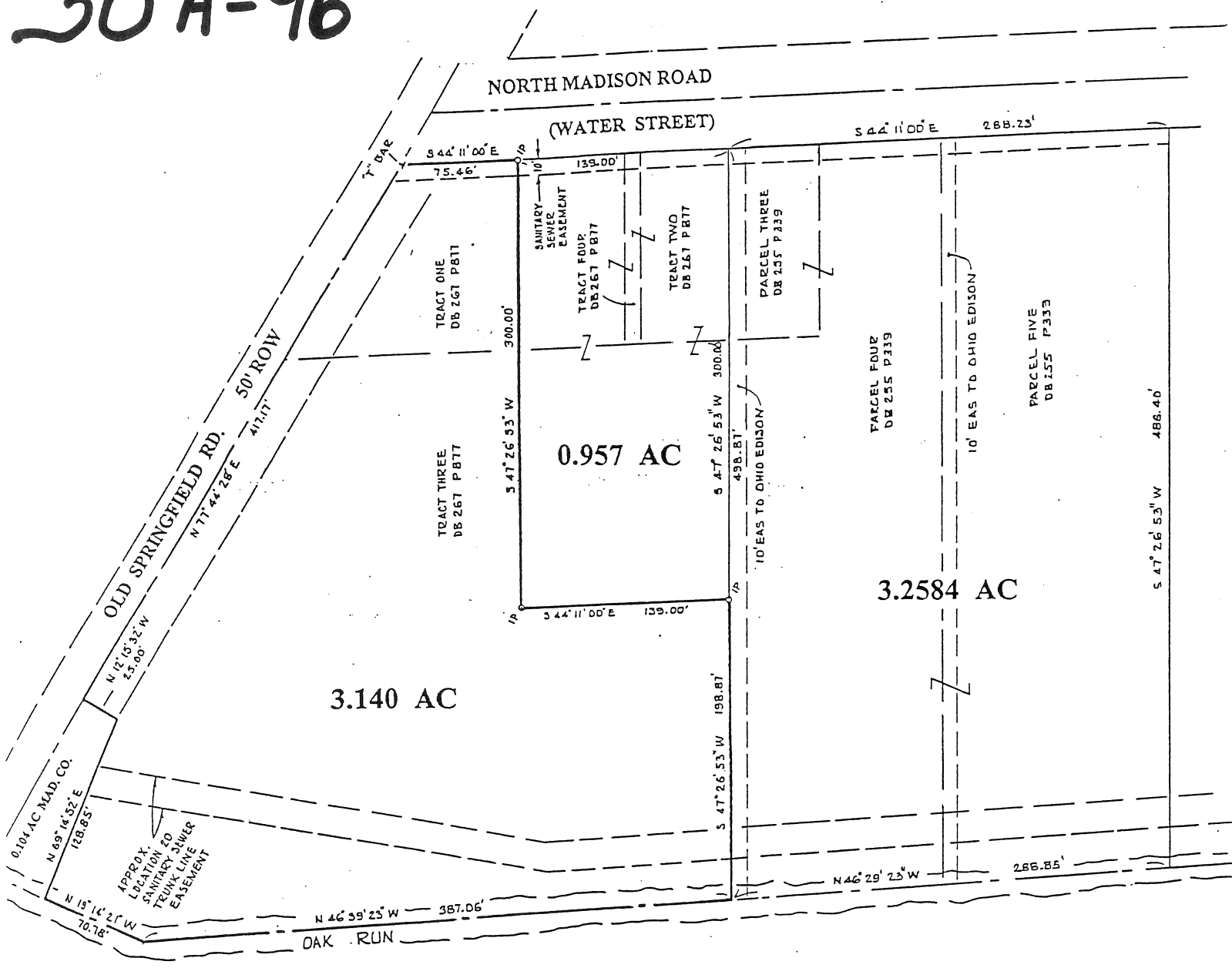
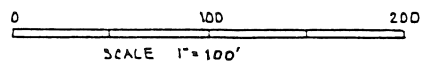


30A-96



0.104 AC MAD. CO.
 N 69° 14' 52" E
 128.85'
 N 15° 14' 21" W
 70.78'
 APPROX. LOCATION TO SANITARY SEWER TRUNK LINE EASEMENT



PLAT OF
 3.140 ACRE TRACT
 CITY OF LONDON OHIO
 MADISON COUNTY
 VMS8742

for
 LIVE OAK PROPERTIES
 OCTOBER 1995 1410-95

THE THOMAS ENGINEERING & SURVEYING COMPANY

Robert G. Watts
 ROBERT G. WATTS REG. SURVEYOR #4138

214.46

SITUATE in the State of Ohio, County of Madison, City of Landon, Virginia Military Survey No. 8742 and being parts of Tracts One and Three of the land conveyed by deed of record in Deed Book 267, Page 877, Recorders Office, Madison County, Ohio and being more particularly described as follows:

Beginning at a found "T" bar at the intersection of the centerline of Old Springfield Road (County Road No. 13, 50 feet right-of-way) and the southwesterly right-of-way line of North Madison Road (66 foot right-of-way, and formerly known as Water Street) also being the northeast corner of said Tract One; thence with said southwestern right-of-way of North Madison Road and the northeast line of said Tract One, South $44^{\circ} 11' 00''$ East, a distance of 75.46 feet to a found iron pin at the north, or northeast, corner of a 0.957 acre tract; thence crossing said Tracts One and Three, and with the north, or northwest, line of said 0.957 acre tract, South $47^{\circ} 28' 53''$ West, a distance of 300.00 feet, to a found iron pin at the west, or northwest, corner of said 0.957 acre tract; thence with the west, or southwest line of said 0.957 acre tract,

South $44^{\circ} 11' 00''$ East, a distance of 139.00 feet to a found iron pin at the south, or southwest, corner of said 0.957 acre tract on the north, or northwest, line of a 3.2584 acre tract; thence with said north, or northwest, line, South $47^{\circ} 28' 53''$ West, a distance of 199.87 feet to the west, or northwest corner of said 3.2584 acre tract in the middle of Oak Run and on the east, or northeast, line of a 99.01 acre tract conveyed by deed of record in Deed Book 148, Page 197; thence with said east, or northeast, line, and with said middle of Oak Run,

North $46^{\circ} 39' 23''$ West, a distance of 327.06 feet to an angle point in said line; thence continuing with said line, and said Oak Run,

North $19^{\circ} 14' 21''$ West, a distance of 70.78 feet to a corner of a 0.104 acre Madison County tract conveyed by deed of

record in Deed Book 295, Page 650; thence with the south line of said 0.104 acre tract, and the new south line of Old Springfield Road,

North $68^{\circ} 14' 52''$ East, a distance of 128.85 feet to the southeast corner of said 0.104 acre tract; thence with the east line of said 0.104 acre tract,

North $12^{\circ} 15' 32''$ West, a distance of 25.00 feet to the northeast corner of said 0.104 acre tract on the centerline of Old Springfield Road and the north line of said Tract Three; thence with said centerline and said north line,

North $77^{\circ} 44' 28''$ East, a distance of 417.17 Feet to the point of beginning containing 3.140 acres more or less and being subject however to all legal highways and easements of record.

All Deed Books mentioned are those found in the Recorders Office, Madison County, Ohio. Bearings are based on the bearing of South $44^{\circ} 11' 00''$ East for the southwest line of North Madison Road, from the deed recorded in Deed Book 263, Page 606, Recorders Office, Madison County, Ohio. This description is based on a 1983 survey by Neil Babb RPLS #5969, the ODOT-Madison County deed of record in Deed Book 295, Page 650, a 1985, and a 1985 survey by the Thomas Engineering & Surveying Co.


Robert G. Watts RPLS #3132