

# SURVEY OF 7.590 ACRES FOR MADISON HEALTH PARTNERS

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON AND BEING A PART OF VIRGINIA MILITARY SURVEY NUMBER 5801, CONTAINING 2.942 ACRES AS CONVEYED TO MADISON HEALTH PARTNERS, LLC AS RECORDED IN O.R. 49, PG. 638, AND BEING ALL OF LOT 3 OF BLANDFORD SUBDIVISION AS RECORDED IN VOLUME 9700001615, SLIDE B-57, CONTAINING 4.3648 ACRES AS CONVEYED TO MADISON HEALTH PARTNERS, LLC AS RECORDED IN O.R. 147, PG. 1027, MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, OHIO.

## LEGEND

- 1 Lot Numbers
  - Lot Lines
  - Property Lines
  - Centerline
  - SAN Sanitary Sewer
  - STM Storm Sewer
  - W Water Main
  - G Gas Main
  - UC Underground Lines
  - OH Overhead Lines
  - E Electric Lines
  - T Telephone Lines
  - C Cable TV Lines
  - A All Overhead Utilities
  - Ditch Line
  - MHO Man Hole
  - CI Storm Inlet
  - CI Curb Inlet
  - DI Drop Inlet
  - Diameter
  - CO Clean Out
  - DSD Downspout Drain
  - Fire Hydrant
  - Valve Box
  - Gas Meter
  - Gas Valve
  - Water Meter
  - Water Valve
  - Electric Meter
  - Utility Pole
  - Guy Wire
  - Pole Numbers
  - Gas Line Marker
  - Light Pole
  - Yard or Flood Light
  - Telephone Closure
  - Electric Closure
  - Cable Television Closure
  - Traffic Signal Pole
  - Ballard
  - Utility Pull Box
  - Handicap
  - Fence
  - Sign
  - CONC Concrete
  - Evergreen Tree
  - Deciduous Tree
  - Stone Found
  - Monument Box
  - Iron Pin Set
  - Iron Pin Found
  - MAG Nail Set
  - Railroad Spike Found
  - Deed Volume
  - OR Official Record
  - IN Instrument Number
  - IPF Iron Pin Found
  - IPF Iron Pipe Found
  - RSPF Railroad Spike Found
  - MNS MAG Nail Set
  - DHS Drill Hole Set
- ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE.  
ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"

## NOTES:

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF BLANDFORD SUBDIVISION LOT 3 AS BEING N 21° 49'52" W, AS SHOWN IN P.C. B-57

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

## PERTINENT DOCUMENTS:

PLATS OF RECORD AS SHOWN ON THE SURVEY RECORDED IN THE MADISON COUNTY RECORDER'S OFFICE.

TAX MAPS  
RECENT SURVEYS  
EXISTING DEEDS OF RECORD AS SHOWN ON THE SURVEY.

CITY OF LONDON  
INSTRUMENT NUMBERS  
9700000698, 9700000699,  
9700000700,  
9700000701 SLIDE B-50-B-53

IPF W/CAP  
"T.A. HOPPER  
P.S. 6352"

IPF W/CAP  
"T.A. HOPPER  
P.S. 6352"

MADISON HEALTH PARTNERS, LLC  
O.R. 147, PG. 1027  
LOT 3 BLANDFORD SUBDIVISION  
P.B. B-57  
PPN 31-03392.005  
202451.9 Sq. Feet  
4.648 Acres

TOTAL AREA BY SURVEY  
330615.4 Sq. Feet  
7.590 Acres

MADISON HEALTH PARTNERS, LLC  
O.R. 49, PG. 638  
PPN 31-03392.003  
128163.5 Sq. Feet  
2.942 Acres

BERNARD OPPONG, TRUSTEE OF  
THE BKA TRUST  
O.R. 226, PG. 2587  
LOT 4 BLANDFORD SUBDIVISION  
1.342 AC  
PPN 31-03392.006

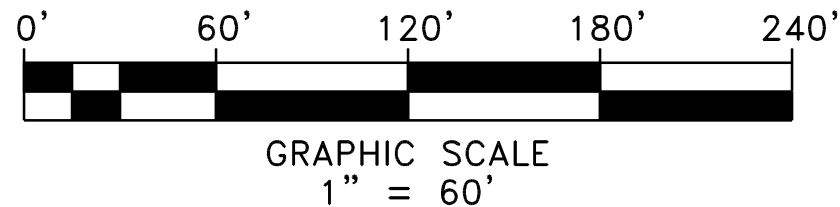
LOT 5 BLANDFORD SUBDIVISION  
BUCKINGHAM CONDOMINIUM  
P.C.B-145  
PPN 31-03392.446

IPF W/CAP  
"T.A. HOPPER  
P.S. 6352"

BEARING REFERENCE LINE  
N 21°49'52" W 906.42'

LOT 2 BLANDFORD SUBDIVISION  
KENSINGTON CONDOMINIUM, PHASE  
I  
P.C. B-57  
PPN 31-03392.445

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	913.00'	34.30'	34.30'	N 27°05'54" W	2°09'09"
C2	913.00'	453.75'	449.09'	S 42°24'44" E	28°28'31"
C3	878.00'	432.82'	428.45'	S 42°31'39" E	28°14'40"
C4	878.00'	36.52'	36.52'	N 27°12'49" W	2°22'59"



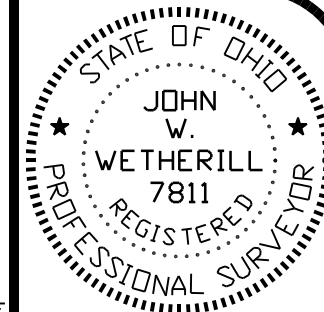
THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. ON 07/21/2014, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.

*John W. Wetherill*  
JOHN W. WETHERILL

REG. SURV. 7811

07/24/14 DATE

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE



REVISIONS	DATE	BY	REVISIONS	DATE	BY
Per County Comments	07/23/14	JWW			

SCALE 1" = 60'

DATE	07/23/14	DATE	07/23/14
DRN	JWW	CKD	JWW
APVD	RJW		

**SURVEY OF 7.590  
ACRES FOR MADISON  
HEALTH PARTNERS**

J & J SURVEYING SERVICES, INC.  
6515 E. LIVINGSTON AVENUE  
REYNOLDSBURG, OHIO 43068  
PH# (614) 866-9158  
FAX# (614) 866-9132  
JJSURVEYING@AMERITECH.NET

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JOB NUMBER  
14-063

July 24, 2014

Description of 7.590 acres

Situated in the State of Ohio, County of Madison, City of London and being a part of Virginia Military Survey 5801, containing 2.942 acres as conveyed to Madison Health Partners, LLC as recorded in O.R. 49, Pg. 638, (PPN 31-03392.003) and being all of Lot 3 of Blandford Subdivision as recorded in Volume 97000001615, Slide B-57, (PPN 31-03392.005), known as 351 Keny Boulevard, containing 4.3648 acres as conveyed to Madison Health Partners LLC as recorded in O.R. 147, Pg. 1027, Madison County Recorder's Office, containing 7.590 acres and being further described as follows:

Beginning for reference at a found spike located at the intersection of the centerlines of Keny Boulevard (70' wide) and High Street (S.R. 142, 60' wide) as shown on the recorded plat of Blandford Subdivision as recorded in Plat Cabinet B, Slide 57;

Thence N 26°01'19" W, 266.46', along the centerline of said Keny Boulevard, to a point of curvature;

Thence along a curve to the left having a radius of 913.00', a delta angle of 2°09'09", an arc length of 34.30', a chord bearing and distance of N 27°05'54" W, 34.30', to a point;

Thence S 67°35'24" W, 35.19', crossing said Keny Boulevard, to an iron pin set in the west line of said Keny Boulevard, said iron pin being the southeast corner of said Lot 3, being the northeast corner of Lot 4 of said Blandford Subdivision as conveyed to Bernard Oppong, Trustee of the BKA Trust as recorded in O.R. 226, Pg. 2587, said iron pin being the True Place of Beginning for the herein described 7.590 acre tract;

Thence S 67°35'24" W, 569.75', along the south line of said Lot 3, being the north line of said Lot 4, and along the north line of Lot 5 of said Blandford Subdivision as shown on the plat of Buckham Condominium as recorded in Plat Cabinet B, Slide 145, to an iron pin found with cap stamped "T.A. Hopper P.S. 6352":

Thence N 21°49'52" W, 906.42', along the west line of said Lot 3, and being the west line of said 2.942 acre tract, being the east line of Lot 2 of said Blandford Subdivision as shown on the plat of Kensington Condominium Phase I, as recorded in Plat Cabinet B, Slide 57, to an iron pin set;

Thence N 33°21'02" E, 58.00', along the north line of said 2.942 acre tract, being a south line of said Lot 2, to an iron pin set in the west line of said Keny Boulevard;

Description of 7.590 acres continued

Thence S 56°38'58" E, 649.21', along the west line of said Keny Boulevard, being the east line of said 2.942 acre tract, to a iron pin found with aluminum cap stamped "T.A. Hopper P.S. 6563", said iron pin being a point of curvature in the west line of said Keny Boulevard;

Thence with a curve turning to the right with an arc length of 432.82', with a radius of 878.00', with a chord bearing of S 42°31'39" E, with a chord length of 428.45', along the west line of said Keny Boulevard, being the east line of said 2.942 acre tract, the east line of said Lot 3, to the True Place of Beginning, having an area of 330615 square feet, 7.590 acres, more or less. Being all of Madison County Auditor's Parcel Numbers 31-03392.003 and 31-03392.005. Known as 351 Keny Boulevard.

Bearings are based on the east line of said Lot 3 of Blandford Subdivision as being N 21°49'52" W. All iron pins set are 5/8" rebar, 30" long with yellow plastic cap stamped "J & J Surveying". All references to documents are recorded in the Madison County Recorder's Office. This description is based on an actual field survey performed by J & J Surveying under the direction of John W. Wetherill, P.S. 7811, in July 2014.

  
John W. Wetherill P.S. 7811      07/24/14      Date

