Swetland Addition to the City of London as recorded in the Madison County Original Record Plat Book, Volume 1, pages 195 & 196); said parcel conveyed to Jel Legacy Investments, LLC (O.R. Book 452, Page 1642), and being identified as Parcel Number 31-02192.000, bounded and described as follows:

Beginning at a rebar set at the northwest corner of Parcel No. 1 in Swetland Addition (as amended), said point being the intersection of the southerly right of way of Canterbury Drive (former known as Madison Street, 40' wide) and an unnamed 16.5 foot alley, said point also being the TRUE POINT OF BEGINNING for the parcel herein described in the following 4 courses:

Course 1: Thence easterly along the southerly right of way of Canterbury Drive, having an assumed bearing of N 68°00'19" E, 41.75' to a rebar set, said point being the northwest corner of Parcel No. 2 in said addition, conveyed to Jamie L. and Loni L. Severe (IN 201700002895);

Course 2: Thence southerly along the west line of said Severe parcel S 22°31'41" E 83.90 feet to a rebar set, said point being the southwest corner of said Severe parcel and lying on the northerly line of an unnamed 16.5 foot alley, said line also being the southerly line of said Swetland Addition (as amended);

Course 3: Thence westerly S 68°00'19" W along the northerly line of said unnamed alley, said line being parallel with the centerline of Canterbury Drive 91.15' to a rebar set, said point being the southwest corner of said Swetland Addition (as amended) and on the easterly line of an unnamed 16.5 foot alley;

Course 4: Thence northerly along the west line of said addition, said line also being the easterly line of said unnamed 16.5' alley, N 08° 05'53" E 96.97' to the Point of Beginning.

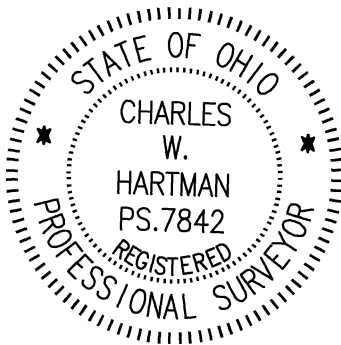
Containing a total of 5575 square feet, or 0.128 acres more or less, subject to all easements, restrictions and rights-of-way of record.

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 southerly right of way of Canterbury Drive (formerly Madison Street) as monumented, having a bearing of North 68°00'19" East is designated the "Basis of Bearing" for this description.

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

The above description is based on an on the ground survey conducted in July of 2026, made under my supervision, and that it and the information, courses and distances, are correct to the best of my knowledge.

Landmark Survey Group



A handwritten signature in black ink, appearing to read "Charles W. Hartman", written over a horizontal line.

08/05/26

Charles W Hartman, PS

Date

Professional Surveyor No. 7842