

PLAT OF 4.179 ACRES FOR SETON SQUARE LONDON, INC. FRONTING LAFAYETTE ST. IN VMS #5802

COUNTY OF MADISON
4.5813 AC.
D.B. 252, PG. 794

K MART

LONDON DEVELOPMENT CO.
ORIG. 14.4756 AC.
D. B. 252, PG. 383

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ORIG. 14.4756 AC.
D.B. 252, PG. 383

SHEFFIELD BLVD.

BEARING REFERENCE LINE
LAFAYETTE STREET, U.S. ROUTE 42
S. 42° 48' 27" W 536.50'

92.5' R/W
R/W U. S. 42

60.00'
P.O.B.

N 42° 48' 27" E
60.00'

15' SAN. ESM'T
D.B. 251, PG. 380

1 STORY
BRICK
HOUSE

3/4" I. PIPE

3/4" I. PIPE

251.75'

3/4" I. PIPE

118.70'

3/4" I. PIPE

S. 46° 35' 33" E. 370.45'
25' BUILDING SETBACK

LONDON RACQUETBALL
AND FITNESS CENTER INC.
1.00AC.
D.B. 248, PG. 248

N. 43° 24' 27" E. 315.23'

179.60'

9' BUILDING SETBACK

15' SAN ESM'T
D.B. 252, PG. 397

10.0' EASEMENT TO OHIO EDISON CO.
D.B. 253, PG. 120

15.0'

9' BUILDING SETBACK

S. 43° 24' 46" W. 163.11'

CAROLYN M. HEATH
ORIG. 80.003 AC.
D.B. 291, PG. 164

CAROLYN M. HEATH
ORIG. 80.003 AC.
D.B. 291, PG. 164
1.457 AC OUT OF 80.003 AC
4.179 AC TOTAL

3/4" I. PIPE

S. 49° 08' 38" E.

S 49°08'38" E

73.00'

25' BUILDING SETBACK

CAROLYN M. HEATH
ORIG. 54.081 AC.
D.B. 293, PG. 425

CAROLYN M. HEATH
ORIG. 54.081 AC.
D.B. 293, PG. 425
1.459 AC. OUT OF 54.081 AC.
2.722 AC. TOTAL OUT OF 54.081 AC.

PROPOSED 30' ACCESS ESM'T.

POSSIBLE 20' ESM'T
FROM AN UNRECORDED PLAT
HUNTERS RUN #1 PHASE 1

15' SAN ESM'T
D.B. 252, PG. 397

POSSIBLE 20' ESM'T
FROM AN UNRECORDED PLAT
HUNTERS RUN #1 PHASE 1

DELTA=17°22'15"
R=320.00'
CH=S 55°52'41" E
96.65'

15.0 SAN. ESM'T
D.B. 252, PG. 397

25' BUILDING SETBACK

9' BUILDING SETBACK

S 40°51'22" W 136.22'

CAROLYN M. HEATH
ORIG. 54.081 AC.
D.B. 293, PG. 425

60.00'

N 42° 48' 27" E
60.00'

15' SAN. ESM'T
D.B. 251, PG. 380

50' WATER ESM'T
D.B. 251, PG. 380

WOOD SHED

CAROLYN M. HEATH
ORIG. 54.081 AC.
D.B. 293, PG. 425
1.263 AC. OUT OF 54.081 AC.

PROPOSED CAMBRIDGE DRIVE 60' R/W

15' SAN. ESM'T
D.B. 252, PG. 397

POSSIBLE 20' ESM'T
FROM AN UNRECORDED PLAT
HUNTERS RUN #1 PHASE 1

DELTA=17°22'15"
R=320.00'
CH=S 55°52'41" E
96.65'

N 47° 11' 33" W 811.00'

CAROLYN M. HEATH
ORIG. 54.081 AC.
D.B. 293, PG. 425

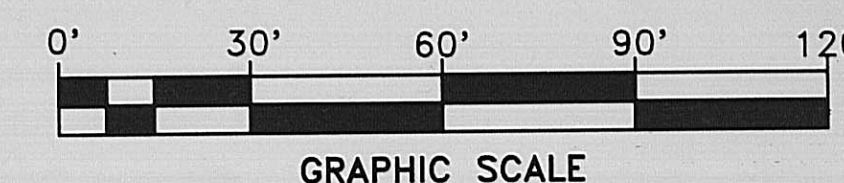
50' WATER ESM'T
D.B. 251, PG. 380

DELTA=17°22'15"
R=380.00'
N 55°52'41" W
114.77'

TO ALL PERSONS INTERESTED IN THE TITLE TO THE PREMISES SHOWN ON THIS PLOT PLAN; I HEREBY CERTIFY THAT I PERSONALLY MADE AN ACTUAL SURVEY OF THE PREMISES SHOWN ON THIS PLOT PLAN ON THE 1ST DAY OF FEBRUARY 1993; THAT THIS PLOT PLAN IS A CORRECT REPRESENTATION OF THE PREMISES AS DETERMINED BY SAID SURVEY. I FURTHER CERTIFY THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS ANY BOUNDARY LINE OF THE PREMISES EXCEPT AS SHOWN HEREON

LEGEND

- Sanitary Sewer Easements
- Easement
- Water Easement
- Building Set Back
- Interior & Adjacent Property Lines
- Overhead Lines Easement
- Iron Pin Set
- o I. P. Found



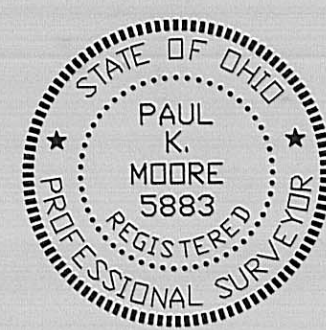
PAUL K. MOORE & ASSOCIATES

6515 EAST LIVINGSTON AVENUE
REYNOLDSBURG, OHIO 43068
614-866-9158

SCALE 1" = 30'	REVISIONS	BY	DATE
DATE 9-21-93			
DRN JWW/PKM			
APRD			
TITLE	PLAT OF SETON LONDON		
	9301-05P		
	102-93		

APPARENT VISIBLE ENCROACHMENTS
WOOD SHED ALONG SOUTHERLY
PROPERTY LINE

Paul K. Moore
PAUL K. MOORE REG. 5883 DATE 9-21-1993



DESCRIPTION OF 4.174 ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON, VIRGINIA MILITARY SURVEY NUMBER 5802 AND BEING 1.467 ACRES OUT OF AN ORIGINAL 80.003 ACRE TRACT AS CONVEYED TO CAROLYN M. HEATH AS RECORDED IN DEED BOOK 291, PAGE 164, AND 2.722 ACRES OUT OF AN ORIGINAL 54.081 ACRE TRACT CONVEYED TO CAROLYN M. HEATH, RECORDED IN DEED BOOK 293, PAGE 426.

ALL DEED REFERENCES REFER TO THE RECORDS RECORDER'S OFFICE, MADISON COUNTY, OHIO.

BASIS OF BEARING BEING THE CENTERLINE OF U. S. ROUTE 42 BEING SOUTH 42 DEGREES 48' 27" WEST.

BEGINNING FOR REFERENCE AT THE CENTERLINE INTERSECTION OF U. S. ROUTE 42 (LAFAYETTE STREET) WITH SHEFFIELD BOULEVARD, AS THE SAME IS SHOWN IN THE PLAT OF SHEFFIELD SUBDIVISION PHASE I OF RECORD IN PLAT SLIDE NO. 591;

THENCE SOUTH 42 DEGREES 48' 27" WEST, WITH THE CENTERLINE OF SAID U.S. ROUTE 42 (LAFAYETTE STREET), A DISTANCE OF 539.50 FEET TO A POINT;

THENCE SOUTH 47 DEGREES 11' 33" EAST, A DISTANCE OF 60.00 FEET TO AN IRON PIN SET IN THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE 42, BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE CONTINUING SOUTH 47 DEGREES 11' 33" EAST, ACROSS SAID 54.081 ACRE TRACT, A DISTANCE OF 456.94 FEET TO AN IRON PIN SET;

THENCE NORTH 43 DEGREES 24' 27" EAST, ACROSS SAID 54.081 ACRE TRACT, PASSING AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF A 1.03 ACRE TRACT AS CONVEYED TO LONDON RACQUETBALL AND FITNESS IN DEED BOOK 249, PAGE 249, AT A DISTANCE OF 135.63 FEET, FOR A TOTAL DISTANCE OF 315.23 FEET TO AN IRON PIN FOUND IN THE SOUTHERLY LINE OF A 4.5813 ACRE TRACT AS CONVEYED TO MADISON COUNTY IN DEED BOOK 252, PAGE 794, AND BEING THE NORTHWEST CORNER TO SAID LONDON RACQUETBALL AND FITNESS;

THENCE SOUTH 48 DEGREES 35' 33" EAST, WITH SAID SOUTHERLY LINE, PASSING AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF SAID 4.581 ACRE TRACT AND A SOUTHWESTERLY CORNER OF A 14.476 ACRE TRACT AS CONVEYED TO LONDON DEVELOPMENT COMPANY IN DEED BOOK 252, PAGE 383, AT A DISTANCE OF 251.75 FEET, A TOTAL DISTANCE OF 370.45 FEET TO AN IRON PIN FOUND AT THE SOUTHEASTERLY CORNER OF SAID 14.476 ACRE TRACT AND BEING A COMMON CORNER TO CAROLYN M. HEATH (DEED BOOK 291, PAGE 164) ORIGINAL 80.003 ACRE TRACT;

THENCE SOUTH 43 DEGREES 24' 46" WEST, ACROSS SAID 80.003 ACRE TRACT, A DISTANCE OF 163.11 FEET TO AN IRON PIN FOUND IN THE SOUTHERLY LINE OF SAID 80.003 ACRE TRACT AND THE NORTHERLY LINE OF SAID 54.081 ACRE TRACT;

THENCE SOUTH 49 DEGREES 08' 38" EAST, WITH THE SOUTHERLY LINE OF SAID 80.003 ACRE TRACT AND THE NORTHERLY LINE OF SAID 54.081 ACRE TRACT, A DISTANCE OF 73.00 FEET TO AN IRON PIN SET;

THENCE ACROSS SAID 54.081 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

SOUTH 40 DEGREES 51' 22" WEST, A DISTANCE OF 138.22 FEET
TO AN IRON PIN SET AT A POINT ON A CURVE;

SOUTH 25 DEGREES 20' 12" WEST, A DISTANCE OF 80.00 FEET
TO AN IRON PIN SET AT A POINT ON A CURVE;

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE
OF 17 DEGREES 22' 15", A RADIUS OF 380.00 FEET OF WHICH
WHOSE CHORD BEARS NORTH 55 DEGREES 52' 41" WEST, A CHORD
DISTANCE OF 114.77 FEET TO AN IRON PIN SET AT A POINT
OF TANGENCY;

NORTH 47 DEGREES 11' 33" WEST, A DISTANCE OF 811.00 FEET
TO AN IRON PIN SET IN THE EASTERLY RIGHT-OF-WAY OF
U. S. ROUTE 42 (LAPAYETTE STREET);

THENCE WITH THE EASTERLY RIGHT-OF-WAY OF SAID U. S. ROUTE
42, NORTH 42 DEGREES 48' 27" EAST, A DISTANCE OF 80.00 FEET
TO THE POINT OF BEGINNING AND CONTAINING 4.179 ACRES OR
182,037 SQUARE FEET, MORE OR LESS, SUBJECT TO ALL LEGAL
EASEMENTS AND RIGHT-OF-WAYS.

Paul K. Moore

PAUL K. MOORE
REG. SURV. 6883

