

172.6531+/- ACRES

THE TED & ROBERT LTD. PART AN OHIO PART.  
O.R. 61 PG. 436  
1.450 ACRES

DAVID W. & PATRICIA L. EVANS  
D.B. 265 PG. 667  
11.0107 ACRES

VMS 6014  
VMS 4125

THE TED & ROBERT LTD. PART AN OHIO PART.  
O.R. 61 PG. 436  
1.450 ACRES

THE TED & ROBERT LTD. PART AN OHIO PART.  
O.R. 61 PG. 436  
54.782 ACRES

**NOTES**

- 1 THIS IS THE SOUTH LINE OF VMS 6200 AS SHOWN ON TAX MAPS TODATE (AREA IN VMS 6200 USING THIS LINE IS 213.2± ACRES).
- 2 THIS IS THE SOUTH LINE OF VMS 6200 AS SHOWN ON TAX MAP IN 1923-1938 (AREA IN VMS 6200 USING THIS LINE IS 231.8± ACRES AS DESCRIBED IN DEED).

**LEGEND**

- 12' SQ. CONCRETE FENCE POST
  - IRON PIPE & PLASTIC CAP STAMPED "WMB 7377" (FOUND)
  - IRON PIPE (FOUND)
  - 3/4" IRON TEE BAR & CAP (FOUND)
  - 6" SQUARE CONC. MON. (FOUND)
  - RECORD CORNER STONE (FOUND) CUT "X" ON TOP
  - 3/4" PIPE & RED PLASTIC CAP STAMPED "5579" (FOUND)
  - P K NAIL (FOUND)
  - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

92-97

**JAMES R. COTTRILL P.S.**

8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (614) 869-3811

PLAT OF  
172.6531± ACRES, VMS 6200 &  
6014, SOMERFORD TOWNSHIP,  
MADISON COUNTY, OHIO.  
SURVEYED FOR LONDON SCHOOL FND.

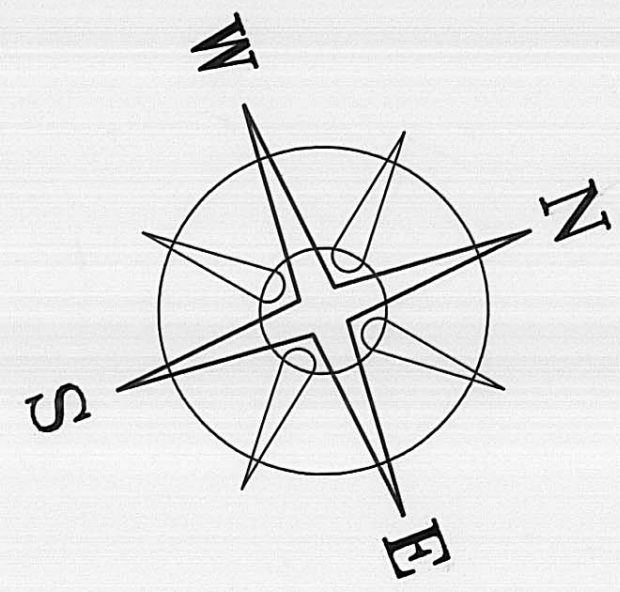
DATE: 2-06-98 JOB#S980119 F.B. #18	SCALE: 1" = 200' 200' 100' 0' 200'	CREW: JJ, MW DWN. BY: RC CK. BY:
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**DEED REFERENCE**

- (A) LONDON SCHOOL FOUNDATION  
D.B. 294 PG. 264  
231 ACRES (BEFORE EXCEPTIONS)
- (B) 50 ACRES (BEFORE EXCEPTIONS)

CHOCTAW LAKE SUBDIVISION  
PLAT BOOK 2 PAGE 43

BEARINGS BASED ON THE SOUTHWESTERN LINE OF  
CHOCTAW LAKE SUBDIVISION (S12°37'20"E)  
(ALONE LOTS 517-527) AS SHOWN ON CHOCTAW  
LAKE SUBDIVISION PLAT.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 2-6-98

The following described 172.6531 acre tract is situated in the State of Ohio, Madison County, Somerford Township, V.M.S. 6200 and 6014, and being part of a 231 acres (before exceptions) also being part of a 50 acre tract (before exceptions) both conveyed to the London School Foundation by Deed Book 294 Page 264 and being more particularly described as follows:

Beginning at a PK nail found in the centerline of State Route 187 said PK nail is at the intersection of the line between V.M.S. 4126 and V.M.S. 6200 with the intersection of the centerline of State Route 187 (60 foot right-of-way) said PK nail bears North 12 deg. 21 min. 54 sec. East a distance of 1774.83 feet from an iron pin found at the centerline intersection of said State Route 187 with the centerline of State Route 56;

Thence, with the centerline of State Route 187 North 12 deg. 15 min. 46 sec. East a distance of 2891.13 feet to a PK nail found at the Southwest corner of a 1.450 acre tract conveyed to The Ted and Robert Limited Partnership an Ohio Partnership by Official Record 61 Page 436;

Thence, with the southern line of said 1.450 acre tract the following two courses:

1) South 67 deg. 12 min. 18 sec. East, passing a iron pipe found at 30.67 feet, a total distance of 1023.95 feet, to a 12 inch square concrete fence post found

2) South 36 deg. 47 min. 21 sec. East a distance of 896.70 feet to a 12 inch concrete fence post found corner to Lot 665 of Choctaw Lake Subdivision;

Thence, with said subdivision South 08 deg. 40 min. 37 sec. East, passing a 6 inch square concrete monument found at 215.42 feet, and also at 890.26 feet, a total distance of 990.26 feet to a iron pipe found at the southwest corner of Lot 653 of said subdivision also being at the northwest corner of a 0.755 acre tract conveyed to London School Foundation by Official Record 53 Page 151;

Thence, with the west line of said 0.755 acre tract South 07 deg. 07 min. 50 sec. East, passing the northwest corner of a 1.843 acre tract conveyed to the London School Foundation by Official Record 53 Page 151 at 208.09 feet, a total distance of 712.23 feet to a iron pipe found at the northern most corner of Lot 528 of said subdivision;

Thence, with said Choctaw Lake Subdivision the following three courses:

1) South 08 deg. 44 min. 11 sec. West a distance of 130.52 feet to an iron pipe found

2) South 12 deg. 37 min. 20 sec. East, passing a 6 inch square concrete monument found at 94.12 feet, and at 689.37 feet, a total distance of 960.09 feet to a 3/4 inch iron pipe and red plastic cap stamped 6579 found at the western corner common to Lots 515 and 516 of said subdivision

3) South 49 deg. 11 min. 47 sec. West, passing a 6 inch square concrete monuments found at 71.10 feet, and 414.57 feet, a total distance of 718.50 feet to a iron pipe found at the western most corner of Lot 510 of said subdivision;

Thence, South 36 deg. 55 min. 04 sec. East a distance of 281.17 feet to a record corner stone with a cut x on top found corner to Lot 208 of said subdivision also being the northeast corner of a 5.038 acre tract conveyed to Michael J. Pottmeyer et.al. by Official Record 12 Page 64;

Thence, with the northern line of said 5.038 acre tract South 74 deg. 24 min. 05 sec. West, passing the northeast corner of what remains of 60.221 acre tract conveyed to Fred and Theresa Pitstick by Official Record 40 Page 930 at 248.00 feet, a total distance of 749.15 feet to an iron pin and cap corner to said 60.221 acre tract said iron pin and cap bears North 49 deg. 15 min. 44 sec. East a distance of 7.64 feet from a 3/4 inch iron pipe found

Thence, continuing with said 60.221 acre tract North 36 deg. 07 min. 22 sec. West, passing an iron pipe found at the northeast corner of a 5.9490 acre tract conveyed to Barbara Hollingsworth by Deed Book 284 Page 328 at 590.00 feet, also passing an iron pipe found at the northeast corner of a 5.2290 acre tract conveyed to Kenneth E. Hollingsworth by Official Record 64 Page 1096 at 745.41 feet, also passing an iron pin found at the northeast corner of a 5.1220 acre tract conveyed to Mathew Blake by Official Record 65 Page 1193 at 918.52 feet, also passing a iron pipe found at the northeast corner of a 5.012 acre tract conveyed to Leslie and Rosanna B. Takacs by Deed Book 244 Page 33 at 1125.57 feet, a total distance of 1162.79 feet to an iron pipe and cap found stamped WWB 7377 at the southeast corner of a 3.551 acre tract conveyed to Robert L. and Richard E. Reynolds by Deed Book 294 Page 262;

Thence, with said 3.551 acre tract the following two courses:

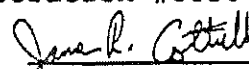
- 1) North 12 deg. 55 min. 35 sec. East a distance of 326.27 feet to a iron pipe and plastic cap stamped WWB 7377 found
- 2) North 50 deg. 07 min. 47 sec. West, passing an iron pin and cap set at 1027.16 feet, a total distance of 1060.32 feet returning to the point of beginning containing 172.6531 acres of which 157.8620 acres is in V.M.S. 6200 and 14.7911 acres is in V.M.S. 6014 157.8680 acres is from said 231 acre tract and 14.7911 acres is from said 50 acre tract.

Bearings are based on the southwest line of Choctaw Lake Subdivision (South 12 deg. 37 min. 20 sec. East) along lots Number 517 through 527 as shown on Choctaw Lake Subdivision Plat.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed Feb. 06, 1998 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.,  
Registration #6858