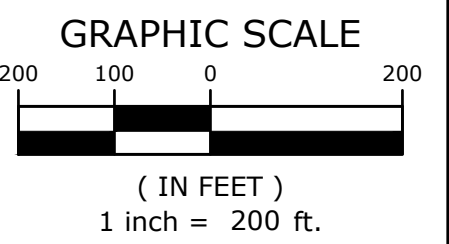
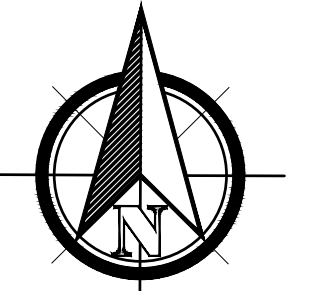


STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON
 VIRGINIA MILITARY SURVEY No. 5802



ARCADIS

8101 North High Street, Suite 100
 Columbus OH 43235 USA
 tel 614 818 4900 fax 614 818 4901
 arcadis.com

SUBMISSION:

REVISION:

STAMP:

TOM CAT LLC
 LONDON, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW

IBI NO.: 143916

DATE: JULY 2025

SCALE: HORIZONTAL: 1"=200'

VERTICAL:

SHEET TITLE:

**PROPERTY
 SPLIT
 SURVEY**

SHEET NO.:

JUDY R. CECIL, TRUSTEE
 O.R. 226, PG. 1835
 102.774 ACRES
 PARCEL TWO

OHIO STATE PLANE COORDINATE SYSTEM,
 SOUTH ZONE, NAD 83, 2011 ADJUSTMENT.
 MADISON COUNTY MONUMENT No. 02-004
 N 693685.921
 E 1702621.313
 N14°55'11"E - 2964.83'
 TRUE PLACE OF BEGINNING 38.707 ACRES
 N 696550.800
 E 1703384.653

Curve #	Length	Radius	Delta	CB	CHORD
C1	111.74'	685.00'	9°20'46"	N53°45'01"W	111.61'
C2	36.08'	25.00'	82°41'22"	N82°49'03"E	33.03'
C3	34.09'	25.00'	78°07'17"	N2°24'43"E	31.51'
C4	159.45'	270.00'	33°50'10"	S53°34'01"E	157.14'

BEARING REFERENCE

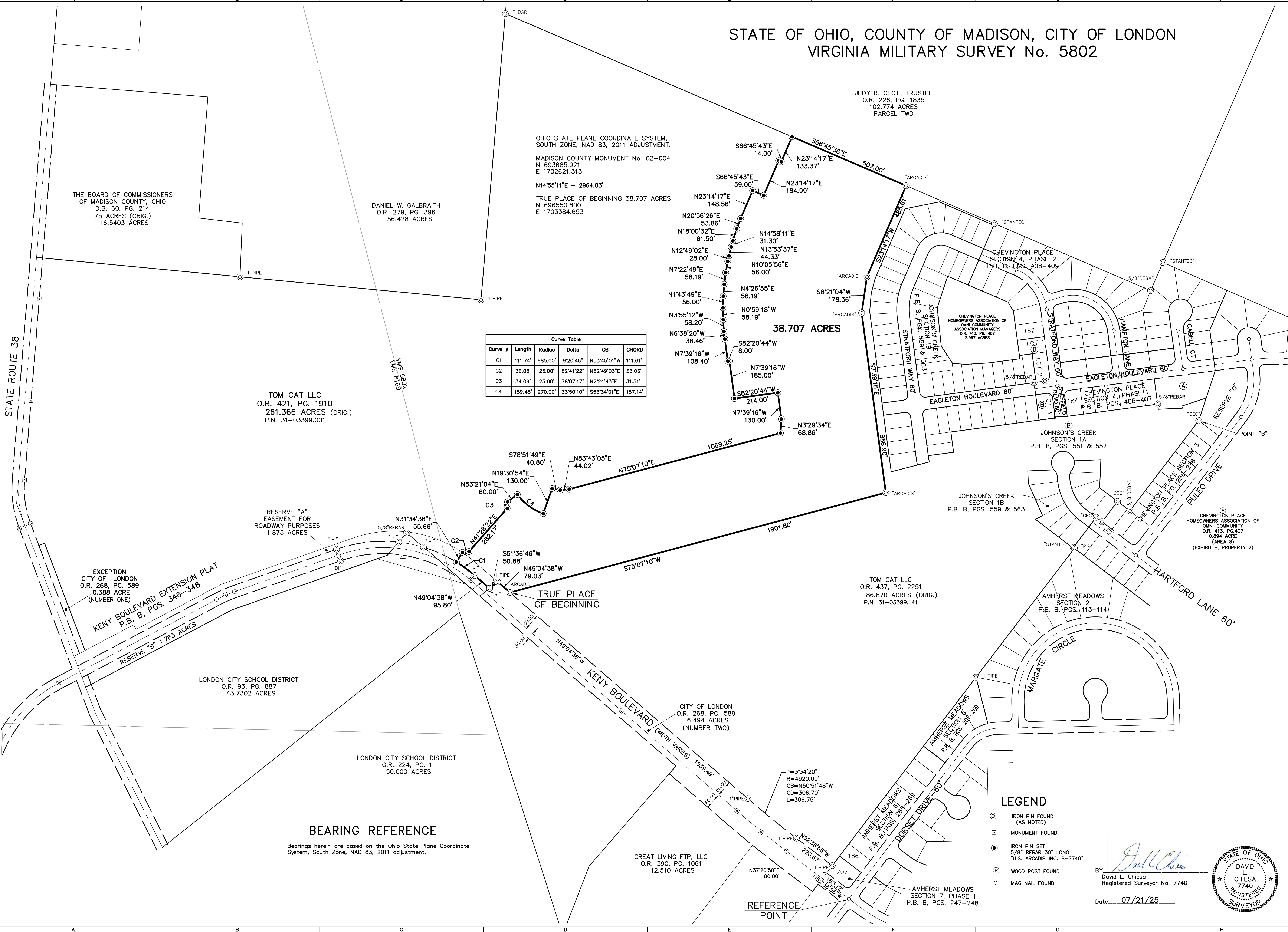
Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment.

LEGEND

- IRON PIN FOUND (AS NOTED)
- MONUMENT FOUND
- IRON PIN SET 30" LONG 5/8" REBAR 30" LONG "U.S. ARCADIS INC. S-7740"
- ⊙ WOOD POST FOUND
- MAG NAIL FOUND

BY: *David L. Chiesa*
 David L. Chiesa
 Registered Surveyor No. 7740

Date: 07/21/25



THE BOARD OF COMMISSIONERS
 OF MADISON COUNTY, OHIO
 D.B. 60, PG. 214
 75 ACRES (ORIG.)
 16.5403 ACRES

DANIEL W. GALBRAITH
 O.R. 279, PG. 396
 56.428 ACRES

TOM CAT LLC
 O.R. 421, PG. 1910
 261.366 ACRES (ORIG.)
 P.N. 31-03399.001

TOM CAT LLC
 O.R. 437, PG. 2251
 86.870 ACRES (ORIG.)
 P.N. 31-03399.141

LONDON CITY SCHOOL DISTRICT
 O.R. 93, PG. 887
 43.7302 ACRES

LONDON CITY SCHOOL DISTRICT
 O.R. 224, PG. 1
 50.000 ACRES

GREAT LIVING FTP, LLC
 O.R. 390, PG. 1061
 12.510 ACRES

CITY OF LONDON
 O.R. 268, PG. 589
 6.494 ACRES
 (NUMBER TWO)

AMHERST MEADOWS
 SECTION 7, PHASE 1
 P.B. B, PGS. 247-248

JOHNSON'S CREEK
 SECTION 1A
 P.B. B, PGS. 551 & 552

JOHNSON'S CREEK
 SECTION 1B
 P.B. B, PGS. 559 & 563

AMHERST MEADOWS
 SECTION 2
 P.B. B, PGS. 113-114

CHEVINGTON PLACE
 HOMEOWNERS ASSOCIATION OF
 OHIO COMMUNITY
 O.R. 413, PG. 407
 0.894 ACRE
 (AREA B)
 (EXHIBIT B, PROPERTY 2)

CHEVINGTON PLACE
 SECTION 4, PHASE 2
 P.B. B, PGS. 408-409

JOHNSON'S CREEK
 SECTION 1B
 P.B. B, PGS. 559 & 563

CHEVINGTON PLACE
 SECTION 4, PHASE 1
 P.B. B, PGS. 405-407

CHEVINGTON PLACE
 SECTION 4, PHASE 1
 P.B. B, PGS. 405-407

JOHNSON'S CREEK
 SECTION 1A
 P.B. B, PGS. 551 & 552

JOHNSON'S CREEK
 SECTION 1B
 P.B. B, PGS. 559 & 563

CHEVINGTON PLACE
 SECTION 4, PHASE 1
 P.B. B, PGS. 405-407

AMHERST MEADOWS
 SECTION 2
 P.B. B, PGS. 113-114

CHEVINGTON PLACE
 SECTION 4, PHASE 1
 P.B. B, PGS. 405-407

AMHERST MEADOWS
 SECTION 2
 P.B. B, PGS. 113-114

AMHERST MEADOWS
 SECTION 6
 P.B. B, PGS. 249-249

AMHERST MEADOWS
 SECTION 6
 P.B. B, PGS. 249-249

AMHERST MEADOWS
 SECTION 6
 P.B. B, PGS. 249-249

AMHERST MEADOWS
 SECTION 6
 P.B. B, PGS. 249-249

AMHERST MEADOWS
 SECTION 6
 P.B. B, PGS. 249-249

C:\Users\chiesa2460\Desktop\Acco\Acco\Arcadis\ACCT_03_01\02_Survey\Maping\JOHNSON'S CREEK SPLIT_2025.dwg by chieas246 on 07/21/2025 @ 02:40:13 pm © M&E Companies, Inc.

DESCRIPTION OF 38.707 ACRES
NORTH OF KENY BOULEVARD
EAST OF S.R.38 (ELM STREET)
CITY OF LONDON, MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, City of London, being parts of Virginia Military Survey No. 5802, being Auditor's Parcel number 31-03399.001, and part of that original 261.754 acre tract of that land as described in a deed to Tom Cat, LLC, of record in Official Record 421, Page 1910, all references herein being to the records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at a Mag Nail found at the centerline intersection of Keny Boulevard, 70 feet in width, and Dorset Drive, 60 feet in width, as shown and delineated on the plat Amherst Meadows Section 7 Phase 1, of record in Plat Book B, Pages 247 & 248; thence North $52^{\circ}38'58''$ West, along the centerline of Keny Boulevard, a distance of 163.13 feet to a point; thence North $37^{\circ}20'58''$ East, a distance of 80.00 feet an iron pin found on the northerly right-of-way line of Keny Boulevard and the most southerly corner to that 86.870 acre tract as described in a deed to Tom Cat, LLC, of record in Official Record 437, Page 2251;

Thence along said right-of-way line established by deed of record in Official Record 268, Page, 589 (2.494 acres, Number Two), the following courses;

1. North $52^{\circ}38'58''$ West, a distance of 220.67 feet to an iron pin found at a point of curvature;
2. With the arc of a curve to the right, having a radius of 4920.00 feet, a central angle of $3^{\circ}34'20''$, an arc length of 306.75 feet, the chord of which bears North $50^{\circ}51'48''$ West, a chord distance of 306.70 feet to an iron pin found at the point of tangency;
3. North $49^{\circ}04'38''$ West, a distance of 1539.49 feet to an iron pin found previously set by Arcadis Inc. at the northwesterly corner of that 86.870-acre tract as conveyed in a deed to Tom Cat LLC, of record in Official Record 437, Page 2251 and at the **TRUE PLACE OF BEGINNING**;

Thence North $49^{\circ}04'38''$ West, continuing along said right of way line, a distance of 79.03 feet to a 1" pipe found at the northeasterly corner of Reserve "A" as shown and delineated on the plat of Keny Boulevard Extension, of record in Plat Book B, Pages 346, 347 & 348;

Thence South $51^{\circ}36'46''$ West, along the easterly line of Reserve A, a distance of 50.88 feet to an iron pin found at the southeasterly corner of said Reserve "A" and again in the northerly right-of-way line of Keny Boulevard, 30 feet from centerline;

Thence along said right-of-way line the following courses:

1. North $49^{\circ}04'38''$ West, a distance of 95.80 feet to an iron pin set at a point of curvature;
2. With the arc of a curve to the left, having a radius of 685.00 feet, a central angle of $09^{\circ}20'46''$, an arc length of 111.74 feet, the chord of which bears North $53^{\circ}45'01''$ West, a chord distance of 111.61 feet to an iron pin set;

Thence through said 261.754-acre tract with a new division line, the following courses:

1. North $31^{\circ}34'36''$ East, a distance of 55.66 feet to an iron pin set;
2. With the arc of a non-tangent curve to the left having a radius of 25.00 feet, a central angle of $82^{\circ}41'22''$, an arc length of 36.08 feet, the chord of which bears North $82^{\circ}49'03''$ East, a distance of 33.03 feet to an iron pin set;
3. North $41^{\circ}28'22''$ East, a distance of 282.17 feet to an iron pin set at a point of tangency;
4. With the arc of a curve to the left having a radius of 25.00 feet, a central angle of $78^{\circ}07'17''$, an arc length of 34.09 feet, the chord of which bears North $02^{\circ}24'43''$ East, a chord distance of 31.51 feet to an iron pin set;
5. North $53^{\circ}21'04''$ East, a distance of 60.00 feet to an iron pin set;
6. With the arc of a non-tangent curve to the left having a radius of 270.00 feet, a central angle of $33^{\circ}50'10''$, an arc length of 159.45 feet, the chord of which bears South $53^{\circ}34'01''$ East, a chord distance of 157.14 feet to a iron pin set;
7. North $19^{\circ}30'54''$ East, a distance of 130.00 feet to an iron pin set;
8. South $78^{\circ}51'49''$ East, a distance of 40.80 feet to an iron pin set;
9. North $83^{\circ}43'05''$ East, a distance of 44.02 feet to an iron pin set;
10. North $75^{\circ}07'10''$ East, a distance of 1069.25 feet to an iron pin set;

11. North 03°29'34" East, a distance of 68.86 feet to an iron set;
12. North 07°39'16" West, a distance of 130.00 feet to an iron pin set;
13. South 82°20'44" West, a distance of 214.00 feet to an iron pin set;
14. North 07°39'16" West, a distance of 185.00 feet to an iron pin set;
15. South 82°20'44" West, a distance of 8.00 feet to an iron pin set;
16. North 07°39'16" West, a distance of 108.40 feet to an iron pin set;
17. North 06°38'20" West, a distance of 38.46 feet to an iron pin set;
18. North 03°55'12" West, a distance of 58.20 feet to an iron pin set;
19. North 00°59'18" West, a distance of 58.19 feet to an iron pin set;
20. North 01°43'49" East, a distance of 56.00 feet to an iron pion set;
21. North 04°26'55" East, a distance of 58.19 feet to an iron pin set;
22. North 07°22'49" East, a distance of 58.19 feet to an iron pin set;
23. North 10°05'56" East, a distance of 56.00 feet to an iron pin set;
24. North 12°49'02" East, a distance of 28.00 feet to an iron pin set;
25. Norh 13°53'37" East, a distance of 44.33 feet to an iron pin set;
26. North 14°58'11" East, a distance of 31.30 feet to an iron pin set;
27. North 18°00'32" East, a distance of 61.50 feet to an iron pin set;
28. North 20°56'26" East, a distance of 53.86 feet to an iron pin set;
29. North 23°14'17" East, a distance of 148.56 feet to an iron pin set;
30. South 66°45'43" East, a distance of 59.00 feet to an iron pin set;
31. North 23°14'17" East, a distance of 184.99 feet to an iron pin set;
32. South 66°45'43" East, a distance of 14.00 feet to an iron pin set;
33. North 23°14'17" East, a distance of 133.37 feet to an iron pin set in the northerly perimeter of said 261.754-acre tract and the southerly line of that 102.774-acre tract, as conveyed in a deed to Judy R. Cecil, Tr., of record in Official Record 226, Page 1835;

Thence South 66°45'36" East, along the southerly line of said 102.774-acre tract, a distance of 607.00 feet to an iron pin found previously set by Arcadis Inc. at the northeasterly corner of that aforementioned 86.870-acre tract;

Thence along the westerly perimeter of said 86.870-acre tract the following courses:

1. South 23°14'17" West, a distance of 485.61 feet to an iron pin found previously set by Arcadis Inc.;
2. South 08°21'04" West, a distance of 178.36 feet to an iron pin found previously set by Arcadis Inc.;
3. South 07°39'16" East, a distance of 886.90 feet to an iron pin found previously set by Arcadis Inc.;
4. South 75°07'10" West, a distance of 1,901.80 feet to the **TRUE PLACE OF BEGINNING** and containing 38.707 acres of land.

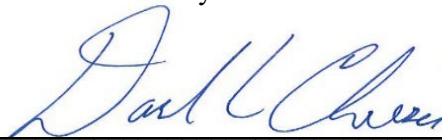
Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "ARCADIS U.S. INC, S-7740".

This description was prepared by Arcadis Survey, based on information obtained from actual field surveys of the premises performed in June 2025.



Arcadis Survey

By 
David L. Chiesa Date 07/17/25
Registered Surveyor No. 7740