

VESTED IN:
Hatfield & Hatfield Investors LLC,
 an Ohio limited liability company
Volume 201, Page 343
Parcel No. 31-01166.000

TOTAL LAND AREA:
249,956 Square Feet
5.738 Acres

Rad=(11,413.16' R3 & M)
Arc=308.73' M (295.77' R3)
Δ=1°32'59" M
ChB=S 44°59'20" W M
 (N 44°26'24" E R3)
ChL=308.72' M (295.76' R3)

Madison County
 Monument 02-004
 N:693,685.94
 E:1,702,621.28
 P.O.R.

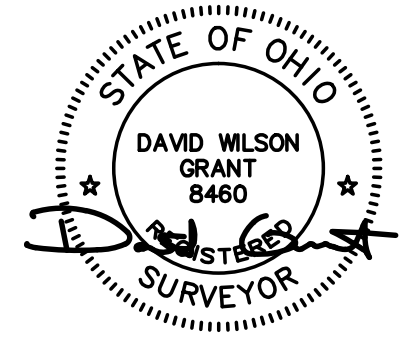
BASIS OF BEARING

The Basis of Bearing for this survey is Ohio State Plane Coordinate System, South Zone (FIPS Zone 3402), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID12B, with a combined scale factor of 1.00006838318474. A GNSS Real Time Kinematic Network survey was used to establish a bearing of North 45°33'11" East for the northwesterly line of the subject property, and a Northing of 693,368.81 and Easting of 1,705,545.39 (U.S. Survey Feet) for the 1-1/2-inch iron pipe found at the most westerly corner of the subject property.

CERTIFICATION

I hereby certify that this map or plat and the field survey on which it is based were made in accordance with the Minimum Standards for Boundary Surveys in the State of Ohio, Chapter 4733-37 of the Ohio Administrative Code.

The field work was completed on July 19, 2018.
 Date of Plat or Map: August 30, 2018



David W. Grant
 David W. Grant, PS Signature Date: August 30, 2018
 Ohio Professional Surveyor No. 8460
 dgrant@northcoastgeo.com

SYMBOL LEGEND

R/W	- Right-of-Way
ℓ	- Adjoiner Property Line
⊕	- Centerline
P.O.B.	- Point of Beginning
P.O.C.	- Point of Commencement
P.O.R.	- Point of Reference
Rad	- Radius
Arc	- Arc Length
Δ	- Delta Angle
ChB	- Chord Bearing
ChL	- Chord Length
M	- Measured
(R)	- Record
●	- Monument Found
○	- 5/8" Iron Rod w/Cap
	- "NCG PS 8460 8668" Set
△	- MAG Nail Set

BOUNDARY SURVEY FOR 249 LAFAYETTE STREET LONDON, OH 43140		NORTH COAST GEOMATICS Mapping & Surveying - northcoastgeo.com			
Date:	2018-08-30	SHEET	Parcel No. 31-01166.000		
NCG Project No.	1574	OF			

Land situated in the City of London, County of Madison, State of Ohio, being a part of Virginia Military Survey 5802, and being the same as described in deed to Hatfield & Hatfield Investors LLC recorded in Volume 201, Page 343, records of Madison County, described as follows:

COMMENCING at the intersection of the centerline of Sheffield Boulevard (a 70-foot-wide public right-of-way) and the centerline of Lafayette Street (a variable-width public right-of-way, also known as U.S. Highway 42), said point being station 406+55.40 of the centerline of said Lafayette Street as shown on Ohio Department of Transportation Plans Madison-42-7.55, Sheets 65-73; THENCE North 45°33'11" East, a distance of 941.47 feet; THENCE North 44°26'49" West, passing a 1-inch iron pipe found at a distance of 50.06 feet, a total distance of 54.69 feet to a 5/8-inch iron rod with cap labeled "NCG PS 8460 8668" set at the POINT OF BEGINNING of the land being described, also REFERENCING a published Madison County Monument 02-004 located at Northing 693,685.94, Easting 1,702,621.28 bearing North 80°13'40" West, a distance of 3,421.38 feet:

THENCE North 44°26'49" West, along the northeasterly line of land described in deed to AutoZone, Inc. recorded in Book 2, Page 133 (0.930 deed acreage), a distance of 245.31 feet to a 1-inch iron pipe found;

THENCE South 45°33'11" West, along the northwesterly line of said AutoZone, Inc. land, a distance of 135.00 feet to a point which falls on an existing chain link fence;

THENCE North 44°26'44" West, along the northeasterly line of land described in deed to Dugger Properties, Inc. recorded in Book 54, Page 65 (2.8254 deed acreage), a distance of 256.31 feet to a 1-1/2-inch iron pipe found;

THENCE North 45°33'11" East, along the southeasterly line of land described in deed to London Apartments Limited Partnership recorded in Book 297, Page 115 (7.400 deed acreage), and land described in deed to Sheffield Manor Limited Partnership recorded in Book 84, Page 33 (6.552 deed acreage), passing over a 5/8-inch iron rod with cap labeled "PATRIDGE SURVEYING" found at a distance of 181.46 feet, a total distance of 457.35 feet to 5/8-inch iron rod with an illegible cap found next to an old wood fence post;

THENCE South 66°26'49" East, along the southerly line of land described in deed to 3 County Properties, LLC recorded in Instrument No. 201400001203 (7.316 deed acreage), land described in deed to Darrin Stromquist recorded in Book 94, Page 361 (0.177 deed acreage), and land described in deed to Coughlin.RE1 LLC recorded in Instrument No. 201500002070 (0.588 deed acreage), a distance of 546.36 feet to a 5/8-inch iron rod with cap labeled "NCG PS 8460 8668" set;

THENCE the following five (5) courses and distances along the northwesterly right-of-way of said Lafayette Street, also being along a line of land described in deed to the City of London in Deed Volume 285 Page 287 (deed acreage 0.5165):

- 1) along a curve to the right, having a radius of 11,413.16 feet, through a central angle of 1°32'59", an arc distance of 308.73 feet, said curve having a chord which bears South 44°59'20" West a distance of 308.72 feet to a 5/8-inch iron rod with cap labeled "NCG PS 8460 8668" set;
- 2) North 44°26'49" West, a distance of 5.00 feet to a mag nail set;
- 3) South 44°48'20" West, a distance of 153.34 feet to a 5/8-inch iron rod with cap labeled "NCG PS 8460 8668" set;
- 4) North 44°26'49" West, a distance of 5.00 feet to a 5/8-inch iron rod with cap labeled "NCG PS 8460 8668" set;
- 5) South 45°33'11" West, a distance of 65.00 feet to the 5/8-inch iron rod with cap labeled "NCG PS 8460 8668" set at the POINT OF BEGINNING and containing 5.738 acres or 249,956 square feet of land, more or less, but subject to all legal highways and easement of record as determined by an actual field survey performed by David W. Grant, Ohio Professional Surveyor No. 8460, for and on behalf of North Coast Geomatics in August of 2018.

The Basis of Bearing for this survey is Ohio State Plane Coordinate System, South Zone (FIPS Zone 3402), on the North American Datum of 1983(2011) (Epoch 2010.000) using geoid model GEOID12B, with a combined scale factor of 1.00006838318474. A GNSS Real Time Kinematic Network survey was used to establish a bearing of North 45°33'11" East for the northwesterly line of the subject property, and a Northing of 693,368.81 and Easting of 1,705,545.39 (U.S. Survey Feet) for the 1-1/2-inch iron pipe found at the most westerly corner of the subject property.

Being the same parcel of land described in deed to Hatfield & Hatfield Investors LLC, an Ohio limited liability company in Deed Volume 201, Page 343, recorded on June 5, 2005, Madison County Parcel No. 31-01166.000, property address: 245 Lafayette Street, London, OH 43140.

