

PLAT OF SURVEY

For A PROPERTY SPLIT

for SHALOM COMMUNITY CHURCH

AN OHIO NON-PROFIT CORPORATION
A.K.A. LONDON CHRISTIAN FELLOWSHIP CHURCH
in V.M.S. 10508, Deer Creek Twp.,
Madison County, Ohio

LOCATION: Located at 215 U.S. 42, London, Ohio 43140, near the northeast corner of U.S. 40 and U.S. 42 on the east side of the ramp from U.S. 40 to U.S. 42. Located in Virginia Military Survey 10508, Deer Creek Township, Madison County, Ohio.

PARCEL NUMBER: 05-00203.000

PRIOR DEED REFERENCES and OWNERSHIP: Shalom Community Church, an Ohio non-profit corporation Deed Book 272, Page 100, Madison County Recorder.

BASIS OF BEARING: BASIS OF BEARING: G.P.S. survey corrected using N.G.S., N.S.R.S. service translated to State Plane Coordinates 3402 OHIO SOUTH (NAD83).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

LEGEND

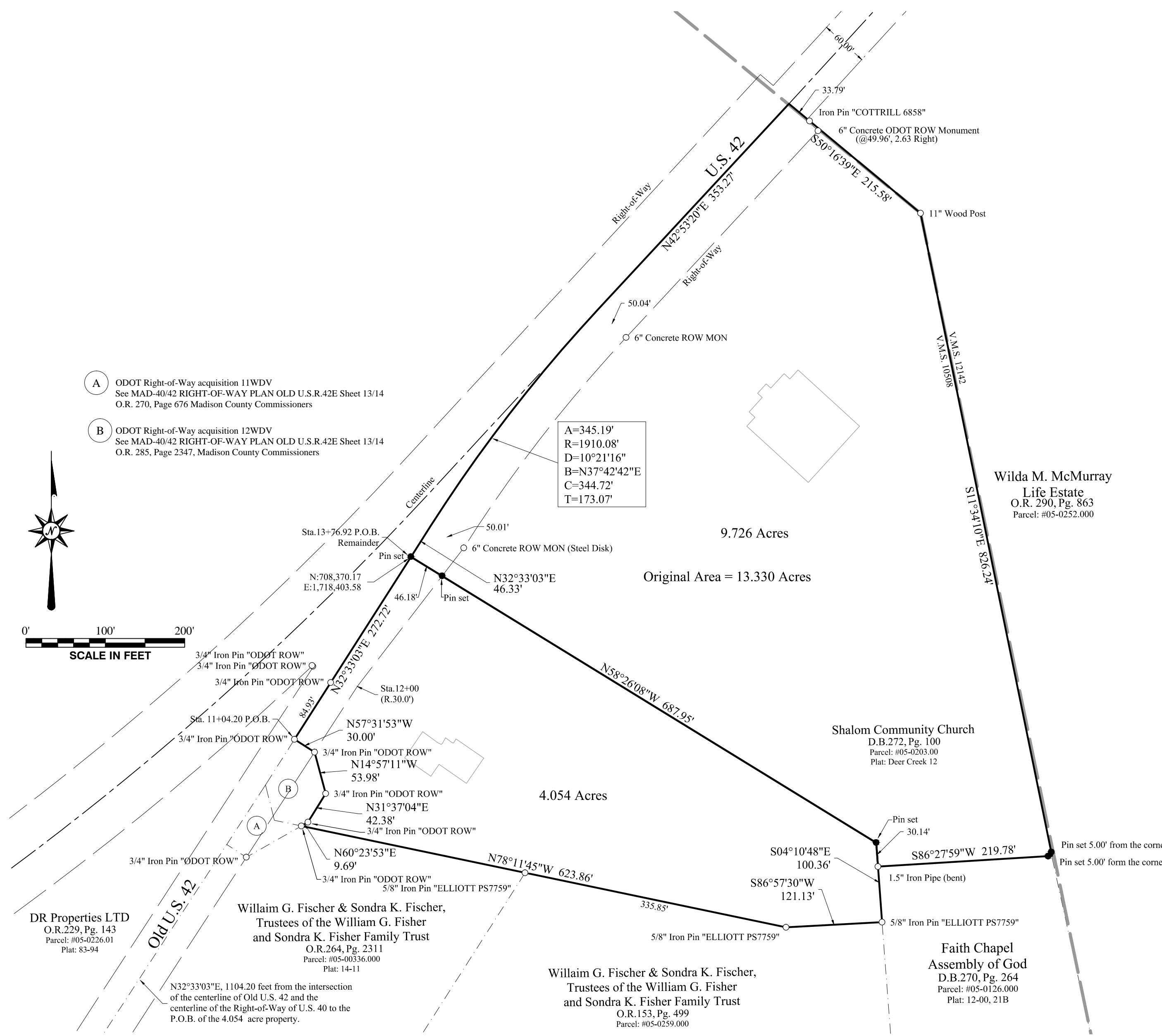
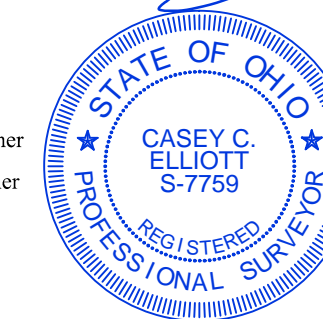
- Monument found
- Monument set

Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.

CERTIFICATION: I certify that this plat and the description developed from it 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 in January 2011 and September 2013..

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

10/01/2013



- A ODOT Right-of-Way acquisition 11WDV
See MAD-40/42 RIGHT-OF-WAY PLAN OLD U.S.R.42E Sheet 13/14
O.R. 270, Page 676 Madison County Commissioners
- B ODOT Right-of-Way acquisition 12WDV
See MAD-40/42 RIGHT-OF-WAY PLAN OLD U.S.R.42E Sheet 13/14
O.R. 285, Page 2347, Madison County Commissioners

A=345.19'
R=1910.08'
D=10°21'16"
B=N37°42'42"E
C=344.72'
T=173.07'

0' 100' 200'
SCALE IN FEET

EXHIBIT A

**DESCRIPTION of a 9.726 ACRE
REMAINDER
In the Name of
SHALOM COMMUNITY CHURCH
In Virginia Military Survey 10508
Deer Creek Township, Madison County, Ohio**

This description is for a 9.726 acre REMAINDER of an original 13.330 acre property in the name of Shalom Community Church, an Ohio Non-Profit Corporation (a.k.a. London Christian Fellowship Church) (Deed Book 272, Page 100, Parcel Number 05-00203.000) located in Virginia Military Survey 10508, Deer Creek Township, Madison County, Ohio and is further described as follows:

Beginning at Station 13+76.92 of the centerline of Old U.S. 42 (MAD-40/42 RIGHT-OF-WAY PLAN *OLD U.S.R. 42E, SHEET 13/14*), said point is N32°33'03"E, 1376.92 feet, from the intersection of the centerline of Old U.S. 42 and the centerline of the U.S. 40 Right-of-Way.

thence N32°33'03"E, 46.33 feet, along the centerline of said Old U.S. 42 to a point of commencement referenced by a 6" concrete Right-of-Way monument with a steel disk engraved *ODOT ROW* 50.01 feet to the right;

thence with a curve to the right, arc length of 345.19 feet, radius 1910.08 feet, chord bearing N37°42'42"E, chord 344.72 feet, and a deflection of 10°21'16", to a point in the centerline of U.S. 42 with a 6" concrete Right-of-Way monument with a steel disk engraved *ODOT ROW* 50.04 feet to the right;

thence N42°53'20"E, 353.27 feet, along the centerline of the said U.S. 42 to a point at the westernmost corner of a property in the name of Wilda M. McMurray Life Estate (O.R. 290, Page 863);

thence S50°16'39"E, 215.58 feet, along the south line of the said McMurray property, passing a 5/8" iron pin with an I.D. cap engraved *COTTRILL PS6858* and a 6" concrete Right-of-way monument with a steel disk engraved *ODOT ROW* at 49.96 feet, offset to the right 2.63 feet, to an 11" diameter wood corner post; ;

thence S11°34'10"E, 826.24 feet, along the west line of the said McMurray property, passing an iron pin set for reference at 821.24 feet, to point in a large tree;

thence S86°27'59"W, 219.78 feet, along the north line of a property in the name of Faith Chapel Assembly of God (D.B. 270, Page 264), passing an iron pin set for reference at 5.00 feet, to a 1-1/2" iron pipe (bent east);

thence N04°10'48"W, 30.14 feet, to an iron pin set;

thence N58°26'08"W, 687.95 feet, passing an iron pin set in the Right-of-Way of U.S. 42 at 614.77 feet, to the TRUE POINT OF BEGINNING.

The 9.726 remainder benefits from a drainage easement agreement over the 4.054 acre property split from the original 13.330 acres, a drainage easement agreement over a property in the name of William G. Fischer and Sondra K. Fischer, Trustees (O.R. 153, Page 499) and a drainage easement agreement over a property in the name of Paul J. Flucke, Trustee (O.R. 124, Page 1201).

The remainder contains 9.726 acres within Virginia Military Survey 10508 and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N32°33'03"E along the centerline of said Old U.S. 42 as established by Global Positioning System survey corrected using the N.O.A.A., National Geodetic Service, N.S.R.S. network translated to State Plane Coordinates 3402 SOUTH OHIO (NAD83). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in January 2011 and September 2013 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott 10/01/13
Casey C. Elliott, PS 7759, State of Ohio

EXHIBIT A

**DESCRIPTION of a 4.054 ACRE
PROPERTY SPLIT
In the Name of
SHALOM COMMUNITY CHURCH
In Virginia Military Survey 10508
Deer Creek Township, Madison County, Ohio**

This description is for a 4.054 acre property split from an original 13.330 acre property in the name of Shalom Community Church, an Ohio Non-Profit Corporation (a.k.a. London Christian Fellowship Church) (Deed Book 272, Page 100, Parcel Number 05-00203.000) located in Virginia Military Survey 10508, Deer Creek Township, Madison County, Ohio and is further described as follows:

Beginning at Station 11+04.20 of the centerline of Old U.S. 42 (MAD-40/42 RIGHT-OF-WAY PLAN *OLD U.S.R.42E, SHEET 13/14*), said point is N32°33'03"E, 1104.20 feet, from the intersection of the centerline of Old U.S. 42 and the centerline of the U.S. 40 Right-of-Way.

thence N32°33'03"E, 272.72 feet, along the centerline of said Old U.S. 42, passing a 3/4" diameter iron pin with an aluminum cap engraved *ODOT ROW*, to an iron pin set at Station 13+76.92;

thence S58°26'08"E, 687.95 feet, into the said Shalom property, passing an iron pin set in the Right-of-Way at 46.18 feet, to an iron pin set;

thence S04°10'48"E, 100.36 feet, passing a 1-1/2" diameter steel pipe (bent east) at 30.14 feet at the northwest corner of a property in the name of Faith Chapel Assembly of God (D.B. 270, Page 264), to a 5/8" iron pin with an I.D. cap engraved *ELLIOTT PD7759*;

thence S86°57'30"W, 121.13 feet, along the north line of a property in the name of William G. Fischer and Sondra K. Fischer, Trustees (O.R. 153, Page 499) to a 5/8" iron pin with an I.D. cap engraved *ELLIOTT PD7759*;

thence N78°11'45"W, 623.86 feet, continuing along a north line of the said Fischer property, passing a 5/8" iron pin with an I.D. cap engraved *ELLIOTT PD7759* at 335.85 feet, and continuing along the north line of a second property in the name of the said Fischer Trust (O.R. 264, Page 2311) to a 3/4" iron pin with an aluminum I.D. cap engraved *ODOT ROW*;

thence N60°23'53"E, 9.69 feet, to a 3/4" iron pin with an aluminum I.D. cap engraved *ODOT ROW*;

thence N31°37'04"E, 42.38 feet, a 3/4" iron pin with an aluminum I.D. cap engraved *ODOT ROW*;

thence N14°57'11"W, 53.98 feet, a 3/4" iron pin with an aluminum I.D. cap engraved *ODOT ROW*;

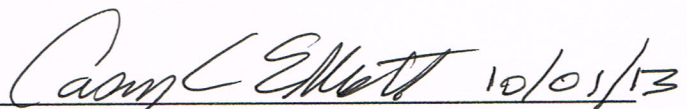
thence N57°31'53"W, 30.00 feet, a 3/4" iron pin with an aluminum I.D. cap engraved *ODOT ROW* at the TRUE POINT OF BEGINNING.

The 4.054 acre property is subject to a 10 foot wide Easement to the Ohio Edison Company (D.B. 274, Page 340), and a new drainage easement to service the remainder of the 13.330 acre property.

The 4.054 acre property benefits from a drainage easement agreement over the said Fischer property and a drainage easement agreement over a property in the name of Paul J. Flucke, Trustee (O.R. 124, Page 1201).

The property split contains 4.054 acres within Virginia Military Survey 10508 and is subject to all easements and rights-of-way of record. The BASIS OF BEARINGS is N32°33'03"E along the centerline of said Old U.S. 42 as established by Global Positioning System survey corrected using the N.O.A.A., National Geodetic Service, N.S.R.S. network translated to State Plane Coordinates 3402 SOUTH OHIO (NAD83). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in January 2011 and September 2013 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.




Casey C. Elliott, PS 7759, State of Ohio