



Situated in the State of Ohio, County of Madison, City of London, being located in Virginia Military Survey No. 5802 and containing 34.049 acres of land, more or less being out of that tract of land conveyed to Neil C. Babb of record in Deed Book 274, Page 768 (all references used in this description refer to the records of the Recorder's Office, Madison County, Ohio), said 34.044 acres being more particularly described as follows:

Beginning for reference at a P.K. nail found in the centerline of Sheffield Boulevard (70.00 feet in width) being in a westerly line of Sheffield Subdivision as shown for record on slide No. 591, also being the southeasterly corner of a 7.400 acre tract conveyed to London Apartments Ltd. Partnership of record in Deed Book 297, Page 115, also being a northeasterly corner of a 7.7219 acre tract of land conveyed to R.P.M. Company of record in Deed Book 278, Page 104;

Thence NORTH 42°12'04" WEST with the northwesterly projection of the centerline of said Sheffield Boulevard, the northeasterly line of said 7.7219 acre tract, the northwesterly line of said 7.400 acre tract a distance of 332.13 feet to a 3/4 inch I.D. iron pipe found at the southwesterly corner of said 7.400 acre tract the true point of beginning;

Thence from said true point of beginning NORTH 42°12'04" WEST continuing with the northwesterly projection of the centerline of said Sheffield Boulevard a distance of 383.04 feet to an 3/4 inch I.D. iron pipe set a northeasterly corner of a 34.4194 acre tract of land conveyed to Paul E. Andrix of record in Deed Book 274, Page 785;

Thence SOUTH 78°43'21" WEST with the northerly line of said 34.4194 acre tract a distance of 437.43 feet to a P.K. nail set in an 18 inch locust post; the southeasterly corner of an original 1.354 acre tract of land conveyed to Four-In-One of record in Deed Book 236, Page 244;

Thence NORTH 11°41'33" WEST with the east line of said original 1.354 acre tract, an easterly line of an original 81.5 acre tract of land conveyed to John and George Bridgman of record in Deed Book 149, Page 344, the easterly line of a 0.526 acre tract of land conveyed to Paul and Verna Gallimore of record in Deed Book 235, Page 193 and Deed Book 243, Page 225 the easterly line of a 0.526 acre tract of land conveyed to Gordon and Ruthann Johnson of record in Deed Book 234, Page 335 and Deed Book 243, Page 227 a distance of 1399.91 feet to a 3/4 inch iron pipe set the northeasterly corner of said Johnson tract, a southeasterly corner of a 50.00 acre tract of land conveyed to the London City School District of record in Deed Book 224, Page 1;

Thence NORTH 10°15'36" WEST with an easterly line of said 50.00 acre tract a distance of 59.44 feet to a 1/2 inch I.D. iron pipe found at a southwesterly corner of a tract of land conveyed to Frank B. and Janet L. Sollars of record in Deed Book 284, Page 832;

Thence SOUTH 63°32'06" EAST with a westerly line of a 102.00 acre tract of land conveyed to Frank B. and Janet L. Sollars, joint lives of record in Official Record 10, Page 715 a distance of 1217.37 feet to a 5/8 inch solid iron pin found a southwesterly corner of said 102.00 acre tract, passing a capped 5/8 inch solid pin at the northwesterly corner of said 102.00 acre tract at a distance of 662.79 feet, also being the northwesterly corner of a 14.317 acre tract of land conveyed to Carmen Scott of record in Deed Book 294, Page 197;

Thence SOUTH 64°41'20" EAST with the westerly line of said 14.317 acre tract a distance of 1142.67 feet to 3/4 inch solid capped pin found the southwesterly corner of said 14.317 acre tract;

Thence SOUTH 47°29'28" WEST with the south line of said Babb tract a distance of 276.31 feet to 5/8 inch solid iron pin found the northeasterly corner of said 7.400 acre tract;

Thence NORTH 42°12'04" WEST with the northeasterly line of said 7.400 acre tract a distance of 332.06 feet to a 5/8 inch solid iron pin found the northwesterly corner of said 7.400 acre tract;

Thence SOUTH 47°29'28" WEST with the northwesterly line of said 970.53 feet to the true point of beginning and containing 34.049 acres of land more or less

Subject to all restrictions, easements, and rights of way of previous record.

Basis of Bearings: The northwesterly projection of Sheffield Boulevard was assigned a bearing of NORTH 42°12'04" WEST as shown on the recorded plat of Sheffield Subdivision.

The above description was prepared by Robert E. Blackburn, Ohio Professional Surveyor No. 6305 of Geo Graphics, Inc. based upon an actual field survey of the premises in January of 1995.

Geo Graphics, Inc.

By Robert E. Blackburn

Robert E. Blackburn  
Ohio Professional Surveyor No. 6305

