

VICINITY MAP
(NOT TO SCALE)

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 55°47'07" W FOR THE CENTERLINE OF KENY BOULEVARD, BETWEEN P.I. STA. 37+35.28 AND P.I. STA. 19+45.86 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN JANUARY, 2001.



222.679 ACRES (GROSS)
2.314 ACRES (R/W)
220.365 ACRES (NET)

GEBHARD W. KENY
75.4730 ACRES
D.B. 286, PG. 451

GEBHARD W. KENY
128.326 ACRES (ORIGINAL)
D.B. 194, PG. 383

LONDON COMMUNITY FOUNDATION
18.8998 ACRES
D.B. 295, PG. 370

THE CARTER LUMBER COMPANY
12.8621 ACRES
D.B. 292, PG. 921

LONDON TRUCK & TRACTOR, INC.
18.990 ACRES
D.B. 285, PG. 701

GEBHARD W. KENY
128.326 ACRES (ORIGINAL)
D.B. 194, PG. 383

$\Delta=30'37'39''$
 $R=878.00'$
 $L=469.34'$
 $CHB=N 40'28'19'' W$
 $CH=463.77'$

$\Delta=05'14'55''$
 $R=3019.68'$
 $L=276.61'$
 $CHB=N 58'24'36'' W$
 $CH=276.52'$

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- △ RRSR RAILROAD SPIKE SET
- ◆ PKNF PK NAIL FOUND
- MON MONUMENT BOX FOUND
- CMF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- STONE STONE FOUND

GENERAL NOTES:

1. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".
2. 0.162 ACRES IS WITHIN U.S. ROUTE 42 RIGHT-OF-WAY BASED ON THE 1938 SURVEY AS SHOWN AND DELINEATED ON THE STATE OF OHIO RIGHT-OF-WAY PLANS.
3. THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL.
4. THIS SURVEY DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.

CERTIFICATION:

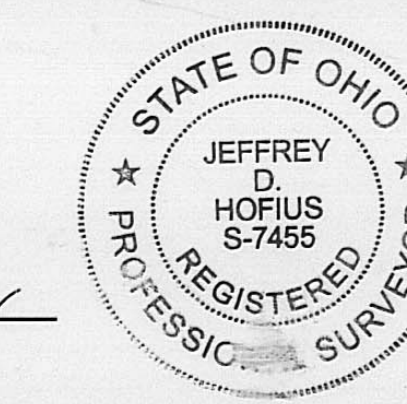
TO: EDWARD J. COUGHLIN AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

I HEREBY CERTIFY THAT THIS SURVEY SHOWN ON THE ATTACHED PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY IN JANUARY, 2001 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

R. D. ZANDE & ASSOCIATES, INC.

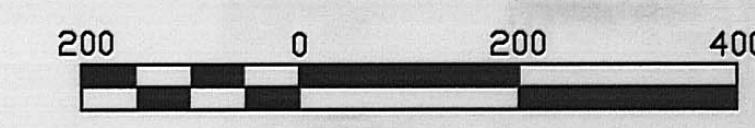
JEFFREY D. HOFIUS
REGISTERED SURVEYOR NO. 7455

03/04/01
DATE



**BOUNDARY SURVEY OF
222.679 ACRES**

LYING IN
**VIRGINIA MILITARY SURVEY
No. 5801 & 5802**
CITY OF LONDON, COUNTY OF MADISON, STATE OF OHIO



SCALE IN FEET
SCALE: 1 INCH = 200 FEET

PREPARED BY:
R.D.Zande & Associates
1237 DUBLIN ROAD
COLUMBUS, OHIO 43215

**DESCRIPTION OF
222.679 ACRES
CITY OF LONDON, OHIO**

Situate in the State of Ohio, County of Madison, City of London and lying in Virginia Military Survey No. 5801 and 5802, and being all of a 2.010 acre tract conveyed to Gebhard W. Keny, by deed of record in Official Record 0036, Page 272, a 75.4730 acre tract conveyed to Gebhard W. Keny, by deed of record in Deed Book 286, Page 451, part of an original 128.326 acre tract conveyed to Gebhard W. Keny, by deed of record in Deed Book 194, Page 383, and part of an original 301.805 acre tract conveyed to Gebhard W. Keny, by deed of record in Deed Book 190, Page 39, records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Keny Boulevard (variable-width) as shown and delineated on the LONDON, OH. STREET AND WATERLINE IMPROVEMENT PLAN-MAY 1989-KENY BOULEVARD, as prepared by Neil Babb, Madison County Engineer, signed and dated July 1, 1990, and kept for record at that office, said railroad spike being at the southwesterly corner of a 30.000 acre tract conveyed to St. John's Evangelical Lutheran Church of London, Ohio, by deed of record in Official Record 0102, Page 724, said railroad spike also being the **POINT OF TRUE BEGINNING** of the 226.085 acre tract described herein;

Thence South $55^{\circ}47'07''$ East, a distance of 1699.96 feet, along the centerline of said Keny Boulevard, to a iron rebar found, said iron rebar being the point of intersection at station 37+35.28;

Thence South $25^{\circ}09'30''$ East, a distance of 516.46 feet, along the centerline of said Keny Boulevard, to a railroad spike found, said railroad spike being at the intersection of the centerlines of said Keny Boulevard and State Route 142 (60 feet-wide);

Thence South $68^{\circ}27'45''$ West, a distance of 35.07 feet, along the centerline of said State Route 142, to a PK nail set;

Thence the following four (4) courses and distances along the southerly right-of-way line of said Keny Boulevard:

1. North $25^{\circ}09'30''$ West, a distance of 264.25 feet, to a iron rebar found;
2. with a curve to the left, having a central angle of $30^{\circ}37'39''$, a radius of 878.00 feet, an arc length of 469.34 feet, and chord to which bears North $40^{\circ}28'19''$ West, a chord distance of 463.77 feet, to a iron pin set;
3. North $55^{\circ}47'09''$ West, a distance of 1289.51 feet, to a iron pin set;

4. with a curve to the left, having a central angle of $05^{\circ}14'55''$, a radius of 3019.68 feet, an arc length of 276.61 feet, and chord to which bears North $58^{\circ}24'36''$ West, a chord distance of 276.52 feet, to a point;

Thence North $25^{\circ}59'39''$ East, a distance of 42.77 feet, along the westerly line of said 2.010 acre tract, to a railroad spike found, said railroad spike being in the centerline of said Keny Boulevard;

Thence North $65^{\circ}08'34''$ West, a distance of 54.24 feet, along the centerline of said Keny Boulevard, to a PK nail set;

Thence the following two (2) courses and distances along a line common to said original 128.326 acre and original 301.805 acre tracts and a 18.8998 acre tract conveyed to London Community Foundation, by deed of record in Deed Book 295, Page 370:

1. North $25^{\circ}12'03''$ East, a distance of 1377.18 feet, to a iron pin found;
2. North $68^{\circ}48'25''$ West, a distance of 688.09 feet, to a iron pin found;

Thence the following three (3) courses and distances along a line common to said original 128.326 acre tract and a 12.8621 acre tract conveyed to The Carter Lumber Company, by deed of record in Deed Book 292, Page 921:

1. North $37^{\circ}25'27''$ East, a distance of 355.79 feet, to a iron pin found;
2. North $84^{\circ}34'20''$ West, a distance of 739.67 feet, to a iron pin found;
3. North $52^{\circ}35'59''$ West, a distance of 197.88 feet, passing a iron pin found at 195.82 feet, to a iron pin set;

Thence the following three (3) courses and distances along a line common to said original 128.326 acre and 75.4730 acre tracts and the easterly right-of-way line of U.S. Route 42 (variable-width):

1. North $37^{\circ}22'42''$ East, a distance of 1657.02 feet, to a point;
2. North $26^{\circ}36'12''$ East, a distance of 334.00 feet, to a point;
3. North $15^{\circ}49'42''$ East, a distance of 1581.32 feet, to a iron pin set;

Thence South $64^{\circ}45'39''$ East, a distance of 1386.24 feet, along a line common to said 75.4730 acre tract and the Fourth Tract conveyed to Hope Adelsberger, Carol Benthard, and Mary Hopkins, by deed of record in Official Record 0055, Page 1130, to a fence post found, said fence post being a common corner said 75.4730 acre tract and the Sixth Tract conveyed to Hope

Adelsberger, Carol Benthard, and Mary Hopkins, by deed of record in Official Record 0055, Page 1130;

Thence South 24°45'22" West, a distance of 345.92 feet, along a line common to said 75.4730 acre tract and said Sixth Tract, to a iron pin set, said iron pin being the southwesterly corner of said Sixth Tract;

Thence South 65°15'10" East, a distance of 1516.69 feet, along a line common to said original 301.805 acre tract and said Sixth Tract, to a fence post found, said fence post being the southeasterly corner of said Sixth Tract;

Thence South 24°24'23" West, a distance of 3135.31 feet, along a line common to said original 301.805 acre tract and a 313.67 acre (Tract I) conveyed to MTB Corp., by deed of record in Deed Book 295, Page 834, to a point, (referenced by a iron rebar found at 0.21 feet);

Thence the following two (2) courses and distances along a line common to said original 301.805 acre and a 63.6788 acre tract conveyed to MTB Corp., by deed of record in Official Record 0111, Page 2023:

1. North 66°04'55" West, a distance of 1373.54 feet, to a iron rebar found, said iron rebar being the northwest corner of said 63.6788 acre tract;
2. South 25°12'03" West, a distance of 1495.15 feet, to the **POINT OF TRUE BEGINNING**, and containing 222.679 acres, more or less, 220.365 acres being exclusive of road right-of-way or area required to be used for access to U.S. Route 42, subject to all easements, restrictions and right-of-way of record.

Bearings in the above description are based on the grid bearing of North 55°47'07" West, for the centerline of Keny Boulevard, between P.I. STA. 37+35.28 and P.I. STA. 19+45.86 as determined by a GPS network of field observations performed in January, 2001.



R. D. ZANDE & ASSOCIATES, INC.

Jeffrey D. Hofius 03/08/01
Jeffrey D. Hofius Date
Registered Surveyor No. 7455