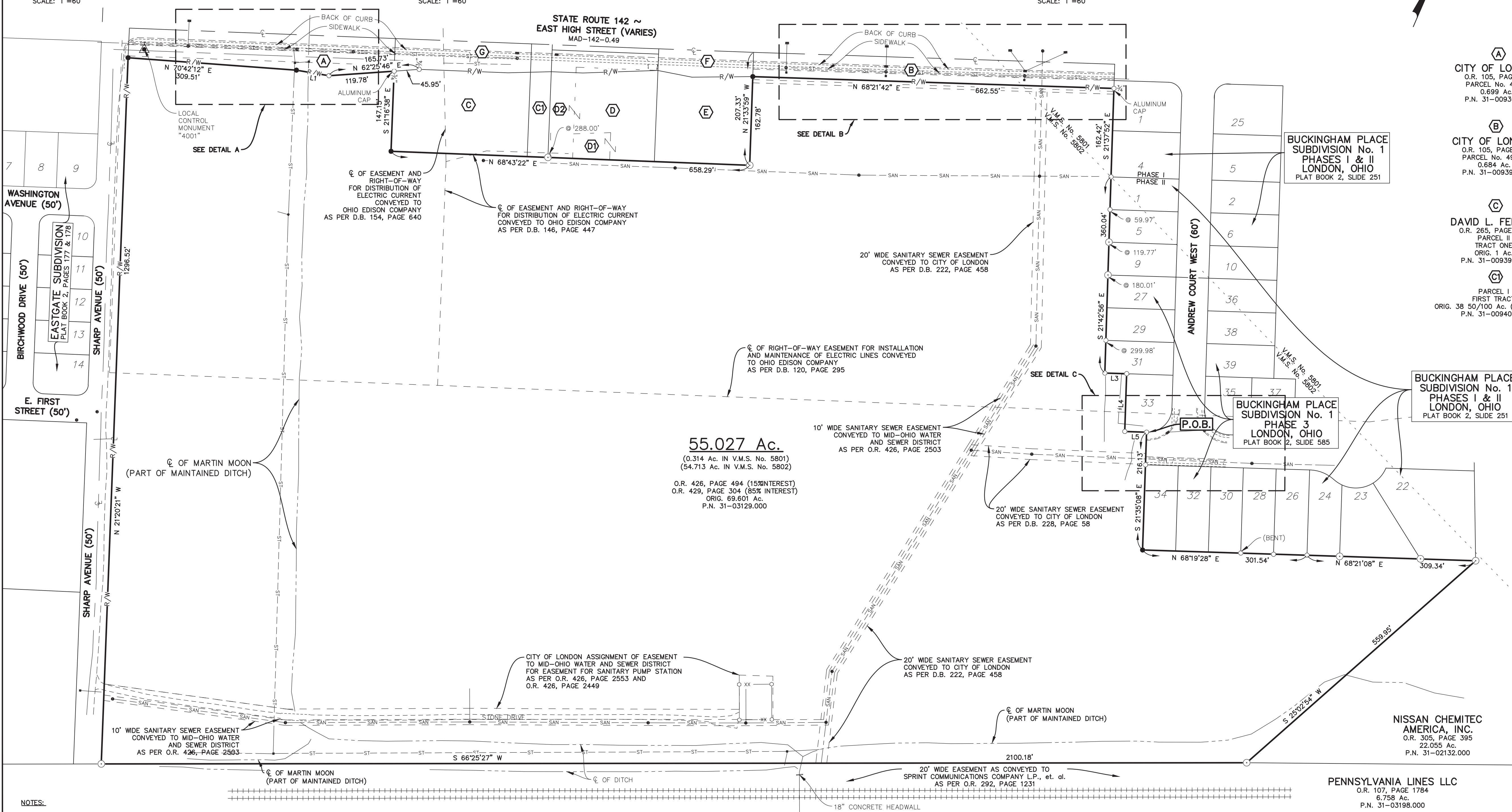
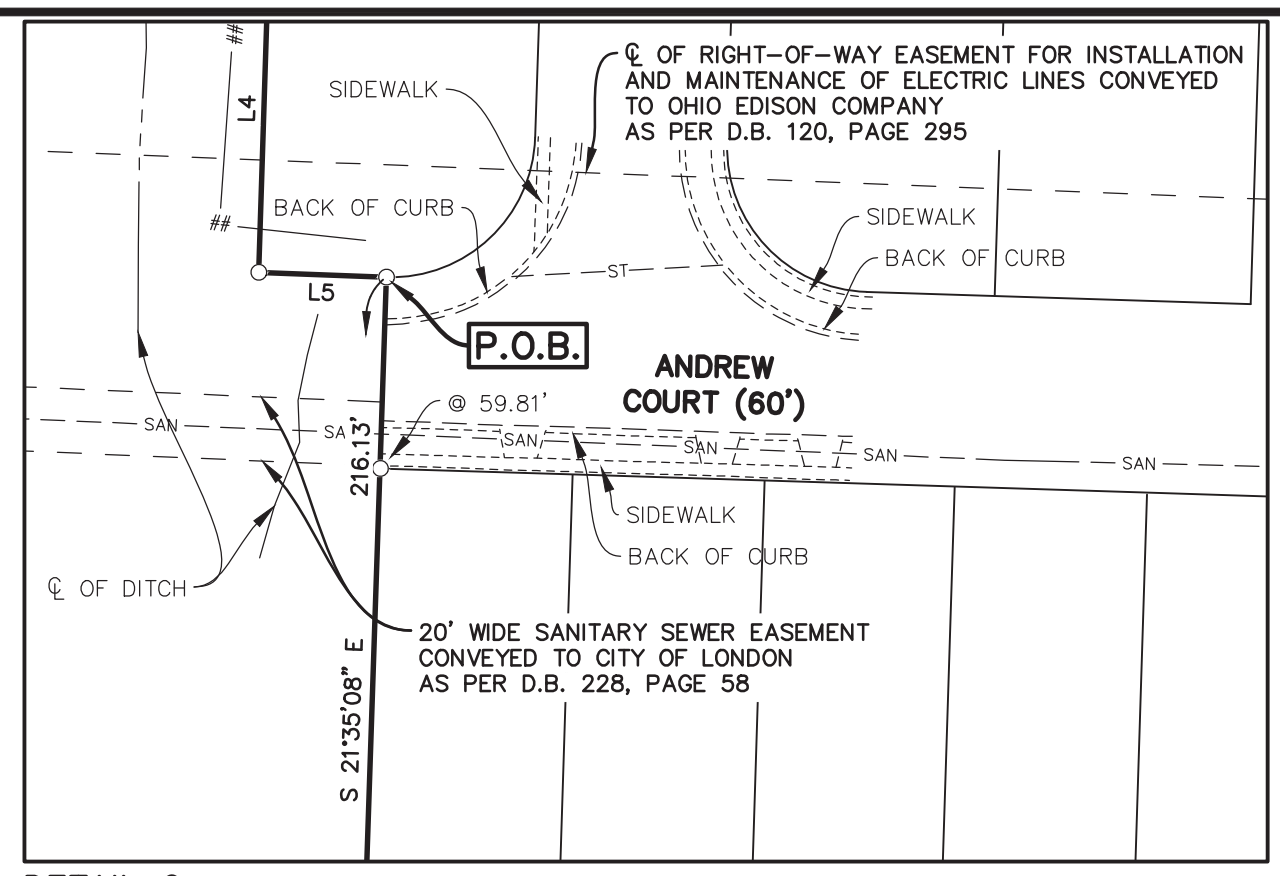
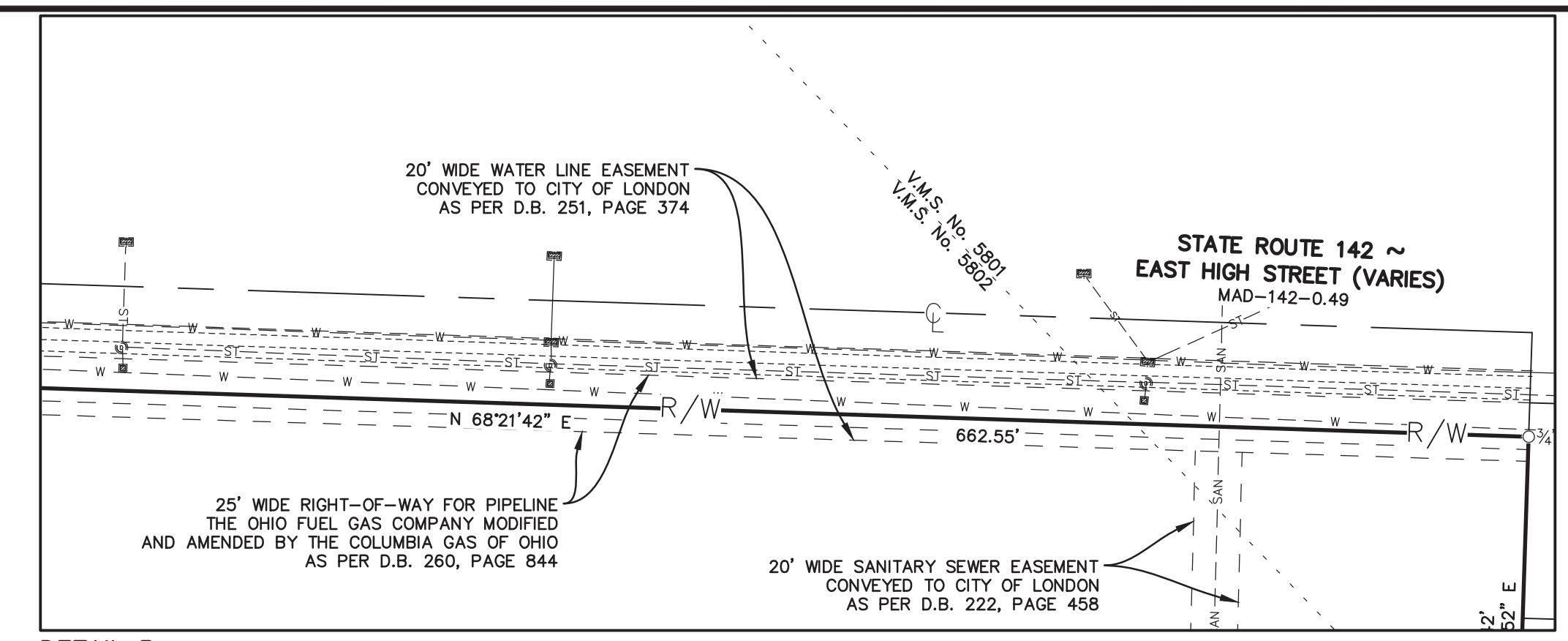
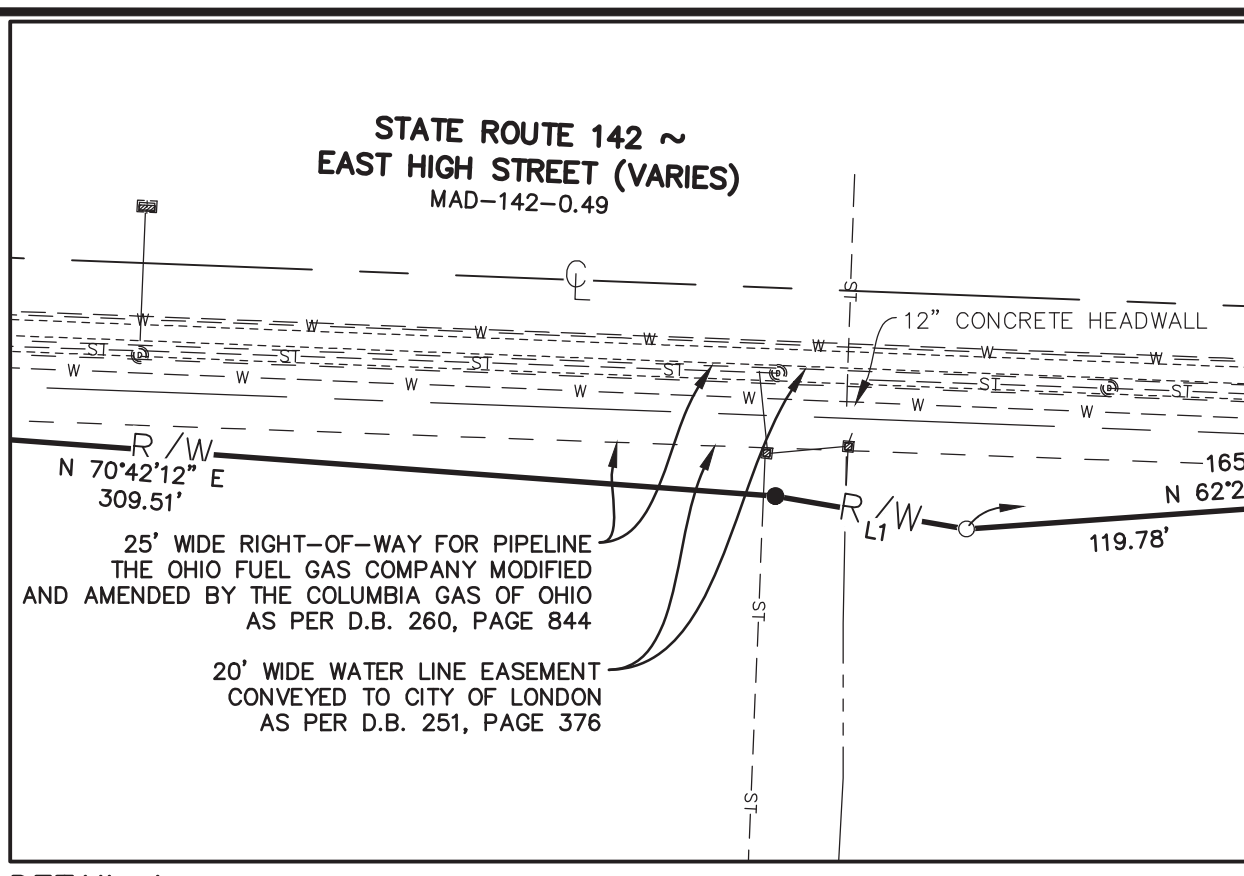


VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE JUNE 10, 2025
 SCALE 1"=100'
 DEED REFERENCE
 OFFICIAL RECORD SEE BELOW
 MILITARY SURVEY Nos. 5801 AND 5802

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 100°05'10.1") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHCL" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN MAY 27, 2025, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
 (TRIMBLE FILE 25186 05-30-25)

P.O.B. LOCAL CONTROL MONUMENT "2001" TO P.O.B. MAD 02-016 TO P.O.B. N 690,682.394' E 1,708,927.983'
 N 87°24'08" W - 1967.45'
 S 32°34'14" W - 2535.932'



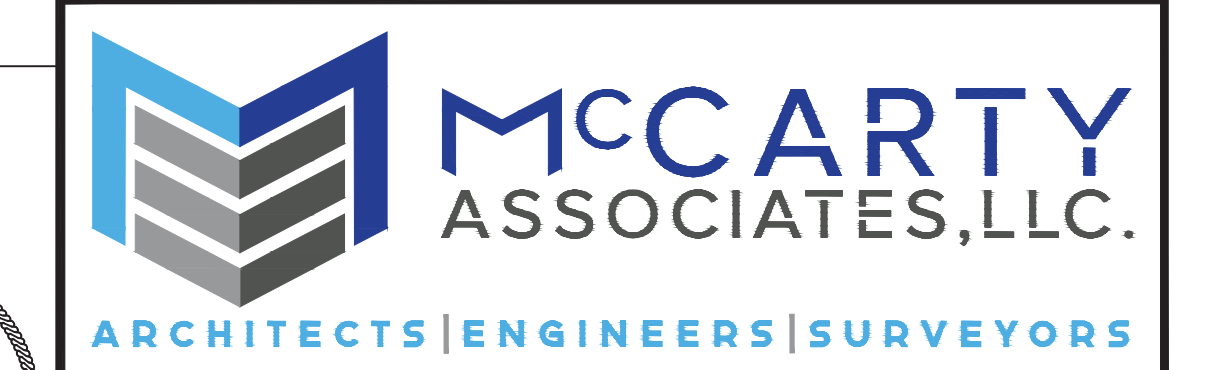
- A** CITY OF LONDON
O.R. 105, PAGE 77
PARCEL No. 49WV
0.699 Ac.
P.N. 31-00939.001
- B** CITY OF LONDON
O.R. 105, PAGE 74
PARCEL No. 49WV1
0.684 Ac.
P.N. 31-00939.001
- C** DAVID L. FENDER
O.R. 265, PAGE 858
PARCEL II
TRACT ONE
ORIG. 1 Ac.
P.N. 31-00939.000
- C1** PARCEL I
FIRST TRACT
ORIG. 38 50/100 Ac. (REMAINDER)
P.N. 31-00940.000
- D** GERALD WOOD AND ELIZABETH A. FLETCHER
O.R. 408, PAGE 39
TRACT ONE
ORIG. 0.61 Ac.
P.N. 31-01231.000
- D1** TRACT THREE
ORIG. 2847.5 SQ. FT.
P.N. 31-01230.000
- D2** TRACT TWO
ORIG. 0.317 Ac.
P.N. 31-01232.000
- E** CHARLES E. HENSON AND CAROLYN L. HENSON
O.R. 384, PAGE 383
ORIG. 0.83 Ac.
P.N. 31-00084.000
- F** CITY OF LONDON
O.R. 99, PAGE 1409
PARCEL No. 57WV
0.187 Ac.
P.N. 31-00939.001
- G** CITY OF LONDON
O.R. 94, PAGE 537
PARCEL No. 55WV
0.362 Ac.
P.N. 31-00939.001

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
 - 1" IRON PIPE (FOUND) UNLESS NOTED OTHERWISE
 - ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "LOCAL CONTROL MONUMENT (4001)"
 - ▲ 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
 - ▭ CURB INLET
 - ▭ SQUARE CATCH BASIN
 - SANITARY MANHOLE
 - STORM MANHOLE
 - W --- WATER
 - ST --- STORM SEWER
 - SAN --- SANITARY
 - BF --- BOARD FENCE
 - CLF --- CHAIN LINK FENCE
 - EL --- EASEMENT LINE
 - V.M.S. --- V.M.S. LINE
 - TL --- TRACT LINE
 - CLD --- CENTERLINE OF DITCH
 - CLR --- CENTERLINE OF PAVEMENT
 - CLRR --- CENTERLINE OF RAILROAD
 - ES --- EDGE OF STONE
 - EC --- EDGE OF CONCRETE
 - EP --- EDGE OF PAVEMENT
 - R/W --- EXISTING RIGHT-OF-WAY

DEED REFERENCE
 HEATH FAMILY LIMITED PARTNERSHIP
 O.R. 426, PAGE 494 (15% INTEREST)
 O.R. 429, PAGE 304 (85% INTEREST)
 ORIG. 69.601 Ac.
 P.N. 31-03129.000

ADDRESS: SHARP AVENUE & STATE ROUTE 142
 LONDON OH, 43140

BOUNDARY SURVEY FOR
TOM CAT, LLC
 CITY OF LONDON
 MADISON COUNTY, OHIO
 V.M.S. Nos. 5801 AND 5802



DATE	SCALE	PROJECT NO.
JUNE 10, 2025	1"=100'	S25-186

NOTES:
 THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
 NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
 ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

LINE TABLE

LINE No.	BEARING	LENGTH
L1	N 76°15'41" E	60.53'
L3	N 68°11'20" E	40.03'
L4	S 21°39'29" E	105.94'
L5	N 68°31'50" E	39.96'

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN JUNE, 2025.

 JASON C. MCCARTY, P.S. 8509 DATE 6/12/25



L:\2025\25-186 Tom Cat, LLC\AutoCAD\DWG_Survey\Plat_6/12/2025_10:14:25 AM.rvt.dwg Survey Plat_6/12/2025_10:14:25 AM.rvt.dwg To PDF.rvt



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Cody W. Beucler, P.E.

Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-186

June 9, 2025

LEGAL DESCRIPTION

Heath Family Limited Partnership
55.027 Acres Tract

Situated in the City of London, County of Madison, State of Ohio, being a part of V.M.S. Nos. 5801 and 5802, and being all that remains (55.027 acres) of the original 69.601 acres tract (Parcel No. 31-03129.000) as conveyed Heath Family Limited Partnership and recorded in Official Record 426, Page 494 (15% interest) and Official Record 429, Page 304 (85% interest) of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at 5/8" iron pin (found) marking a southerly corner of Lot No. 33 and a westerly terminus of Andrew Court West of Buckingham Place Subdivision No.1, Phase 3 London, Ohio (P.B. 2, Slide 585);

thence with westerly line of the terminus of Andrew Court West S 21°35'08" E passing a 5/8" iron pin (found) at 59.81 feet marking the northwesterly corner to and continuing with the westerly line of Lot No. 34 of Buckingham Place Subdivision No.1, Phase 3 London, Ohio, a total distance of 216.13 feet to a 5/8" iron pin (set) marking the southwesterly corner of Lot No. 34;

thence with the southerly line of Buckingham Place Subdivision No.1, Phase 3 London, Ohio N 68°19'28" E, a distance of 301.54 feet to a 5/8" iron pin (found) marking the southwesterly corner of Lot No. 24 of Buckingham Place Subdivision No.1, Phase II London, Ohio (P.B. 2, Slide 251);

thence with the southerly line of Buckingham Place Subdivision No.1, Phase II London, Ohio N 68°21'08" E, a distance of 309.34 feet to a 1" iron pipe (found) marking a westerly corner of a 22.055 acres tract as conveyed to Nissan Chemitec America, Inc. (O.R. 305, Page 395);

thence with a southwesterly line of the aforesaid 22.055 acres tract S 25°02'54" W, a distance of 559.95 feet to a 1" pipe (found) in the northerly line of a 6.758 acres tract as conveyed to Pennsylvania Lines LLC (O.R. 107, Page 1784);

thence with the northerly line of the aforesaid 6.758 acres tract S 66°25'27" W, a distance of 2100.18 feet to a 1" pipe (found) marking the southeasterly terminus of Sharp Avenue;

thence with the easterly line of Sharp Avenue N 21°20'21" W, a distance of 1296.52 feet to a 5/8" iron pin (set) in the southerly right-of-way line of State Route 142-East High Street (MAD-142-0.49) and marking the southwesterly corner of a 0.699 acres "Parcel NO. 49WV" as conveyed to State of Ohio (City of London) (O.R. 105, Page 77);

thence with the southerly right-of-way line of State Route 142-East High Street and southerly lines of the aforesaid 0.699 acres "Parcel NO. 49WV" for the next 3 calls:

- 1) N 70°42'12" E, a distance of 309.51 feet to a 5/8" iron pin (set);
- 2) N 76°15'41" E, a distance of 60.53 feet to a 5/8" iron pin (found);
- 3) N 62°25'46" E, a distance of 119.78 feet to a 3/4" iron pin (found) marking the southwesterly corner of a 0.362 acre "Parcel 55WV" as conveyed to State of Ohio (City of London) (O.R. 94, Page 537) and the northwesterly corner of what remains of an original 1 acre "Parcel II, Tract One" as conveyed to David L. Fender (O.R. 265, Page 858);

thence with the westerly line of what remains of the aforesaid original 1 acre "Parcel II, Tract One" S 21°16'38" E, a distance of 147.15 feet to a 5/8" iron pin (set);

thence with the southerly line of what remains of the aforesaid original 1 acre "Parcel II, Tract One" N 68°43'22" E passing the southwesterly corner to and continuing with the southerly line of what remains of an original 38-50/100 acres "Parcel I, First Tract" as conveyed to David L. Fender (O.R. 265, Page 858) passing a 1" pipe (found) at 288.00 feet marking the southwesterly corner to and

continuing with the southerly line of what remains of an original 0.317 acre "Tract Two" as conveyed to Gerald Wood and Elizabeth A. Fletcher (O.R. 408, Page 39) passing the southwesterly corner to and continuing with the southerly line of an original 2847.5 square feet "Tract Three" as conveyed to Gerald Wood and Elizabeth A. Fletcher (O.R. 408, Page 39), passing the southwesterly corner to and continuing with the southerly line of what remains of an original 0.61 acre "Tract One" as conveyed to Gerald Wood and Elizabeth A. Fletcher (O.R. 408, Page 39), and passing the southwesterly corner to and continuing with the southerly line of an original 0.83 acres tract as conveyed to Charles E. Henson and Carolyn L. Henson (O.R. 384, Page 383), a total distance of 658.29 feet to a 1" iron pipe (found);

thence with the easterly line of what remains of the aforesaid original 0.83 acres tract N 21°33'59" W, a distance of 162.78 feet to a 5/8" iron pin (set) in the southerly right-of-way line of State Route 142-East High Street (MAD-142-0.49) and marking the southeasterly corner of a 0.187 acres "Parcel NO. 57WV" as conveyed to State of Ohio (City of London) (O.R. 99, Page 1409) and the southwesterly corner of a 0.684 acres "Parcel NO. 49WV1" as conveyed to State of Ohio (City of London) (O.R. 105, Page 74);

thence with the southerly right-of-way line of State Route 142-East High Street and southerly line of the aforesaid 0.684 acres "Parcel NO. 49WV1" N 68°21'42" E, a distance of 662.55 feet to a 3/4" iron pin (found) with aluminum cap in the westerly line of Lot No. 1 of Buckingham Place Subdivision No.1, Phase I London, Ohio (P.B. 2, Slide 251);

thence with the westerly line of Buckingham Place Subdivision No.1, Phase I London, Ohio S 21°37'52" E, a distance of 162.42 feet to a 5/8" iron pin (found) marking the northwesterly corner of Lot No. 1 of Buckingham Place Subdivision No.1, Phase II London, Ohio (P.B. 2, Page 251);

thence with the westerly line of Buckingham Place Subdivision No.1, Phase II London, Ohio S 21°42'56" E passing a 1" pipe (found) at

180.01 feet marking the northwesterly corner to and continuing with the westerly of Lot No. 27 of Buckingham Place Subdivision No.1, Phase 3 London, Ohio (P.B. 2, Page 585), a total distance of 360.04 feet to a 5/8" iron pin (found) marking the southwesterly corner of Lot No. 31 of Buckingham Place Subdivision No.1, Phase 3 London, Ohio (P.B. 2, Slide 585);

thence with the lines of Buckingham Place Subdivision No.1, Phase 3 London, Ohio for the next 3 calls:

- 1) N 68°11'20" E, a distance of 40.03 feet to a 5/8" iron pin (found);
- 2) S 21°39'29" E, a distance of 105.94 feet to a 5/8" iron pin (found);
- 3) N 68°31'50" E, a distance of 39.96 feet to the point of beginning, **containing 55.027 acres of land.**


Subject to all legal easements and rights of way of record.

Bearings are based upon the Grid Azimuth (Az 100°05'10.1") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken May 27, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in May 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S25-186 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".




Jason C. McConnaughey, P.S. 8509