

**DEED BEARINGS & DISTANCES - PARCEL ONE**  
MEASURED THIS SURVEY SHOWN ALONG LINE

- ① S 47° 29' 30" W, 476.14'
- ② S 05° 01' 43" W, 54.88'
- ③ Δ = 42° 28' 13", R = 170.00'  
CH = N 63° 44' 04" W 123.16'
- ④ S 47° 29' 56" W, 30.00'
- ⑤ N 42° 30' 04" W, 190.95'
- ⑥ N 11° 41' 49" W, 535.39'
- ⑦ N 78° 44' 09" E, 374.08'
- ⑧ S 42° 12' 04" E, 534.40'

**DEED BEARINGS & DISTANCES - PARCEL TWO**  
MEASURED THIS SURVEY SHOWN ALONG LINE

- A S 47° 47' 56" W, 204.42'
- B Δ = 31° 03' 58", R = 170.00'  
CH = S 63° 19' 55" W, 91.05'
- C N 42° 30' 04" W, 205.62'
- D N 47° 29' 30" E, 318.23'
- E S 42° 12' 04" E, 206.70'
- F Δ = 90° 00' 00", R = 25.00'  
CH = S 2° 47' 56" W 35.36'

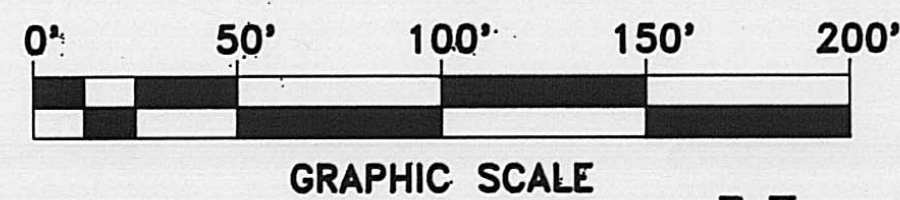
**LEGEND**

- SAN - Sanitary Sewer
- ST - Storm Sewer
- W - Water
- - Manhole
- ⊠ - Catch Basin
- ⊕ - Fire Hydrant
- ⊙ - Electric Transformer
- - Pedestal
- ⊕ - Site Light
- - - - Fence
- P - Patios
- G - Garages
- Δ - Sign
- - - - u/c - Approx. ½ of underground cables and to easements
- ⊙ - Iron Pin Found (1994)
- ⊙ - Iron Pin Set (1994)

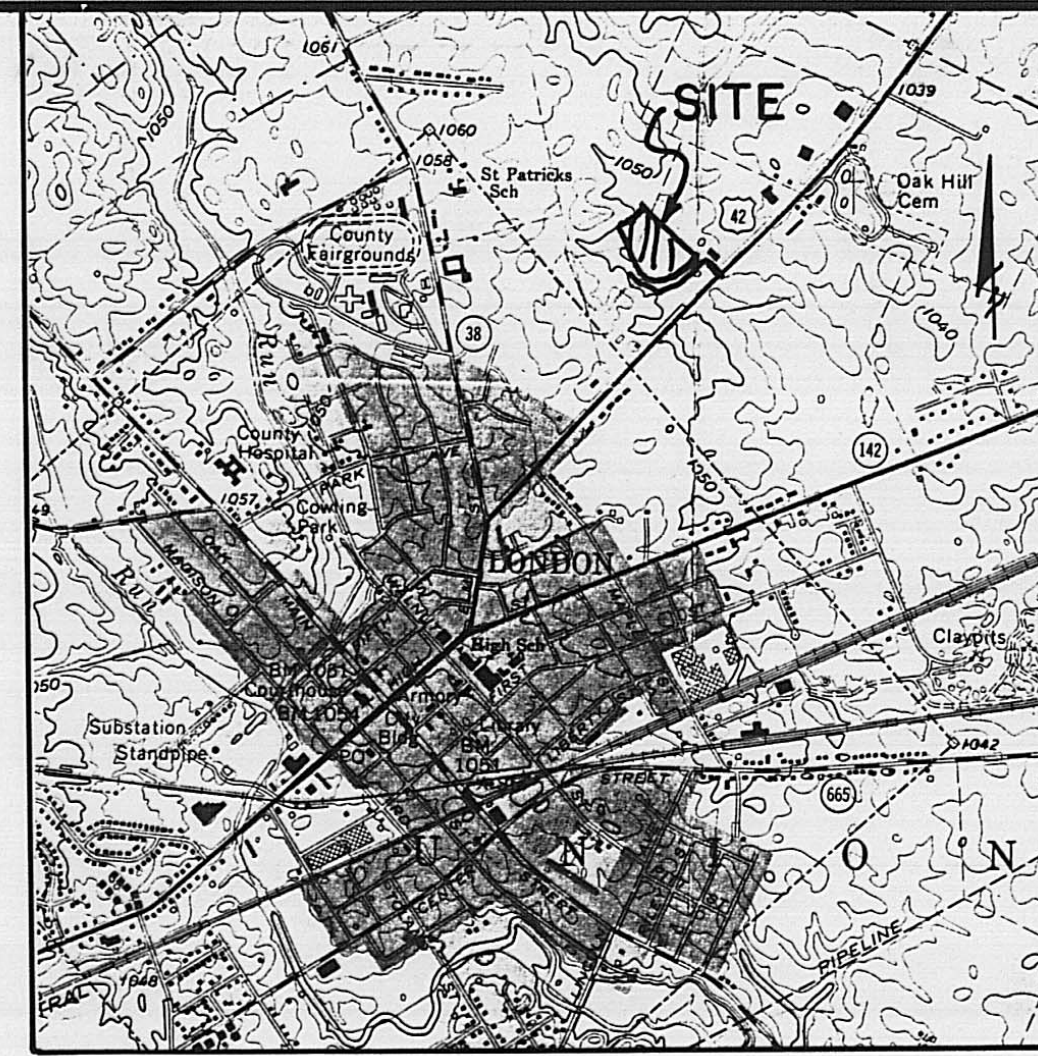
**NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community-Panel NO. 390366-001-003 dated July 2, 1987, this property is in Zone "X" areas of minimal flooding.
- 2) Bearings are used for the determination of angles only. For the purpose of this survey, a bearing of South 47° 29' 30" West was used on the northwesterly line of Sheffield Subdivision Phase I and all other bearings were calculated from this meridian.
- 3) The iron pins set are 5/8" rebars, 30" long with plastic caps stamped Site Engineering, Inc.
- 4) The one story apartment buildings shown hereon have an approximate roof height of less than 19 feet, the garages have an approximate roof height of less than 15 feet.
- 5) The property has access to a Dedicated Public Street - Wesley Drive.
- 6) There are 123 paved parking spaces plus 133 garaged spaces = 256 total spaces, 4 spaces are marked for handicapped only.

Any information or data on this drawing is not intended to be suitable for reuse by any person, firm or corporation or any others on extensions of this project or for any use on any other project. Any reuse without written verification and adaptation by the Engineer, Architect or Surveyor for the specific purpose intended will be at the users sole risk and without liability or legal exposure to the Engineer, Architect or Surveyor.



N



VICINITY MAP  
1" = 200'

**LIST OF EASEMENTS**

- 1) This property is subject to 10 foot wide easement to Ohio Edison Company in Deed Book 278, Page 689, the approximate centerline of said easement is plotted hereon.
- 2) The easement strips granted to Ohio Edison Company in Deed book 273, Page 765 do not cross the subject tract.
- 3) The water line easement granted to the city of London in Deed Book 251, Page 426 does not cross the subject tract.
- 4) The water line easement granted to the City of London in Deed Book 251, Page 429 is plotted hereon.
- 5) This property is subject to a 10 foot wide easement to Ohio Bell Telephone company in Deed Book 280, Page 439. The approximate centerline of said easement is plotted hereon.
- 6) The 20' sanitary sewer easement in Deed Book 274, Page 198 is plotted hereon. (NOTE Garage Encroachment)
- 7) The 35' wide easement for Sheffield Boulevard in Deed Book 278, Page 104 is plotted hereon.
- 8) This property is subject to "the right to maintain and use the existing subsurface drainage systems" in D.B. 274, Pg. 772 can not be plotted.
- 8a) The easement for the extension of Wesley Drive is in Deed Book 274, Page 772 is plotted hereon.
- 8b) The easement for the extension of Sheffield Boulevard in Deed Book 274, Page 772 is plotted hereon.
- 9) The easement area released by Ordinance 279, Page 417 is plotted hereon (Note garage encroaches 0.4')
- 10) The building set-back lines per the recorded plat of Sheffield Subdivision on Slide 591 are plotted hereon. (Note garage encroachment 0.4')

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON, PART OF V.M.S. NO. 5802 AND BEING ALL OF THAT 9.3863 ACRE TRACT (PARCEL ONE & PARCEL TWO) CONVEYED TO THE LONDON GROUP, AN OHIO GENERAL PARTNERSHIP OF RECORD IN DEED BOOK 284, PAGE 816 IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO, BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

P.O.B. Parcel 1 - D.B. 284, Pg. 816  
POINT OF BEGINNING 9.3865± AC. TRACT BY SURVEY

R=25.00'  
Δ=90°00'00"  
CH=S 02°47'06"W  
Ch=35.36'

**ZONING INFORMATION**  
EXISTING ZONING = R-4  
FRONT YARD SET BACK = 25'  
SIDE YARD = 8' MIN. & TOTAL 18'  
REAR YARD SET BACK = 25'  
MAX. BUILDING HEIGHT = 35'

REVISED AND RECERTIFIED AS OF JULY 20, 2001 to  
THE HUNTINGTON NATIONAL BANK, its successors and/or assigns, DIL-SUN VENTURES, LLC, an Ohio Limited liability company, PAUL M. GILLINGHAM, MAURA E. GILLINGHAM, OHIO TITLE CORP. and FIRST AMERICAN TITLE INSURANCE COMPANY.

SITE ENGINEERING, INC.  
By *Mark A. Hazel*  
Professional Surveyor No. 7039



TO: ASSOCIATED ESTATES REALTY CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY AND NATIONAL CITY BANK:

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 2, 3, 4, 6, 7, 7c, 8, 9, 10, and 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 an URBAN Survey.

SITE ENGINEERING, INC.

By *Mark A. Hazel*  
Mark A. Hazel  
Professional Surveyor #7039



NOTE: THIS SURVEY WAS PREPARED IN RELIANCE ON  
FIRST AMERICAN TITLE INSURANCE COMPANY  
Commitment No. C00-1021  
Effective Date: APRIL 30, 2001

SITE ENGINEERING, INC.  
CONSULTING ENGINEERS & SURVEYORS  
REYNOLDSBURG, OHIO OFFICE:  
6815 E. LIVINGSTON AVE.  
SUITE 1000, REYNOLDSBURG, OHIO 43068  
PHONE: (614) 755-5500

MUIRWOOD VILLAGE  
@ SHEFFIELD BOULEVARD  
LONDON, OHIO  
SHEFFIELD BOULEVARD & WESLEY DRIVE  
RECORD DRAWING

REV.:	REV.:
AUG. 17, 90	
AUG. 21, 90	
FEB. 7, 94	
JUL. 20, 01	
DATE: MAR. 1990	
SCALE: 1" = 50'	
DRAWN: T.W.	
CHECKED: M.A.H.	
FILE:	SHEET:
2001	1 of 1

# SITE ENGINEERING, INC.

6515 E. Livingston Ave. - Suite 11  
Reynoldsburg, Ohio 43068  
614-759-9900

OUR FILE NO. 2001  
LONDON, OHIO

## PROPERTY DESCRIPTION EXHIBIT "A" FEBRUARY 7, 1994

Situated in the State of Ohio, County of Madison, City of London, Part of V.M.S. No. 5802 and being all of that 9.3863 acre tract (Parcel One & Parcel Two) conveyed to The London Group, an Ohio general partnership of record in Deed Book 284, Page 816 (all references are to the records in the Recorder's Office, Madison County, Ohio), and being more particularly described as follows:

Beginning at a 3/4" iron pin found on the centerline of Sheffield Boulevard on the northwesterly line of the Sheffield Subdivision, Phase I, as recorded on December 11, 1987 and as shown and platted on Slide No. 591;

Thence South 47° 29' 30" West 35.00 feet, along the northwesterly line of said subdivision, to a 5/8" rebar set on the southwesterly line of said Sheffield Boulevard;

Thence the following five (5) courses being along lines of that Parcel VI (1.6644 acres) shown on said Slide No. 591;

1) South 42° 12' 54" East 206.71 feet, along a southwesterly right-of-way line of said Sheffield Boulevard, being 35.00 feet southwesterly from (as measured at right angles) and parallel to the centerline of said road, to a 5/8" rebar set;

2) Thence southwesterly continuing along said right-of-way line and the right-of-way line of Wesley Drive also shown on said Slide No. 591, being the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", the chord of which bears South 02° 47' 06" West 35.36 feet, to a 5/8" rebar set;

3) Thence South 47° 47' 06" West 204.42 feet, along the northwesterly right-of-way line of said Wesley Drive, being 30.00 feet northwesterly from (as measured at right angles) the centerline of said road, to a 5/8" rebar set;

4) Thence southwesterly continuing along said right-of-way line, being the arc of a curve to the right, having a radius of 170.00 feet, a central angle of 31° 04' 25", the chord of which bears South 63° 19' 19" West 91.07 feet, to a 3/4" iron pin found capped #5969;

5) Thence North 42° 29' 46" West 205.69 feet, along the northeasterly line of Parcel V as shown on said Slide No. 591, to a 3/4" iron pin found capped #5969 on the northwesterly line of said subdivision;

Thence the following four (4) courses being along northwesterly lines of said Sheffield Subdivision, Phase I:

- 1) South  $47^{\circ}29'30''$  West 122.91 feet, along a northwesterly line of said Parcel V, to a  $3/4''$  iron pin found capped #5969;
- 2) Thence South  $04^{\circ}57'51''$  West 54.92 feet, along a westerly line of said Parcel V, to a  $3/4''$  iron pin found capped #5969 on a northerly right-of-way line of said Wesley Drive;
- 3) Thence northwesterly along said right-of-way line, being the arc of a curve to the right, having a radius of 170.00 feet, a central angle of  $42^{\circ}30'37''$ , the chord of which bears North  $63^{\circ}46'51''$  West 123.26 feet to a  $5/8''$  rebar set to replace a bent  $3/4''$  iron pin found;
- 4) Thence South  $47^{\circ}28'28''$  West 30.00 feet, along the northerly end of said Wesley Drive as dedicated on said Slide No. 591, to a  $3/4''$  iron pin found on the centerline of said road;

Thence the following four (4) courses being along lines of that 7.7219 acre Parcel One in said Deed Book 284, page 816;

- 1) North  $42^{\circ}31'32''$  West 190.79 feet, being along an easterly line of that 0.0379 acre tract shown on the recorded plat of Sheffield of London, Phase I, as shown on Slide No. 612, and being bound on the west by that 34.4194 acre tract conveyed to PAUL E. ANDRIX in Deed Book 274, Page 785, to a  $3/4''$  iron pin found;
- 2) Thence North  $11^{\circ}42'14''$  West 535.41 feet, continuing along an easterly line of said 34.4194 acre tract, to a  $3/4''$  iron pin found;
- 3) Thence North  $78^{\circ}43'47''$  East 374.12 feet, continuing along a southerly line of said 34.4194 acre tract, to a  $3/4''$  iron pin found;
- 4) Thence South  $42^{\circ}12'54''$  East 534.39 feet, being along the extension of the centerline of Sheffield Boulevard, to the True Point of Beginning, containing 9.3865 acres of land, more or less, subject to any easements, restrictions, or right-of-ways of record.

NOTE: Bearings are used for the determination of angles only. For the purpose of this description a bearing of South  $47^{\circ}29'30''$  West was used on the northwesterly line of said Sheffield Subdivision, Phase I, and all other bearings were calculated from this meridian. The  $5/8''$  rebars set are 30" long with plastic caps stamped Site Engineering, Inc.

The above description was prepared from an actual field survey of the premises during February, 1994 by Site Engineering, Inc.

SITE ENGINEERING, INC.

By Mark A. Hazel, p.e.  
Mark A. Hazel  
Professional Surveyor #7039

