



- LEGEND**
- IRON PIN FOUND
  - △ RAILROAD SPIKE FOUND
  - DRILL HOLE FOUND
  - ▲ RAILROAD SPIKE SET
  - IRON PIN SET
  - UTILITY POLE

**DESCRIPTION OF A 30.000 ACRE TRACT, NORTHEAST OF KENY BOULEVARD, AND NORTHWEST OF STATE ROUTE 142, CITY OF LONDON, OHIO**

Situated in the State of Ohio, County of Madison, City of London, lying in Virginia Military Survey 5801, and being a 30.000 acre tract out of the original 97.2603 acre tract conveyed to Necco America Corporation, an Ohio Corporation, by a deed of record in Deed Book 292, Page 867, all records herein of the Recorder's Office, Madison County, Ohio, and said 30.000 acre tract being bounded and more particularly described as follows:

Beginning, for reference, at a railroad spike found marking the intersection of the centerlines of State Route 142 (60.00 feet-wide) and Keny Boulevard (variable width) as shown and delineated on the LONDON, OH. STREET AND WATERLINE IMPROVEMENT PLAN-MAY 1989 - KENY BOULEVARD, as prepared by Neil Babb, Madison County Engineer, signed and dated July 1, 1990, and kept for record at that office;

Thence North 26°01' 20" West, a distance of 516.28 feet, along a southwest line of said original 97.2603 acre tract, said line also being the centerline and tangent of said Keny Boulevard, to an iron rebar found marking the point of intersection at station 37+35.28, said iron rebar also marking a corner of said original 97.2603 acre tract;

Thence North 56°38' 57" West, a distance of 356.61 feet, along a southwest line of said original 97.2603 acre tract, said line also being the tangent and centerline of said Keny Boulevard, to a railroad spike set in said line marking the POINT OF TRUE BEGINNING of the 30.000 acre tract described herein;

Thence North 56°38' 57" West, a distance of 1343.31 feet, continuing along the southwest line of said original 97.2603 acre tract, said line also being the centerline and tangent of said Keny Boulevard, to a railroad spike set in the tangent line marking a corner common to said original 97.2603 acre tract and an original 128.326 acre tract conveyed to Gebhard Keny by a deed of record in Deed Book 194, Page 383;

Thence North 24°21' 44" East, a distance of 800.00 feet, along the line common to said original 97.2603 and 128.326 acre tracts, to an iron pin set;

Thence South 66°57' 11" East, a distance of 1492.37 feet, along a new line over and across said original 97.2603 acre tract, to an iron pin set;

Thence South 33°21' 03" West, a distance of 1057.11 feet, along a new line over and across said original 97.2603 acre tract, to the point of true beginning, containing 30.000 acres of land, more or less.

**BASIS OF BEARING**  
The bearings shown hereon are based on the same meridian as the bearing in the centerline of Keny Boulevard, being North 56°38'57" West, as shown on the LONDON, OH. STREET AND WATERLINE IMPROVEMENT PLAN - MAY 1989, KENY BOULEVARD, dated 7-1-90, as prepared by Neil Babb, Madison County Engineer.

- NOTES**
- This survey does not represent any underground utilities that may affect the subject premises.
  - All iron pins set are 3/4" iron pipes with a yellow cap bearing the name "R.D. ZANDE".

**CERTIFICATION**  
I hereby certify that the survey shown hereon was prepared from an on-the-ground survey in June 1999, made under my supervision and that it and the information, courses and distances as shown are correct.

*Chris Y. Scheerer*, R.S. 6-07-99  
Registered Surveyor No. 7385 Date



**Boundary Survey of 30.000 ACRES**

lying in SURVEY 5801

**VIRGINIA MILITARY LANDS**  
CITY OF LONDON, OHIO

Scale: 1"=200' Date: 3 JUNE 1999

Prepared By:  
**R. D. Zande & Associates, Inc.**  
1237 Dublin Road  
Columbus, Ohio 43215

Situated in the State of Ohio, County of Madison, City of London, lying in Virginia Military Survey 5801, and being a 30.000 acre tract out of the original 97.2603 acre tract conveyed to Necco America Corporation, an Ohio Corporation, by a deed of record in Deed Book 292, Page 867, all records herein of the Recorder's Office, Madison County, Ohio, and, said 30.000 acre tract being bounded and more particularly described, as follows:

Beginning, for reference, at a railroad spike found marking the intersection of the centerlines of State Route 142 (60.00 feet-wide) and Keny Boulevard (variable width) as shown and delineated on the LONDON, OH STREET AND WATERLINE IMPROVEMENT PLAN-MAY 1989-KENY BOULEVARD, as prepared by Neil Babb, Madison County Engineer, signed and dated July 1, 1990, and kept for record at that office;

Thence North 26 deg. 01' 20" West, a distance of 516.28 feet, along a southwest line of said original 97.2603 acre tract, said line also being the centerline and tangent of said Keny Boulevard, to an iron rebar found marking the point of intersection at station 37+35.28, said iron rebar also marking a corner of said original 97.2603 acre tract;

Thence North 56 deg. 38' 57" West, a distance of 356.61 feet, along a southwest line of said original 97.2603 acre tract, said line also being the tangent and centerline of said Keny Boulevard, to a railroad spike set in said line marking the POINT OF TRUE BEGINNING of the 30.000 acre tract described herein,

Thence North 56 deg. 38' 57" West, a distance of 1343.31 feet, continuing along the southwest line of said original 97.2603 acre tract, said line also being the centerline and tangent of said Keny Boulevard, to a railroad spike set in the tangent line marking a corner common to said original 97.2603 acre tract and an original 128.326 acre tract conveyed to Gebhard Keny by a deed of record in Deed Book 194, Page 383;

Thence North 24 deg. 21' 44" East, a distance of 800.00 feet, along the line common to said original 97.2603 and 128.326 acre tracts, to an iron pin set;

Thence South 66 deg. 57' 11" East, a distance of 1492.37 feet, along a new line over and across said original 97.2603 acre tract, to an iron pin set;

Thence South 33 deg. 21' 03" West, a distance of 1057.11 feet, along a new line over and across said original 97.2603 acre tract, to the true point of beginning, containing 30.000 acres of land, more or less.

The bearing used in this description are based on the same meridian as the bearing in the centerline of Keny Boulevard, being North 56 deg. 38' 57" West, as shown and delineated on said STREET AND WATERLINE IMPROVEMENT PLAN, all iron pins set are 3/4 inch capped iron pipes with an yellow cap bearing the name "R.D. Zande".

The same being subject to all easements, legal highways, zoning and to all conditions and restrictions of record.