

# Description of a 63.6788 acre tract Surveyed for MTB Corp.

The following described 63.6788 acre tract is situated in the State of Ohio, Madison County, City of London, V.M.S. 5801 and being all that remains of a 63.6555 and a 0.9200 acre tract both conveyed to Necco American Corp. by Deed Book 292 Page 867 and being more particularly described as follows:

Beginning at a rail road spike (found) at the centerline intersection of Keny Boulevard with the centerline of High Street—State Route 142 Thence, with the centerline of Keny Boulevard North 25 deg. 59 min. 49 sec. West a distance of 30.06 feet to the true point of beginning of said 63.6788 acre tract

Thence, continuing with the centerline of Keny Boulevard the following two courses:

- 1.) North 25 deg. 59 min. 49 sec. West a distance of 486.35 feet to a 5/8" rebar and aluminum cap stamped "ODOT R/W" (found)
- 2.) North 56 deg. 39 min. 11 sec. West a distance of 356.49 feet to a rail road spike (found) at the southeast corner of a 30.000 acre tract conveyed to St. John's Evangelical Lutheran Church by Official Record 102 Page 724

Thence, with said 30.000 acre tract the following two courses:

- 1.) North 33 deg. 20 min. 35 sec. East passing an iron pin and cap set at 40.00 feet a total distance of 1057.17 feet to a 3/4" diameter iron pipe and yellow plastic cap stamped "R.D. Zande" (found)
- 2.) North 66 deg. 58 min. 34 sec. West a distance of 1492.48 feet to a 3/4" diameter iron pipe and yellow plastic cap stamped "R.D. Zande" (found) in the line of a 116.469 acre tract conveyed to Gebhard Keny by Deed Book 276 Page 176

Thence, with said 116.469 acre tract North 24 deg. 20 min. 58 sec. East a distance of 696.14 feet to an iron pin and cap set Thence, continuing with said 116.469 acre tract South 66 deg. 55 min. 40 sec. East a distance of 1373.57 feet to an iron pin and cap previously set at the southwest corner of a 273.551 acre tract conveyed to MTB Corp. by Official Record 78 Page 1147 a total distance of 2560.95 feet to an iron pipe (found)

Thence, continuing with said 273.551 acre tract the following two courses:

- 1.) South 23 deg. 47 min. 35 sec. West passing a 3/4" iron pipe and yellow plastic cap stamped "RET 6552" (found) at 748.91 feet a total distance of 871.28 feet to a 3/4" iron pipe and yellow plastic cap stamped "RET 6552" (found)
- 2.) South 26 deg. 00 min. 40 sec. East a distance of 466.61 feet to a 3/4" pipe and aluminum cap stamped "ODOT R/W" (found) on the northwest right-of-way line of High Street and State Route 142

Thence, continuing with said right-of-way South 67 deg. 32 min. 00 sec. West a distance of 60.18 feet to a 3/4" iron pipe and aluminum cap stamped "ODOT R/W" (found) in the east line of a 7.8683 acre tract conveyed to I.M.T. Inc. by Official Record 292 Page 864

Thence, with said line North 25 deg. 59 min. 02 sec. West a distance of 551.48 feet to a 3/4" iron pipe and yellow plastic cap stamped "WWB 7377" (found) at the southeast corner of a 3.6318 acre tract conveyed to I.M.T. Inc. by Official Record 292 Page 864

Thence, with said 3.6318 acre tract the following three courses:

- 1.) North 28 deg. 01 min. 43 sec. West a distance of 291.41 feet to a 3/4" iron pipe and yellow plastic cap stamped "WWB 7377" (found)
- 2.) South 67 deg. 34 min. 31 sec. West a distance of 534.43 feet to a 3/4" iron pipe and yellow plastic cap stamped "WWB 7377" (found)
- 3.) South 22 deg. 27 min. 11 sec. East a distance of 291.12 feet to a 3/4" iron pipe and yellow plastic cap stamped "WWB 7377" (found) at the northwest corner of said 7.8683 acre tract

Thence, with the west line of said 7.8683 acre tract South 22 deg. 26 min. 10 sec. East a distance of 546.34 feet to a 3/4" iron pipe and aluminum cap stamped "ODOT R/W" (found) in the northwest right-of-way line of High Street (State Route 142)

Thence, with said right-of-way line the following six courses:

- 1.) South 70 deg. 34 min. 02 sec. West a distance of 116.62 feet to a 3/4" iron pipe and aluminum cap stamped "ODOT R/W" (found)
- 2.) South 67 deg. 34 min. 09 sec. West a distance of 211.91 feet to a 3/4" iron pipe and aluminum cap stamped "ODOT R/W" (found)
- 3.) South 63 deg. 45 min. 25 sec. West a distance of 150.39 feet to a 3/4" iron pipe and aluminum cap stamped "ODOT R/W" (found)
- 4.) South 69 deg. 38 min. 47 sec. West a distance of 139.89 feet to a 3/4" iron pipe and aluminum cap stamped "ODOT R/W" (found)
- 5.) South 25 deg. 59 min. 49 sec. West a distance of 25.05 feet to a 3/4" iron pipe and aluminum cap stamped "ODOT R/W" (found)
- 6.) South 67 deg. 32 min. 00 sec. West a distance of 35.07 feet returning to the true point of beginning containing 63.6788 more or less acres of which 63.6504 acres is all of said 63.6555 acre tract and 0.9174 acres is all of said 0.9200 acre tract

Bearings are based on the centerline of State Route 142 (North 67 deg. 32 min. East) as described in Deed Book 292 Page 867 This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858"

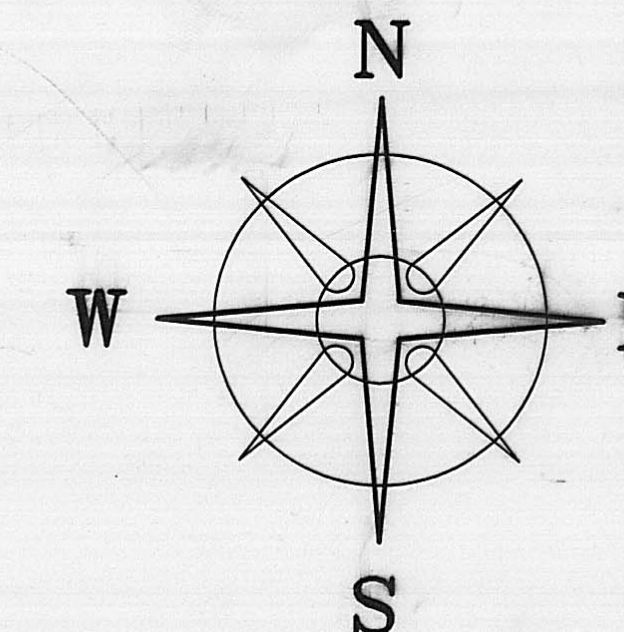
This description is based on a field survey performed May 02, 2000 by James R. Cottrill Registration #6858.

BEARINGS BASED ON THE L OF ST. RT. 142 (N 67°32'00"E)  
AS DESCRIBED IN D.B. 292, PG. 867.

### LEGEND

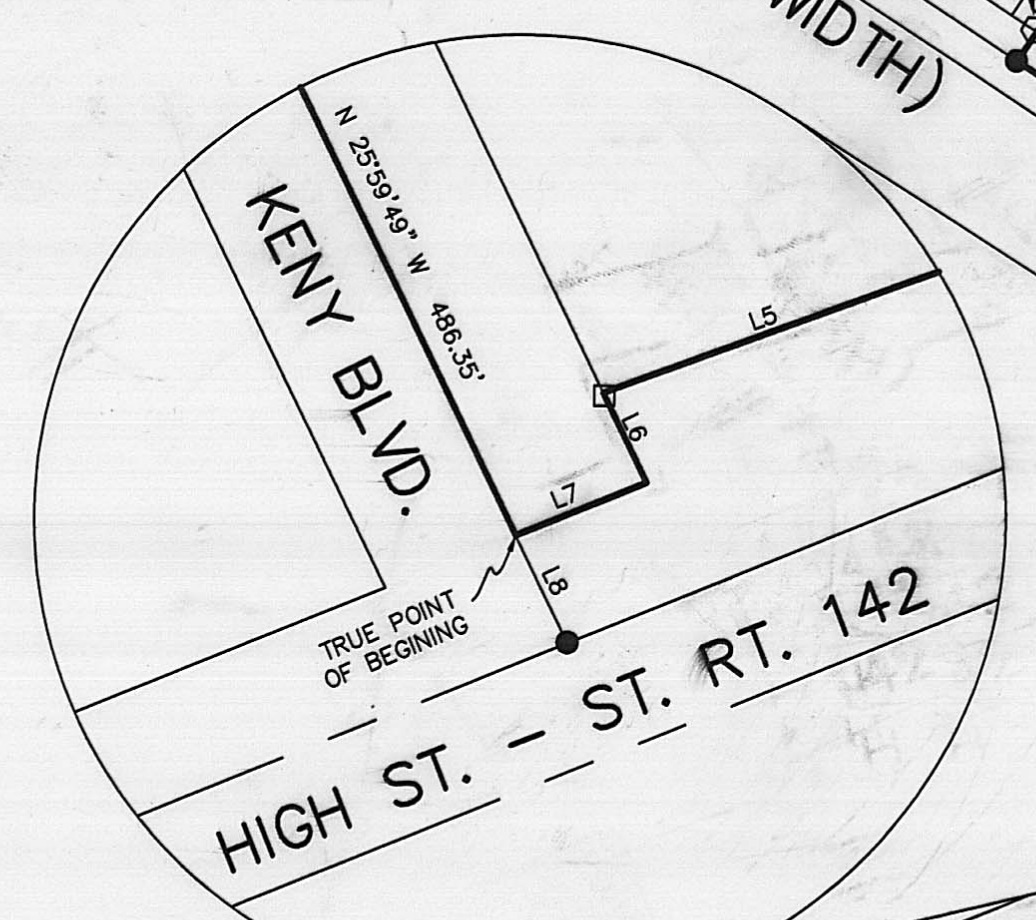
- 1" IRON PIPE (FOUND)
- 5/8" IRON PIN & ALUMINUM CAP STAMPED "ODOT R/W" (FD.)
- ⊙ 3/4" PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FD.)
- ⊙ 3/4" PIPE & YELLOW PLASTIC CAP STAMPED "WWB 7377" (FD.)
- ⊙ 3/4" PIPE & YELLOW PLASTIC CAP STAMPED "R.D. ZANDY" (FD.)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



### NOTES

- BUILDING SET BACK LINES ARE: 25' FRONT, 10' REAR, 20' SIDE, 45' HIGH MFG.
- ZONED: P.I.D. (MFG. WITH A BUSINESS OVERLAY)
- FLOOD ZONE: "X" COMMUNITY PANEL NUMBER 390366 0002 B JULY 2, 1987



LINE	BEARING	DISTANCE
L1	S 67°32'00" W	60.18'
L2	S 70°34'02" W	116.62'
L3	S 67°34'09" W	211.91'
L4	S 63°45'25" W	150.39'
L5	S 69°38'47" W	139.89'
L6	S 25°59'49" E	25.05'
L7	S 67°32'00" W	35.07'
L8	N 25°59'49" W	30.06'

I HEREBY CERTIFY TO LONDON FARMS PROPERTIES, LLC (OWNER), "ACS" TITLE AND CLOSING SERVICES (TITLE COMPANY), THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1997, AND INCLUDES ITEMS 1-4, 6, 7(A), (B), (C), 8-11 OF TABLE "A" THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A SUBURBAN SURVEY.

ALL R/W AND EASEMENTS THAT ARE PERTINENT TO THE ABOVE 63.6788± ACRE TRACT FURNISHED TO THIS SURVEYOR FROM ACS TITLE AND CLOSING SERVICES ARE SHOWN ON THIS PLAT. NO OTHER R/W OR EASEMENTS, IF ANY, ARE SHOWN.

DATED 5-08-00

*James R. Cottrill*  
JAMES R. COTTRILL P.S. 6858



### EASEMENTS FURNISHED BY TITLE AGENCY

- ① EASEMENT TO OHIO BELL TELE. RECORDED IN D.B. 192, PG. 139: NOT ON THIS PROPERTY.
- ② EASEMENT TO OHIO EDISON CO. RECORDED IN D.B. 199, PG. 323: NOT ON THIS PROPERTY.
- ③ EASEMENT TO CITY OF LONDON, RECORDED IN D.B. 222, PG. 453: NOT ON THIS PROPERTY.
- ④ EASEMENT TO OHIO BELL TELE., RECORDED IN D.B. 275, PG. 364: NOT ON THIS PROPERTY.
- ⑤ EASEMENT TO OHIO EDISON CO. RECORDED IN D.B. 278, PG. 1
- ⑥ EASEMENT TO OHIO EDISON CO. RECORDED IN D.B. 278, PG. 3
- ⑦ EASEMENT TO OHIO EDISON CO. RECORDED IN D.B. 278, PG. 289
- ⑧ RIGHT-OF-WAY TO CITY OF LONDON, RECORDED IN D.B. 279, PG. 749
- ⑨ RESERVED EASEMENT RECORDED IN D.B. 292, PG. 864
- ⑩ RESERVED EASEMENT RECORDED IN D.B. 292, PG. 867
- ⑪ EASEMENT TO OHIO EDISON CO. RECORDED IN D.B. 294, PG. 305
- ⑫ EASEMENT TO JOHN J. BLAND, INC. RECORDED IN VOL. 47, PG. 158
- ⑬ EASEMENT TO ST. JOHN'S CHURCH RECORDED IN VOL. 105, PG. 2099
- ⑭ EASEMENT TO OHIO BELL TELE., RECORDED IN VOL. 107, PG. 1960
- ⑮ RESERVED EASEMENT RECORDED IN VOL. 102, PG. 724
- ⑯ 55' EASEMENT PER CITY CONTRACT 39
- ⑰ SANITARY EASEMENT AS SHOWN ON ODOT R/W PLAN (MA142-0.49 SHT. 226/231)

**JAMES R. COTTRILL P.S.**

8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (740) 869-3811

PLAT OF

**63.6788± ACRES, VMS 5801**

**CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO**

**SURVEYED FOR MTB CORP.**

DATE DRAWN: 05-02-00	SCALE: 1" = 200'	CREW: MW JB
JOB# S000410	200' 100' 0' 200'	DWN. BY: RC, JB
F.B. # 25		CK. BY: JRC

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Beginning at a railroad spike (found) at the centerline intersection of Keny Boulevard with the centerline of High Street-State Route 142. Thence, with the centerline of Keny Boulevard North 25 deg. 59 min. 49 sec. West a distance of 30.06 feet to the true point of beginning of said 63.6788 acre tract. Thence, continuing with the centerline of Keny Boulevard the following two courses:

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Thence, with said 30.000 acre tract the following two courses:

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- 2.) North 66 deg. 58 min. 34 sec. West a distance of 1492.48 feet to a 3/4" diameter iron pipe and yellow plastic cap stamped "R.D. Zande" (found) in the line of a 116.469 acre tract conveyed to Gebhard Keny by Deed Book 276 Page 176

Thence, with said 116.469 acre tract North 24 deg. 20 min. 58 sec. East a distance of 696.14 feet to an iron pin and cap set

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2. South 26 deg. 00 min. 40 sec. East a distance of 466.61 feet to a 3/4" pipe and aluminum cap stamped "ODOT R/W" (found) on the northwest right-of-way line of High Street and State Route 142

Thence, continuing with said right-of-way South 67 deg. 32 min. 00 sec. West a distance of 60.18 feet to a 3/4" iron pipe and aluminum cap stamped "ODOT R/W" (found) in the east line of a 7.8683 acre tract conveyed to I.M.T. Inc. by Official Record 292 Page 864

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This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858"

This description is based on a field survey performed May 02, 2000 by James R. Cottrill Registration #6858.

TOGETHER WITH THE FOLLOWING TWO EASEMENTS:

The following description is for a utility easement and is part of a proposed 7.8683 acre tract out of an 8.7873 acre tract and a 3.6318 acre tract out of an 97.2603 acre tract recorded in the name of International Pressure Service, Inc. in Deed Book 277, page 299, said easement being more particularly described as follows: Beginning at a point on the centerline of High Street at the southeasterly corner of a proposed 11.5001 acre tract, thence S. 67 deg. 32' 00" W. 30.00 feet to a point; thence N. 26 deg. 01' 20" W. 862.71 feet to a point; thence S. 67 deg. 32' 00" W. 476.38 feet to a point; thence S. 22 deg. 28' 00" E. 861.05 feet to a point on the centerline of High Street; thence S. 67 deg. 32' 00" W. 30.00 feet to a point; thence N. 22 deg. 28' 00" W., passing an iron pipe at 30.03 feet, a total distance of 891.05 feet to an iron pipe; thence N. 67 deg. 32' 00" E. 534.51 feet to an iron pipe; thence S. 26 deg. 01' 20" E., passing an iron pipe at 862.71 feet, a total distance of 892.77 feet to the point of beginning. The above described easement contains 1.555 acres and being part of a 7.8683 acre tract and a 3.6318 acre tract. Deed Reference: Vol. 292, Pg. 867

Also a 30' easement along the left, right and rear property lines of the 30.000 acre tract for the purpose of installation and maintenance of utilities and drainage. Deed Reference: O.R. 102, Pg. 724