

# SURVEY FOR SOVEREIGN DEVELOPMENT CORPORATION

SITUATED IN AND BEING PART OF  
VIRGINIA MILITARY SURVEY No. 5802.  
CITY OF LONDON  
MADISON COUNTY, OHIO

M.T.B. CORP.  
58.703 ACRES  
D.V. 10 PG 1057

N 39°34'29" E  
423.91'

**POINT OF BEGINNING**

Community Development Company  
30.196 Acres  
OR 56, Pg. 1099

8.384 ACRES

S.A.R. Building Group, Inc.  
Orig. 10.000 Acres  
O.R. 84, Page 338  
-0.415 Acre Tract  
O.R. 97, Page 566

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LEN	CHORD BEARING
C1	13°10'43"	170.00'	39.10'	19.64'	39.02'	N 84°31'23" E
C2	90°00'00"	20.00'	31.42'	20.00'	28.28'	S 43°53'16" E
C3	90°00'00"	20.00'	31.42'	20.00'	28.28'	N 46°06'44" E
C4	2°16'55"	50.00'	1.99'	1.00'	1.99'	N 88°19'56" W

**SURVEY NOTES:**

**BASIS OF BEARINGS:** The bearings used are based upon a bearing of NORTH 39°34'29" EAST and shown on plat for Amherst Meadows Section 2 of record in Plat Cabinet B-113 and B-114 of the Records Office, Madison County, Ohio.

All linear dimensions shown are in feet and decimal parts thereof.

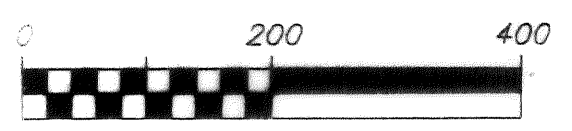
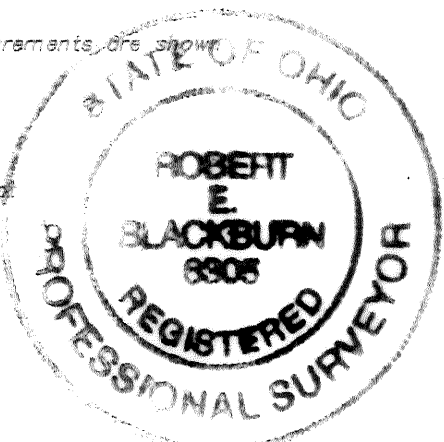
References to record plats and deeds are as shown on the drawing.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 380336 0001B (effective date July 2, 1987), the property surveyed and shown hereon lies within Zone X (areas determined to be outside 500-year floodplain).

Record boundary dimensions where different from field measurements, are shown in parenthesis.

I hereby certify to SOVEREIGN DEVELOPMENT CORPORATION that the foregoing drawing was prepared from the results of an actual field survey of the premises performed in February, 2001 and is correct to the best of my knowledge and belief.

*Robert E. Blackburn*  
Robert E. Blackburn Ohio Surveyor No. 6305



SCALE 1 INCH = 200 FEET

**LEGEND**

- ● 3/4" Iron Pipe (Found/Set)
- ● PK Nail (Found/Set)

**Geo-Graphics Inc.**  
Land Surveying & Civil Engineering  
3331 Livingston Avenue Columbus, Ohio 43227  
Phone: 614-231-2016 Fax: 614-231-2018

SURVEY FOR  
**SOVEREIGN DEVELOPMENT CORPORATION**  
21.851 ACRES  
CITY OF LONDON  
MADISON COUNTY, OHIO

SCALE 1"=200'	DRAWN 4TH	CHECKED RRE	DATE 6-15-01	SHEET 1 OF 1
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[[forth]] N:\2001\01020\1020SEC5EXHIBIT.DWG - XREFS: - JUN 15, 2001 - 10:18:51 - SCALE = 200.00

**DESCRIPTION OF A 8.384 ACRE TRACT OF LAND  
AMHERST MEADOWS, SECTION 5**

Situated in the State of Ohio, County of Madison, City of London, being part of Virginia Military Survey No. 5802 and containing 8.384 acres of land, more or less, being all out of that 30.196 acre tract of land conveyed to Community Development Company of record in Official Record 56, Page 1009 (all references used in this description refer to the records of the Recorder's Office, Madison County, Ohio), the subject 8.384 acre tract being more particularly describes as follows:

Beginning at a 3/4 inch iron pipe found in the northerly/westerly line of the said 30.196 acre tract, the southerly/easterly line of a 58.073 acre tract conveyed to M.T.B. Corp. of record in Deed Volume 10, Page 1057 and at the northwest corner of lot 76 and the southwest corner of lot 75 of Amherst Meadows Section 2 of record in Plat Cabinet B-113 & B-114;

Thence with the westerly and southerly line of Amherst Meadows Section 2 the following seven (7) courses and distances:

- 1) SOUTH 12°03'59" EAST a distance of 293.09 feet to a 3/4 inch iron pipe set at a point of curvature;
- 2) with an arc of a curve to the right having a radius of 170.00 feet, a central angle of 13°10'43" and a chord which bears NORTH 84°31'23" EAST, a chord distance of 39.02 feet to a 3/4 iron pipe set at a point of tangency;
- 3) SOUTH 88°53'16" EAST a distance of 47.07 feet to a 3/4 iron pipe set at a point of curvature;
- 4) with an arc of a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00" and a chord which bears SOUTH 43°53'16" EAST, a chord distance of 28.28 feet to a 3/4 iron pipe set at a point of tangency;
- 5) SOUTH 88°53'16" EAST a distance of 60.00 feet to a 3/4 iron pipe set at a point of curvature;
- 6) with an arc of a curve to the right having a radius of 20.00 feet, a central angle of 90°00'00" and a chord which bears NORTH 46°06'44" EAST, a chord distance of 28.28 feet to a 3/4 iron pipe set at a point of tangency;
- 7) SOUTH 88°53'16" EAST a distance of 75.00 feet to a 3/4 iron pipe set at the northwest corner of lot 118 of Amherst Meadows Section 4 of record in Plat Cabinet B-165 & B-166;

Thence with the westerly line of Amherst Meadows Section 4 the following four (4) courses and distances:

- 1) SOUTH 1°06'44" WEST a distance of 310.00 feet to a 3/4 inch iron pipe set;
- 2) SOUTH 88°53'16" EAST a distance of 30.00 feet to a 3/4 iron pipe set;
- 3) SOUTH 1°06'44" WEST a distance of 284.90 feet to a 3/4 inch iron pipe set;
- 4) SOUTH 44°42'45" EAST a distance of 177.32 feet to a 3/4 inch iron pipe set at the southwest corner of lot 108 of Amherst Meadows Section 4 and at the southeast corner of lot 99 of Amherst Meadows Section 3 of record in Plat Cabinet B-115 & B-116;

Thence with the westerly line of Amherst Meadows Section 3 the following two (2) courses and distances:

- 1) SOUTH 50°51'37" WEST a distance of 166.65 feet to a 3/4 inch iron pipe set;
- 2) SOUTH 0°31'37" WEST a distance of 125.00 feet to a 3/4 inch iron pipe set in the northerly right-of-way line of Keny Boulevard;

Thence with the northerly line of Keny Boulevard and the extension thereof and with new division lines across and through the said 30.196 acre tract, the following Ten (10) courses and distances;

- 1) NORTH 89°28'23" WEST a distance of 202.41 feet to a 3/4 inch iron pipe set;
- 2) NORTH 0°31'37" EAST a distance of 125.00 feet to a 3/4 inch iron pipe set;

- 3) NORTH 89°28'23" WEST a distance of 21.32 feet to a 3/4 inch iron pipe set;
- 4) NORTH 0°31'37" EAST a distance of 124.96 feet to a 3/4 inch iron pipe set at a point of curvature;
- 5) with an arc of a curve to the left having a radius of 50.00 feet, a central angle of 2°16'55" and a chord which bears NORTH 88°19'56" WEST, a chord distance of 1.99 feet to a 3/4 iron pipe set at a point of tangency;
- 6) NORTH 89°28'23" WEST a distance of 83.02 feet to a 3/4 inch iron pipe set;
- 7) NORTH 1°06'44" EAST a distance of 431.25 feet to a 3/4 inch iron pipe set;
- 8) NORTH 50°25'31" WEST a distance of 188.75 feet to a 3/4 inch iron pipe set;
- 9) SOUTH 39°34'29" WEST a distance of 19.79 feet to a 3/4 inch iron pipe set;
- 10) NORTH 50°25'31" WEST a distance of 193.13 feet to a 3/4 inch iron pipe set in the northerly/westerly line of the 30.196 acre tract and in the southerly/easterly line of the 58.703 acre tract;

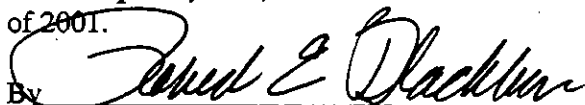
Thence NORTH 39°34'29" EAST, along the line between the 30.196 acre tract and the 58.703 acre tract a distance of 423.91 feet, returning to the point of beginning and containing 8.384 acres more or less;

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

Basis of Bearing: The bearings used in this description are based upon a bearing of NORTH 39°34'29" EAST and shown on the plat for Amherst Meadows Section 2 of record in Plat Cabinet B-113 and B-114 of the Recorders Office, Madison County, Ohio.

The above description was prepared by Robert E. Blackburn, Ohio Surveyor No. 6305 of *Geo Graphics, Inc.*, from information obtained from an actual field survey of the premises in February of 2001.

By



Robert E. Blackburn

Ohio Professional Surveyor No. 6305

