

PLAT OF SEVEN LOTS and THREE PROPERTIES WITH A LOT SPLIT AND JOINING

Thomas L. and Susan Butler

Located in VMS 8742

City of London, Madison County, Ohio

PURPOSE: Combine (1) Lots 1 through 7 of Frank T. Cramers Addition, (2) an existing residential lot and (3) part of an undeveloped tract into a 2.347 acre residential property and survey the remaining 5.183 acre undeveloped property and a 0.623 acre business property.

CURRENT ZONING: B-3

PERMITTED SETBACKS:

	Front	Side	Rear
Business Structures	0	0	0
Other Permitted Uses	20	8	18

LOCATION: Located on the southeast side of Center Street west of Oak Run at 194 and 196 West Center Street, London, Madison County, Ohio, and in Virginia Military Survey 8742.

PRIOR DEED REFERENCE: Deed Book 219, Page 417 Madison County Recorder's Office

OWNER: Thomas L. and Susan Butler
196 West Center Street
London, Ohio 43140

BASIS OF BEARING: N56°30'00"E along the north line of the property as previously described in Deed Book 219, Page 417, of the Madison County Recorder's Office.

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

AREA SUMMARY

Total Area	=8.243 Acres
RESIDENTIAL PROPERTY	=2.437 Acres
BUSINESS PROPERTY	=0.623 Acres
UNDEVELOPED PROPERTY	=5.183 Acres
Total ROW included	=0.231 Acres

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed on September 5, 2000.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

September 8, 2000

112-2000

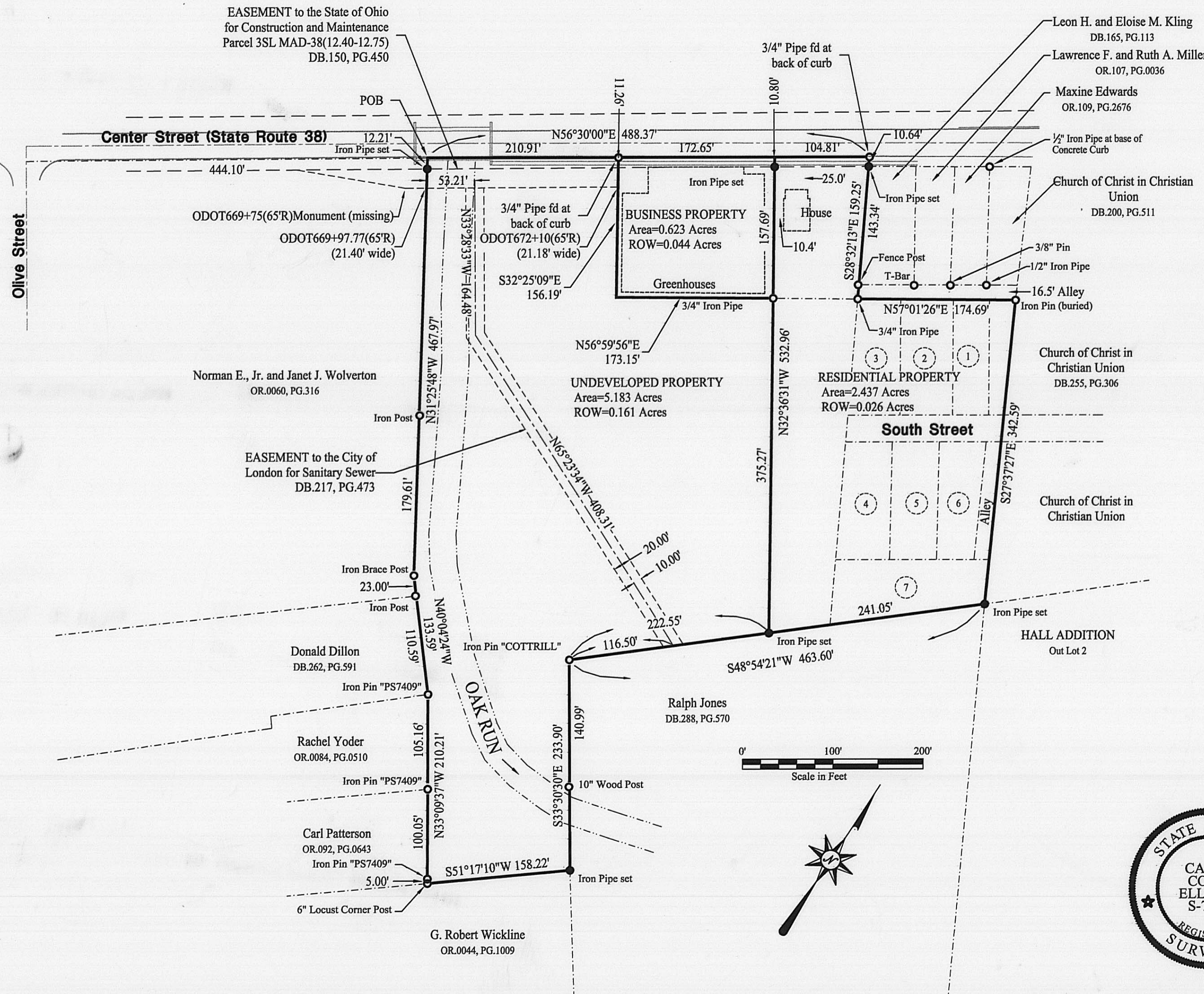


EXHIBIT "A"
Description of a 2.437 acre Property
Created From EIGHT PARCELS and a SPLIT
In VMS 8742, City of London, Madison County, Ohio

This description is for a 2.437 acre property created from:

- (1) A 0.361 acre residential lot with a house at 194 Center Street,
- (2) Lots 1 through 7, part of South Street right-of-way, and an alley from Frank T. Creamers Addition
- (3) A part of an 8.240 acre UNDEVELOPED PROPERTY
- (4) A 0.07 acre remainder created when Frank T. Creamers Addition was platted.

All currently owned by Thomas L. and Susan Butler (Deed Book 219, Page 417 Madison County Recorder's Records) located in Virginia Military Survey 8742 on the south side of Center Street which is State Route 38 (194 and 196 East Center Street), east of Oak Run, City of London, Madison County, Ohio, and is further described as follows:

Beginning at a point in the original south right-of-way of Center Street, said point is N56°30'00"E, 444.10 feet, from the centerline of Olive Street along the original south right-of-way of Center Street and is immediately south of the bridge deck of the Center Street Bridge over Oak Run;

thence N56°30'00"E, 488.37 feet, along the south right-of-way of Center Street, to a ¾" iron pipe found at the back of the existing concrete curb said pipe is the TRUE POINT OF BEGINNING;

thence S28°32'13"E, 159.27 feet, passing an iron pipe set at the base of a brick fence post at the current right-of-way at 10.64 feet, and a steel fence post at 143.34 feet, along the west line of a property in the name of Leon H. and Eloise M. Kling (Deed Book 165, Page 113) and the end of a 16.5 foot wide alley to a ¾" iron pipe;

thence N57°01'26"E, 174.69 feet, along the southeast line of the said alley to an iron pin found buried under the parking lot of the Church of Christ in Christian Union (Deed Book 255, Page 306);

thence S27°37'27"E, 342.59 feet, along a west line of the said Church of Christ in Christian Union property to an iron pipe set at the east base of a 8" wood post at the northwest corner of Out Lot 2 Hall Addition to London;

thence S48°54'21"W, 241.05 feet, along the north line of a property in the name of Ralph Jones (Deed Book 288, Page 570) (formerly Pandora Bayes in DB280, PG274) to an iron pipe set;

thence N32°36'31"W, 532.96 feet, passing a ¾" iron pipe at 375.27 feet, and an iron pipe set at 522.16 feet at the current right-of-way of Center Street, to a point on the original right-of-way of Center Street;

thence N56°30'00"E, 104.81 feet, along the back of a concrete curb, to the TRUE POINT OF BEGINNING.

Said property contains 2.437 acres of which 0.026 acres is located in the right-of-way of Center Street and is subject to all easements and rights-of-way of record. The BASIS FOR BEARINGS is N36°30'00"E, along the south right of way of Center Street as established in the previous deed description. All pins set are ¾ inch diameter iron pipe with identification caps stamped *ELLIOTT PS7759*. This description is based on an actual survey performed in September, 2000, by Casey Elliott, PS7759, State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

EXHIBIT "B"

Description of a 5.183 acre Remainder In VMS 8742, City of London, Madison County, Ohio

This description is for a 5.183 acre remainder currently owned by Thomas L. and Susan Butler (Deed Book 219, Page 417 Madison County Recorder's Records) located in Virginia Military Survey 8742 on the south side of Center Street which is State Route 38, east of Oak Run, City of London, Madison County, Ohio, and is further described as follows:

Beginning at a point in the original south right-of-way of Center Street, said point is N56°30'00"E, 444.10 feet, from the centerline of Olive Street along the original south right-of-way of Center Street and is immediately south of the bridge deck of the Center Street Bridge over Oak Run, said point is the TRUE POINT OF BEGINNING;

thence N56°30'00"E, 210.91 feet, along the original south right-of-way of Center Street, to a ¾" iron pipe found at the back of the existing concrete curb;

thence S32°25'09"E, 156.19 feet, passing the most recent right-of-way line of Center Street at 11.26 feet, and an easement to the State of Ohio at 32.44 feet (ODOT Station 672+10(65 feet right)) to an iron pipe set;

thence N56°59'56"E, 173.15 feet, to a ¾" iron pipe;

thence S32°36'31"E, 375.27 feet, through the original 8.24 acre property to an iron pipe set in the north line of a property in the name of Ralph Jones (Deed Book 288, Page 570);

thence S48°54'21"W, 222.55 feet, along the north line of the said Jones property, passing a sewer easement at 106.05 feet (City of London Deed Book 273, Page 417) to an iron pin found with an identification cap stamped *Cottrill 6858*;

thence S33°30'30"E, 233.90 feet, passing a 10" wood post at 140.99 feet, crossing Oak Run at 160 feet, along the west line of the said Jones property to an iron pipe set;

thence S51°17'10"W, 158.22 feet, along the north line of a property in the name of G. Robert Wickline (Official Records 0044, Page 10098) to a 6" diameter locust post;

thence N33°09'37"W, 210.21 feet, passing iron pins with ID caps stamped *PS7409* at 5.00 feet and 105.05 feet, to a third iron pin with the same ID cap;

thence N40°04'24"W, 133.59 feet, passing an iron post at 110.59 feet at the northeast corner of a property in the name of Donald Dillon (Deed Book 262, Page 591) to an iron brace post;

thence N31°25'48"W, 467.97 feet, passing an iron post at 179.61 feet, an EASEMENT to the State of Ohio (Parcel 3SL MAD-38(12.40-12.75) in Deed Book 150, Page 450) at 434.36 feet, and an iron pipe set at the current right-of-way at 455.76 feet, to the TRUE POINT OF BEGINNING.

Said property contains 5.183 acres, of which 0.161 acres is located in the right-of-way of Center Street, and is subject to all easements and rights-of-way of record. The BASIS FOR BEARINGS is N36°30'00"E, along the south right of way of Center Street as established in the previous deed description. All pins set are ¾ inch diameter iron pipe with identification caps stamped *ELLIOTT PS7759*. This description is based on an actual survey performed in September, 2000, by Casey Elliott, PS7759, State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.

EXHIBIT "C"

Description of a 0.623 acre Property In VMS 8742, City of London, Madison County, Ohio

This description is for a 0.623 acre property currently owned by Thomas L. and Susan Butler (Deed Book 219, Page 417 Madison County Recorder's Records) located in Virginia Military Survey 8742 on the south side of Center Street which is State Route 38 (196 East Center Street), east of Oak Run, City of London, Madison County, Ohio, and is further described as follows:

Beginning at a point in the original south right-of-way of Center Street, said point is N56°30'00"E, 444.10 feet, from the centerline of Olive Street along the original south right-of-way of Center Street and is immediately south of the bridge deck of the Center Street Bridge over Oak Run;

thence N56°30'00"E, 210.91 feet, along the original south right-of-way of Center Street, to a ¾" iron pipe found at the back of the existing concrete curb, said pipe is the TRUE POINT OF BEGINNING;

thence N56°30'00"E, 172.65 feet, along the original south right-of-way of Center Street to a point;

thence S32°36'31"E, 157.69 feet, passing an iron pipe set at 10.80 feet in the current right-of-way of Center Street, to a ¾" iron pipe found;

thence S56°59'56"W, 173.15 feet, to an iron pipe set;

thence N32°25'09"W, 156.19 feet, passing into of an easement to the State of Ohio at 123.75 feet (ODOT Station 672+10(65 feet right)) passing the current right-of-way line of Center Street at 144.93 feet, to the TRUE POINT OF BEGINNING.

Said property contains 0.623 acres, of which 0.044 acres is located in the right-of-way of Center Street, and is subject to all easements and rights-of-way of record. The BASIS FOR BEARINGS is N36°30'00"E, along the south right of way of Center Street as established in the previous deed description. All pins set are ¾ inch diameter iron pipe with identification caps stamped *ELLIOTT PS7759*. This description is based on an actual survey performed in September, 2000, by Casey Elliott, PS7759, State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.