

SCALE: 1" = 200'

SURVEY OF RECORD

LOCATED IN VIRGINIA MILITARY SURVEYS
NO. 5670, 5802, AND 8886, CITY OF LONDON,
MADISON COUNTY, OHIO, CONTAINING 34.3154 ACRES

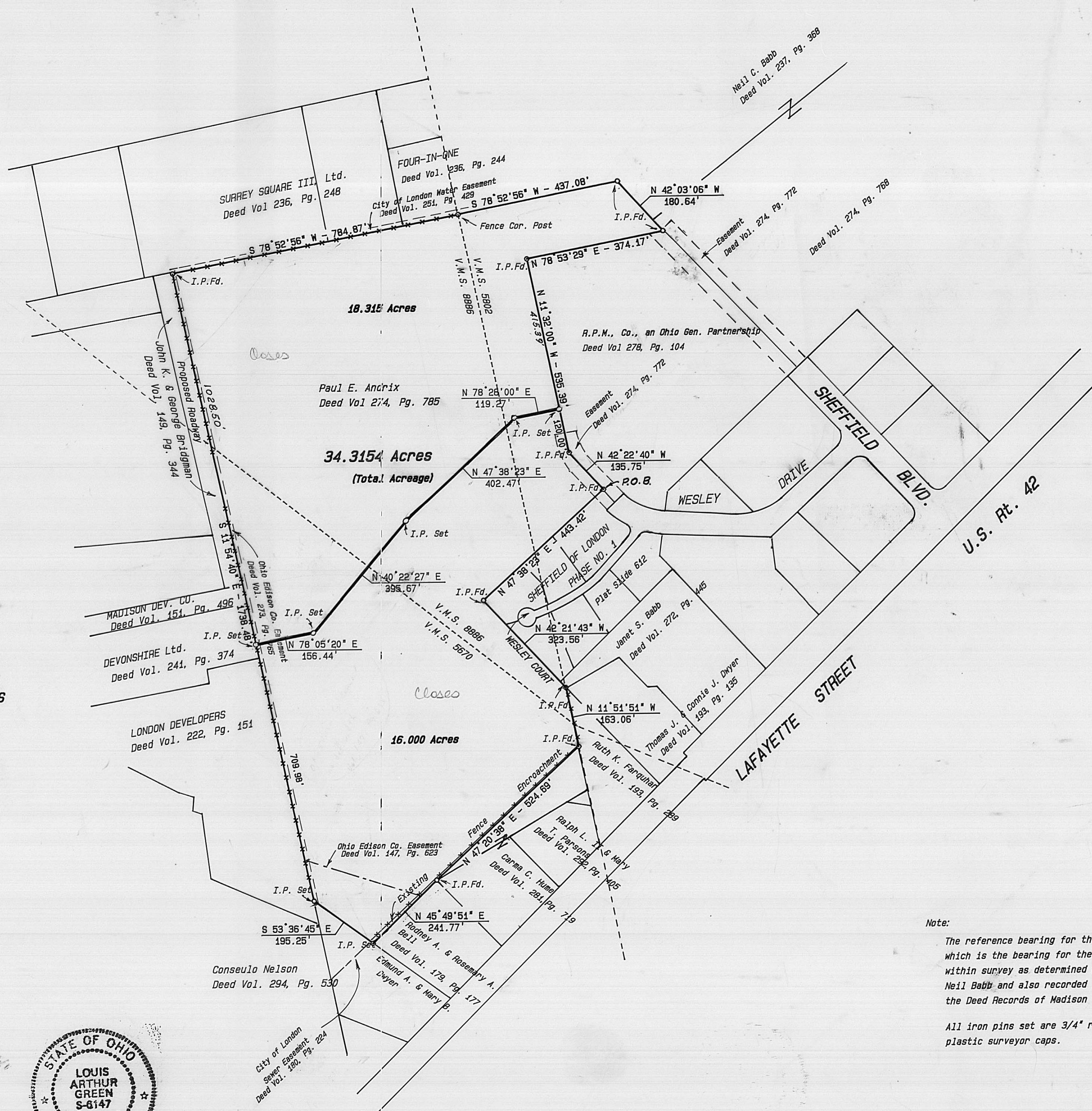
Prepared For:
ARLINGTON PARTNERS, INC.
155 East Broad Street, 16th Floor
Columbus, Ohio 43215

Prepared By:
LOUIS A. GREEN AND ASSOCIATES
894 North Detroit Street
Xenia, Ohio 45385



Louis A. Green
Registered Surveyor No. 6147

3/24/94
Date



Note:

The reference bearing for this survey is S 11°54'40" E, which is the bearing for the westerly (longest) line of the within survey as determined by previous survey performed by Neil Babb and also recorded in Deed Volume 274, Page 785, of the Deed Records of Madison County, Ohio.

All iron pins set are 3/4" re-bars with identifying plastic surveyor caps.

32-94

LOUIS A. GREEN AND ASSOCIATES
LAND PLANNERS AND SURVEYORS
894 North Detroit Street
Xenia, Ohio 45385

LOUIS A. GREEN, P.S.

513-372-5038
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LEGAL DESCRIPTION OF A 18.314 ACRE TRACT
OUT OF THE PAUL E. ANDRIX LAND IN LONDON, OHIO

Located in Virginia Military Surveys No. 5670, 5802, and 8886, City of London, Madison County, Ohio and being further described as follows:

Beginning at an iron pin found at the northeast corner of Sheffield of London, Phase I as recorded in Plat Slide 612 of the Plat Records of Madison County, Ohio, said point also being a northerly extension of the centerline of Wesley Drive on the west line of land conveyed to R.P.M. Company, an Ohio General Partnership, by deed recorded in Volume 278, Page 104 of the deed records of Madison County, Ohio, thence in a northwardly direction with a westerly line of said R.P.M. Company land for the following two courses: 1) north forty-two degrees twenty-two minutes forty seconds ($42^{\circ}22'40''$) west for a distance of one hundred thirty-five and 75/100 (135.75) feet to an iron pipe found at an angle point; 2) north eleven degrees thirty-two minutes no seconds ($11^{\circ}32'00''$) west for a distance of one hundred twenty and 00/100 (120.00) feet to an iron pin set at a new division line by this survey, said pin being the true point of beginning for the tract therein described; thence continuing in a northwardly direction with the westerly line

of said R.P.M. Company land on a bearing of north eleven degrees thirty-two minutes no seconds ($11^{\circ}32'00''$) west for a distance of four hundred fifteen and 39/100 (415.39) feet to an iron pin found at the northwest corner of said R.P.M. Company land; thence in an eastwardly direction with the northerly line of said R.P.M. Company land on a bearing of north seventy-eight degrees fifty-three minutes twenty-nine seconds ($78^{\circ}53'29''$) east for a distance of three hundred seventy-four and 17/100 (374.17) feet to an iron pin found in the westerly line of land conveyed to Neil C. Babb by deed recorded in Volume 274, Page 768 of said Deed Records; thence in a northwardly direction with a westerly line of said Babb land becoming a line of land conveyed to Neil C. Babb by deed recorded in Volume 237, Page 368 of said Deed Records on a bearing of north forty-two degrees three minutes six seconds ($42^{\circ}03'06''$) west for a distance of one hundred eighty and 64/100 (180.64) feet to an iron pin found; thence continuing with a line to said Babb land on a bearing of south seventy-eight degrees fifty-two minutes fifty-six seconds ($78^{\circ}52'56''$) west for a distance of four hundred thirty-seven and 08/100 (437.08) feet to an existing fence corner post being a corner to said Babb land, and also being the southeast corner of land conveyed to Four-In-One by deed recorded in Volume 236, Page 244 of said Deed Records, said pin also being on the line between Virginia Military Survey Nos. 5802 and 8886; thence continuing in a westwardly direction with the southerly line

of said Four-In-One land becoming the southerly line of Surrey Square III, Ltd. by deed recorded in Volume 236, Page 248 of said Deed Records on the last described course for a distance of seven hundred eighty-four and 87/100 (784.87) feet to an iron pin found at the northeast corner of land reserved for a proposed roadway and conveyed to John K. and George Bridgman by deed recorded in Volume 149, Page 344 of said Deed Records; thence in a southwardly direction with the easterly line of said Bridgman land becoming the easterly line of land conveyed to Madison Development Company by deed recorded in Volume 151, Page 496, and the easterly line of land conveyed to Devonshire, Ltd. by deed recorded in Volume 241, Page 374, all deeds being recorded in the Deed Records of Madison County, Ohio on a bearing of south eleven degrees fifty-four minutes forty seconds ($11^{\circ}54'40''$) east for a distance of one thousand twenty-eight and 50/100 (1028.50) feet to an iron pin set at a new division line by this survey; thence in a northeastwardly direction with said new division line for the following four (4) courses: 1) north seventy-eight degrees five minutes twenty seconds ($78^{\circ}05'20''$) east for a distance of one hundred fifty-six and 44/100 (156.44) feet to an iron pin set; 2) north forty degrees twenty-two minutes twenty-seven seconds ($40^{\circ}22'27''$) east for a distance of three hundred ninety-five and 67/100 (395.67) feet to an iron pin set; 3) north forty-seven degrees thirty-eight minutes twenty-three seconds ($47^{\circ}38'23''$) east for

a distance of four hundred two and 44/100 (402.44) feet to an iron pin set; and 4) north seventy-eight degrees twenty-six minutes no seconds (78°26'00") east for a distance of one hundred nineteen and 17/100 (119.27) feet to the true point of beginning containing eighteen and 314/10000 (18.314) acres and being subject to all easements and roadways of records.

The Reference Bearing for this survey is south 11°54'40" east which is the bearing for the westerly line of the above described tract as determined by a previous survey performed by Neil Babb and also recorded in Volume 274, Page 785 of the Deed Records of Madison County, Ohio.

The above described tract is the remaining lands as conveyed to Paul E. Andrix by deed recorded in Volume 274, Page 785 of the Deed Records of Madison County, Ohio.

The above description is based on a field survey conducted by Louis A. Green, Registered Surveyor Number 6147, State of Ohio, completed March 22, 1994.

LOUIS A. GREEN AND ASSOCIATES
LAND PLANNERS AND SURVEYORS
894 North Detroit Street
Xenia, Ohio 45385

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LEGAL DESCRIPTION OF A 16.000 ACRE TRACT
OUT OF THE PAUL E. ANDRIX LAND IN LONDON, OHIO

Located in Virginia Military Surveys No. 5670, 5802, and 8886, City of London, Madison County, Ohio and being further described as follows:

Beginning at an iron pin found at the northeast corner of Sheffield of London, Phase I as recorded in Plat Slide 612 of the Plat Records of Madison County, Ohio, said point also being a northerly extension of the centerline of Wesley Drive on the west line of land conveyed to R.P.M. Company, an Ohio General Partnership, by deed recorded in Volume 278, Page 104 of the deed records of Madison County, Ohio, thence in a northwardly direction with a westerly line of said R.P.M. Company land for the following two courses: 1) north forty-two degrees twenty-two minutes forty seconds ($42^{\circ}22'40''$) west for a distance of one hundred thirty-five and $75/100$ (135.75) feet to an iron pipe found at an angle point; 2) north eleven degrees thirty-two minutes no seconds ($11^{\circ}32'00''$) west for a distance of one hundred twenty and $00/100$ (120.00) feet to an iron pin set at a new division line by this survey; thence in a southwestwardly direction with said new division line for the following four (4) courses: 1) south seventy-eight degrees twenty-eight minutes

no seconds (78°28'00") west for a distance of one hundred nineteen and 27/100 (119.27) feet to an iron pin set; 2) south forty-seven degrees thirty-eight minutes twenty-three seconds (47°38'23") west for a distance of four hundred two and 47/100 (402.47) feet to an iron pin set; 3) south forty degrees twenty-two minutes twenty-seven seconds (40°22'27") west for a distance of three hundred ninety-five and 67/100 (395.67) feet to an iron pin set; and 4) south seventy-eight degrees five minutes twenty seconds (78°05'20") west for a distance of one hundred fifty-six and 44/100 (156.44) feet to an iron pin set in the easterly line of land conveyed to Devonshire, Ltd. by deed recorded in Volume 241, Page 374 of said Deed Records; thence in a southwardly direction with the easterly line of said Devonshire, Ltd. land and its extension being the easterly line of land conveyed to London Developers by deed recorded in Volume 222, Page 151 of said Deed Records on a bearing of south eleven degrees fifty-four minutes forty seconds (11°54'40") east for a distance of seven hundred eight and 98/100 (709.98) feet to an iron pin set at the northeast corner of land conveyed to Conseulo Nelson by deed recorded in Volume 294, Page 530 of said Deed Records; thence in a southeastwardly direction with the easterly line of said Nelson land on a bearing of south fifty-three degrees thirty-six minutes forty-five seconds (53°36'45") east for a distance of one hundred ninety-five and 25/100 (195.25) feet to an iron pin set at the

southeast corner of said Nelson land, also being a corner of land conveyed to Edmund A. and Mary Dwyer, and also being the northwest corner of land conveyed to Rodney A. and Rosemary A. Bell by deed recorded in Volume 179, Page 177 of said Deed Records; thence in a northeastwardly direction with the northerly line of said Bell land on bearing of north forty-five degrees forty-nine minutes fifty-one seconds (45°49'51") east for a distance of two hundred forty-one and 77/100 (241.77) feet to an iron pin found at the northeast corner of said Bell land, also being the northwest corner of land conveyed to Carma C. Hume by deed recorded in Volume 281, Page 719 of said Deed Records; thence continuing in a northeastwardly direction with the northerly line of said Hume land on a bearing of north forty-seven degrees twenty minutes thirty-eight seconds (47°20'38") east for a distance of five hundred twenty-four and 69/100 (524.69) feet to an iron pin found at the northeast corner of said Hume land, also being in the westerly line of land conveyed to Ruth K. Farquhar by deed recorded in Volume 193, Page 289 of said Deed Records, said pin also being on the Virginia Military Survey line between Survey Nos. 5802 and 8886; thence in a northwardly direction with the easterly line of said Farquhar land and said Military Survey Line on a bearing of north eleven degrees fifty-one minutes fifty-one seconds (11°51'51") west for a distance of one hundred sixty-three and 06/100 (163.06) feet to an iron pin found at the northeast corner

of said Farguhar land, also being the northwest corner of land conveyed to Thomas J. and Connie J. Dwyer by deed recorded in Volume 193, Page 135 of said Deed Records, said pin also being in the westerly line of land conveyed to Janet S. Babb by deed recorded in Volume 272, Page 445 of said Deed Records; thence in a northwestwardly direction with the westerly line of said Babb land, becoming the westerly line of said Sheffield of London, Phase I, Subdivision on a bearing of north forty-two degrees twenty-one minutes forty-three seconds ($42^{\circ}21'43''$) west for a distance of three hundred twenty-three and $56/100$ (323.56) feet to an iron pin found at the northwest corner of said Sheffield of London, Phase I Subdivision; thence in a northeastwardly direction with the northerly line of said Sheffield of London, Phase I on a bearing of north forty-seven degrees thirty-eight minutes twenty-three seconds ($47^{\circ}38'23''$) east for a distance of four hundred forty-three and $42/100$ (443.42) feet to the point of beginning containing sixteen and $000/10000$ (16.000) acres and being subject to all easements and roadways of record.

The Reference Bearing for this survey is south $11^{\circ}54'40''$ east which is the bearing for the westerly line of the above described tract as determined by a previous survey performed by Neil Babb and also recorded in Volume 274, Page 785 of the Deed Records of Madison County, Ohio.

The above described tract is the remaining lands as conveyed to Paul E. Andrix by deed recorded in Volume 274, Page 785 of the Deed Records of Madison County, Ohio.

The above description is based on a field survey conducted by Louis A. Green, Registered Surveyor Number 6147, State of Ohio, completed March 22, 1994.