

HNH VETERINARY CLINIC
AND CONSULTING COMPANY
MISC. RECORD 7 - PAGE 139
D. B. 245 - PAGE 474
ORIG. 80.003 Ac.

20 FOOT WIDE
DRAINAGE EASEMENT
AND SEWER EASEMENT
D. B. 252
PAGE 383

BEARINGS ARE BASED UPON THE RECORD BEARING
(N 46°35'33" W) OF THE NORTHEASTERLY LINE OF
THE 14.4756 ACRES TRACT AS FOUND IN D. B. 252
PAGE 383

S 43°15'08" W 1056.95'

15 FT. WIDE EASEMENT GRANTED TO
OHIO EDISON COMPANY
D. B. 253 - PAGE 120
DATED NOV. 18, 1980

CITY ACCEPTANCE:

WE APPROVE AND ACCEPT THE SANITARY,
WATER, STREET, AND STORM SEWER
IMPROVEMENTS.

APPROVED 6/25/92 *Gary H. Bates*
DATE SAFETY SERVICE DIRECTOR
APPROVED 6/26/92 *William J. Delmon*
DATE CHAIRMAN, PLANNING COMMISSION
APPROVED 6/24/92 *James J. Lindeman*
DATE CHAIRMAN, BOARD OF PUBLIC UTILITIES
APPROVED 6/24/92 *David R. Eades*
DATE MAYOR, CITY OF LONDON, OHIO

MADISON COUNTY AUDITOR _____
TRANSFERRED THIS ____ DAY OF ____, 1992.

MADISON COUNTY RECORDER _____
RECORDED THIS ____ DAY OF ____, 1992.
PLAT BOOK ____ PAGE NO. ____

DEED REFERENCES

HNH VETERINARY CLINIC
AND CONSULTING COMPANY
MISCELLANEOUS RECORD 7
PAGE 139
ORIGINAL 80.003 ACRES

DGM DEVELOPMENT COMPANY
DEED BOOK 245
PAGE 474
ORIGINAL 80.003 ACRES

SURVEY FOR
CONTINENTAL PROPERTIES
LAFAYETTE STREET - U. S. ROUTE 42
CITY OF LONDON
MADISON COUNTY, OHIO
V. M. S. NO. 5802

McCARTY ASSOCIATES
Engineers - Surveyors - Architects
213 N. High Street Hillsboro, Ohio 45133 (513) 393-9971
222 N. Oakland Avenue Washington C.H., Ohio 43160 (614) 335-3816

DATE	SCALE	DRAWING NO.
MAY 8, 1992	1"=100'	92-155

76-92

15.851 Acres

15.764 Ac. OUTSIDE RIGHT-OF-WAY

OAK HILL
CEMETERY ASSOCIATION
D. B. 028 - PAGE 203
8.60 Ac.

JAMES
E.
HERMAN
D. B. 255
PAGE 380
0.453 Ac.

CLARENCE C. WEGELIN
ET UX.
D. B. 263 - PAGE 338
1.09 Ac.

WILLIAM
F. MURRAY
ET UX.
D. B. 171
PAGE 181
ORIG. 0.906 Ac.

CONTAINS 0.087 Ac. SUBJECT TO A
PERPETUAL EASEMENT AND RIGHT-
OF-WAY REFERRED TO AS PARCEL
NO. 13-WV-2 AS SHOWN ON THE
HIGHWAY RIGHT-OF-WAY PLANS;
RECORDED EASEMENT SEARCHED
FOR BUT NOT FOUND.

0.845 ACRES
0.809 Ac.
OUTSIDE R/W

CONTAINS 0.036 Ac. SUBJECT TO A
PERPETUAL EASEMENT AND RIGHT-
OF-WAY REFERRED TO AS PARCEL
NO. 13-WV-2 AS SHOWN ON THE
HIGHWAY RIGHT-OF-WAY PLANS;
RECORDED EASEMENT SEARCHED
FOR BUT NOT FOUND.

LAFAYETTE STREET
U. S. ROUTE 42
SECTION 7.55



I HEREBY CERTIFY THIS TO BE A
PLAT OF A SURVEY MADE UNDER MY
DIRECTION IN MARCH, 1992.

Thomas E. Purtell
THOMAS E. PURTELL, P.S. 6519

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.

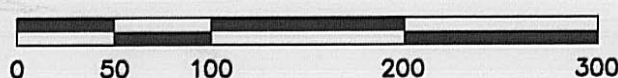
ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE INDICATED.

THE PROPERTY LIES OUTSIDE FLOOD HAZARD AREA
ZONE A, ACCORDING TO THE FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 390366 0001B,
DATED JULY 2, 1987

LEGEND

- ⊙ 1/4" IRON ROD (FOUND)
- 1/2" IRON ROD (FOUND)
- 5/8" IRON ROD (SET)

— x — WOVEN WIRE FENCE GEN-
ERALLY ON OR NEAR LINE



LEGAL DESCRIPTION
Continental 22 Fund Limited Partnership
15.851 Acres Tract

Situated in the City of London, County of Madison, State of Ohio, being a part of V. M. S. No. 5802, and being further bounded and described as follows:

Commencing at a 5/8" iron rod (set) in the southeasterly right-of-way line of LaFayette Street also referred to as U.S. Route 42, Section 7.55, said iron rod being the northeasterly corner of the original 14.4756 acres tract as conveyed to London Development Co. (D.B. 252, Page 383) and being 54.67 ft. right of Station 412+01.31 of the centerline of a survey made on U.S. Route 42, Section 7.55; thence with the northwesterly line of the original 80.003 acres tract of which this description is a part N 43 deg. 28 min. 40 sec. E, a distance of 201.48 ft. to a 5/8" iron rod (set) marking the true point of beginning of the tract of land herein described; thence continuing with northwesterly line of said original 80.003 acres tract N 43 deg. 28 min. 40 sec. E, a distance of 334.33 ft. to a 1/2" iron rod (found), said iron rod being the westerlymost corner of the 1.09 acres tract as conveyed to Clarence C. Wegelin, et ux (D.B. 263, Page 338); thence with Wegelin's line S 45 deg. 52 min. 14 sec. E, passing a 5/8" iron rod (set) in the southeasterly right-of-way line of U.S. Route 42 at 13.76 ft., a total distance of 198.90 ft. to a 1/2" iron rod (found); thence also with Wegelin's line N 44 deg. 07 min. 46 sec. E, a distance of 257.00 ft. to a 5/8" iron rod (set) in the westerly line of the original 0.906 acres tract as conveyed to William F. Murray, et ux (D.B. 171, Page 181); thence with Murray's line S 55 deg. 04 min. 17 sec. E, a distance of 76.70 ft. to a 5/8" iron rod (set); thence also with Murray's line N 23 deg. 15 min. 27 sec. E, passing Murray's corner and continuing with the easterly line of a 0.453 acres tract as conveyed to James E. Herman (D.B. 255, Page 380), a distance of 160.80 ft. to a 1/4" iron rod (found) in the southwesterly line of the 8.60 acres tract as conveyed to the Oak Hill Cemetery Association (D. B. 028, Page 203); thence with the southwesterly line of the Oak Hill Cemetery Association S 56 deg. 25 min. 25

sec. E, a distance of 611.46 ft. to a 5/8" iron rod (set) by a post; thence with a new division line S 43 deg. 15 min. 08 sec. W, a distance of 1056.95 ft. to a 5/8" iron rod (set), said iron rod being the easterlymost corner of the original 14.4756 acres tract as conveyed to the London Development Co. (D.B. 252, Page 383); thence with the northeasterly line of the London Development Co. N 46 deg. 35 min. 33 sec. W, a distance of 647.36 ft. to a 5/8" iron rod (set); thence with a new division line N 44 deg. 17 min. 00 sec. E, a distance of 201.50 ft. to a 5/8" iron rod (set); thence with another new division line N 46 deg. 35 min. 33 sec W, passing a 5/8" iron rod (set) in the southeasterly right-of-way line of U.S. Route 42 at 175.00 ft. a total distance of 184.06 ft. to the true point of beginning, containing 15.851 acres of land.

The above legal description contains 0.087 acres subject to a perpetual easement and right-of-way referred to as Parcel No. 13-WV-2 as shown on the highway right-of-way plans of U.S. Route 42, Section 7.55.

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

Bearings are based upon the record bearing (N 46 deg. 35 min. 33 sec. W) of the northeasterly line of the 14.4756 acres tract as found in D.B. 252, Page 383.

The above description is a part of the 16.696 acres tract as conveyed to Continental 22 Fund Limited Partnership and recorded in Deed Book ____, Page ____ of the Madison County Recorder's Office.

Land surveyed in March 1992, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Drawing No. 92-155 on file in the office of McCarty Associates, Hillsboro, Ohio.

LEGAL DESCRIPTION
Continental 22 Fund Limited Partnership
Out-Lot
0.845 Acres Tract

Situated in the City of London, County of Madison, State of Ohio, being a part of V. M. S. No. 5802, and being further bounded and described as follows:

Beginning at a 5/8" iron rod (set) in the southeasterly right-of-way line of LaFayette Street also referred to as U.S. Route 42, Section 7.55, said iron rod being the northeasterly corner of the original 14.4756 acres tract as conveyed to London Development Co. (D.B. 252, Page 383) and being 54.67 ft. right of Station 412+01.31 of the centerline of a survey made on U.S. Route 42, Section 7.55; thence with the northwesterly line of the original 80.003 acres tract of which this description is a part N 43 deg. 28 min. 40 sec. E, a distance of 201.48 ft. to a 5/8" iron rod (set); thence with a new division line S 46 deg. 35 min. 33 sec. E, passing a 5/8" iron rod (set) at 9.06 ft. a total distance of 184.06 ft. to a 5/8" iron rod (set); thence with another new division line S 44 deg. 17 min. 00 sec. W, a distance of 201.50 ft. to a 5/8" iron pin (set) in the northwesterly line of the original 14.4756 acres tract as conveyed to the London Development Co. (D.B. 252, Page 383); thence with the northeasterly line of the London Development Co. N 46 deg. 35 min. 33 sec. W, passing a 5/8" iron rod (set) in the southeasterly right-of-way line of U.S. Route 42 at 175.00 ft. a total distance of 181.23 ft. to the true point of beginning, containing 0.845 acres of land.

The above legal description contains 0.036 acres subject to a perpetual easement and right-of-way referred to as Parcel No. 13-WV-2 as shown on the highway right-of-way plans of U.S. Route 42, Section 7.55.

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

Bearings are based upon the record bearing (N 46 deg. 35 min. 33 sec. W) of the northeasterly line of the 14.4756 acres tract as found in D.B. 252, Page 383.

The above description is a part of the 16.696 acres tract as conveyed to Continental 22 Fund Limited Partnership and recorded in Deed Book _____, Page of the Madison County Recorder's Office.

Land surveyed in March 1992, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Drawing No. 92.155 on file in the office of McCarty Associates, Hillsboro, Ohio.