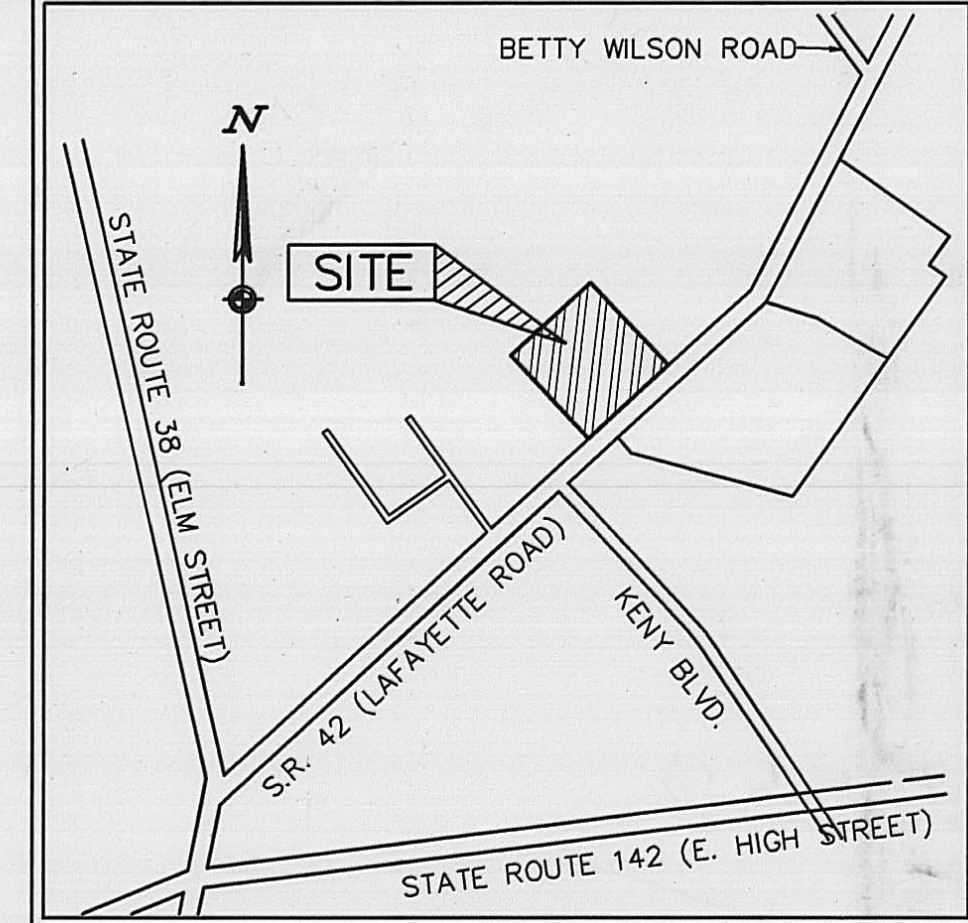


DOMINION HOMES, INC.  
PART OF 16.996 ACRES  
ORIGINAL RECORD 128, PAGE 1087

PROPOSED CHEVINGTON PLACE  
SECTION 1, PHASE 2  
DOMINION HOMES, INC.  
17.263 ACRES  
O. R. 147, PAGE 779

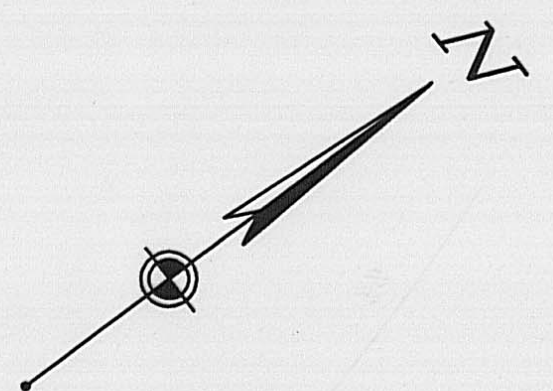
NONEXCLUSIVE  
STORM WATER DRAINAGE AND  
DETENTION POND EASEMENT  
BK.118 PG. 453



VICINITY MAP  
NO SCALE

**PLAT OF SURVEY**

PART OF VIRGINIA SURVEY No. 5802  
CITY OF LONDON, MADISON COUNTY, OHIO  
APRIL 2003



- LEGEND**
- 1" IRON PIPE FOUND WITH RD ZANDE CAP
  - ⊙ IRON PIN FOUND
  - 5/8" X 30" IRON PIN WITH A CAP STAMPED "CESO INC" SET
  - ▲ RAILROAD SPIKE FOUND
  - ▲ RAILROAD SPIKE SET

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS THE THE NORTHEASTERN LINE (NORTH 52°39'16" WEST) CHEVINGTON PLACE SECTION 1, PHASE 1 AS RECORDED IN PLAT BOOK B-215, B-216 AND B-217

**OCCUPATION STATEMENT**

NO DISCREPANCY WAS FOUND BETWEEN MONUMENTATION AND PHYSICAL OCCUPATION EXCEPT AS SHOWN ON SURVEY.

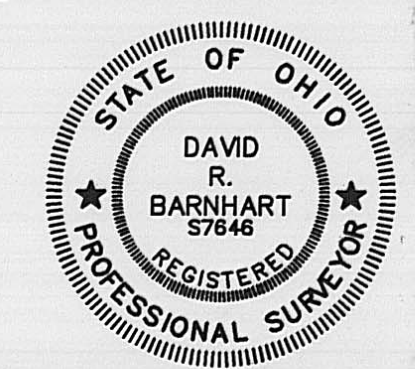
**NOTES:**

ALL MONUMENTS FOUND ARE IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

**CERTIFICATE OF SURVEYOR:**

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES IN AUGUST 2002 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND IRON PINS WILL BE SET AS SHOWN.

*David R. Barnhart* 4/29/05  
DAVID R. BARNHART DATE  
PROFESSIONAL SURVEYOR NO. S7646



PREPARED BY:  
CESO, INC.  
1700 LYONS ROAD  
DAYTON, OHIO 45458  
(937) 435-8584

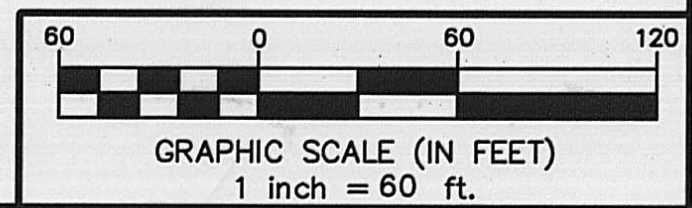
REVISIONS		
BY	DATE	DESCRIPTION

17-03

LOT SPLIT SURVEY

WAL★MART STORES, INC.

CITY OF LONDON		MADISON COUNTY, OHIO	
SCALE: 1" = 60'	DATE: MAY 15, 2003		
DESIGN DRB	1700 LYONS ROAD		JOB NO. 3036
DRAWN JRL	DAYTON, OHIO 45458-1864		OFFICE (937) 435-8584
CHKD DRB	FAX (937) 435-3307		SHEET NO. 1 OF 1
email: ceso@cesoinc.com		www.cesoinc.com/ceso	



US ROUTE 42 (LAFAYETTE RD.) (50 MPH)  
(VARYING WIDTH RIGHT OF WAY)

THIS AREA IS INCLUDED IN THE FOLLOWING EASEMENTS:  
1) NON-EXCLUSIVE WATERMAIN EASEMENT BK.118 PG. 512  
2) NON-EXCLUSIVE SANITARY SEWER EASEMENT BK.118 PG. 476  
3) NON-EXCLUSIVE STORM WATER DRAINAGE AND DETENTION POND EASEMENT BK.118 PG. 453

NONEXCLUSIVE SANITARY SEWER EASEMENT BK.118 PG.486

NONEXCLUSIVE SANITARY SEWER EASEMENT BK.118 PG.476

TEMPORARY DRAINAGE EASEMENT BK.118 PG. 501

NONEXCLUSIVE SANITARY SEWER EASEMENT BK.118 PG.486

WAL-MART STORES EAST LP  
OFFICIAL RECORD 155, PAGE 402  
28.5354 ACRES  
(1,243,000 Sq. Ft.)

WAL-MART PARCEL  
22.9106 ACRES  
(997,985 Sq. Ft.)

30' BUILDING SETBACK  
EAGLETON CENTER  
PLAT BOOK B-238, 239

12' WIDE GENERAL UTILITY EASEMENT  
EAGLETON CENTER  
PLAT BOOK B-238, 239

12' PARKING SETBACK  
EAGLETON CENTER  
PLAT BOOK B-238, 239

MTB, INC.  
PART OF 194.677 ACRES  
DEED BOOK 298, PAGE 400

R/W

EAGLETON BLVD. (60' R/W)  
PLAT BOOK B-238, 239

S 52°39'16" E 1130.00'

R/W

R/W

R/W

LOT LINE

RESERVE AREA B

BRAXTON BLVD.

BRAXTON BLVD.  
N 52°39'16" W 1130.00'

RESERVE AREA B

S 37°22'00" W 370.00'

196.66' OF OLD LAFAYETTE RD.

LOT 21  
LOT 22  
LOT 23  
LOT 24  
LOT 25  
LOT 26  
LOT 27  
LOT 28  
LOT 29  
LOT 30  
LOT 31  
LOT 32  
LOT 33

CHEVINGTON PLACE  
SECTION 1, PHASE 1  
PLAT BOOK B-215,  
B-216, & B-217

395.00'

N 37°22'00" E 1100.00'

705.00'

S 37°22'00" W 1016.56'

N 52°39'16" W  
245.17'

PARCEL LINE OF 194.677 ACRES  
PARCEL LINE OF 97.237 ACRES

850.00'

S 37°22'00" W 590.10'

196.76'

OUTLOT #1  
1.2644 ACRES  
(55079 Sq. Ft.)

N 52°38'00" W 280.00'

196.67'

OUTLOT #2  
1.2642 ACRES  
(55068 Sq. Ft.)

S 52°38'00" E 280.00'

196.67'

OUTLOT #3  
1.2642 ACRES  
(55068 Sq. Ft.)

S 52°38'00" E 280.00'

N 37°22'00" E 285.00'

OUTLOT #4  
1.8320 ACRES  
(79,800 Sq. Ft.)

S 52°38'00" E 280.00'

S 37°22'00" W 1100.00'

196.66'

196.67'

196.67'

60.00'

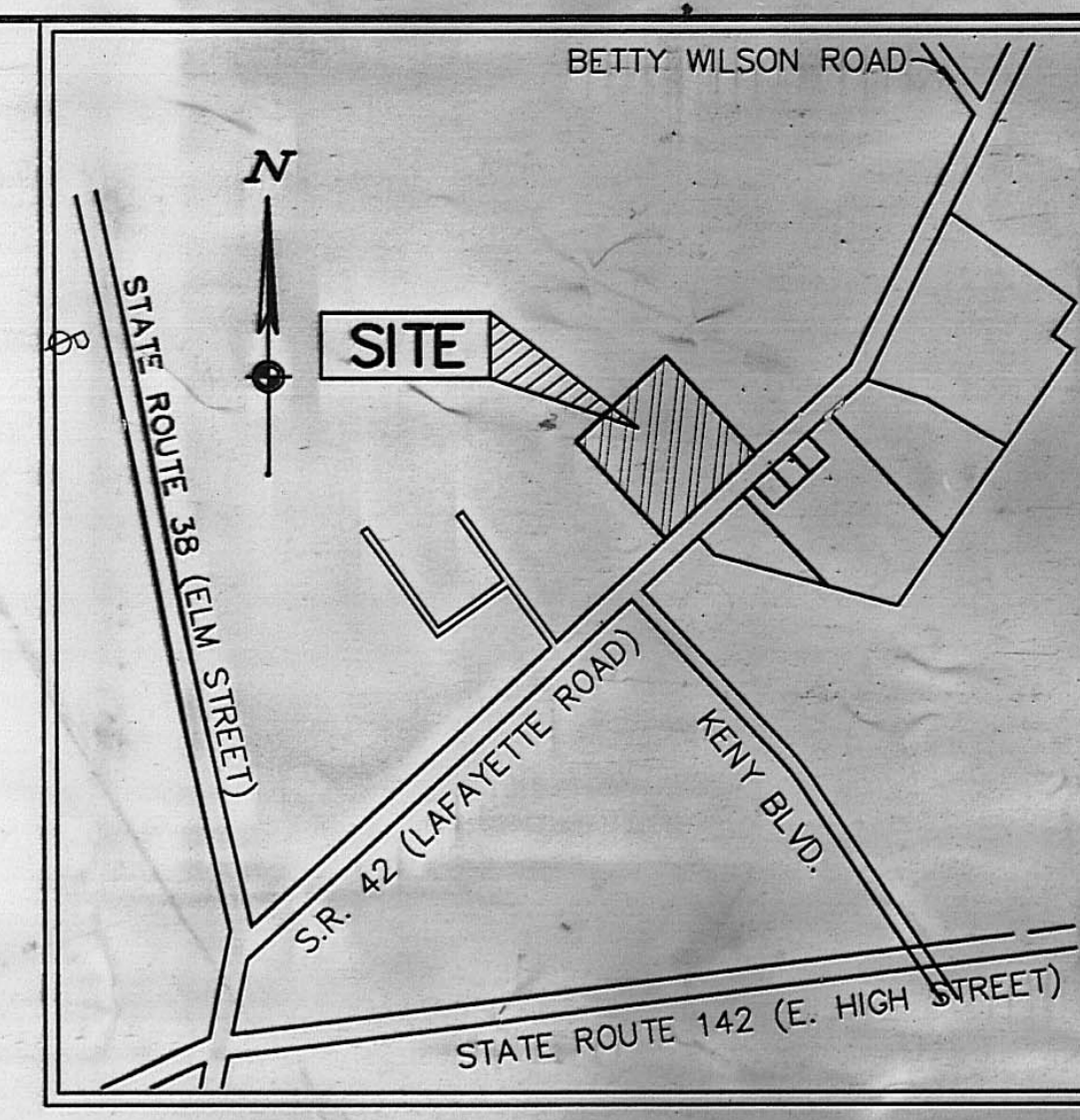
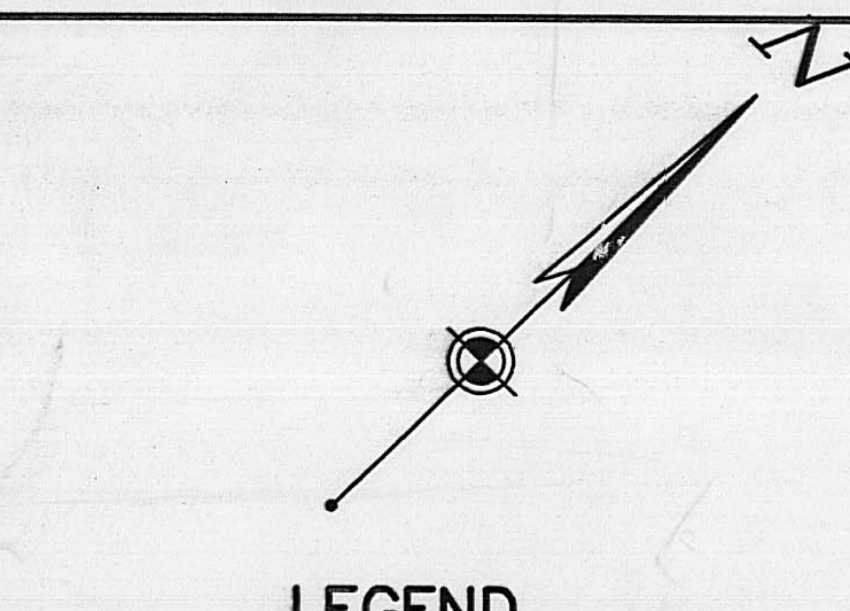
285.00'

165.00'

30' R/W

30' R/W

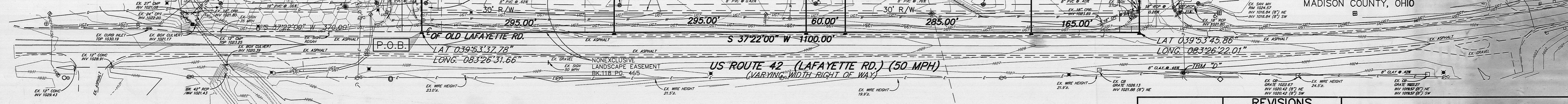




- LEGEND**
- ◆ BENCHMARK
  - ◆ CONC. R/W MON. FOUND
  - IRON PIPE FOUND
  - IRON PIN FOUND
  - P.K. NAIL FOUND
  - △ RR SPIKE FOUND
  - ▲ RR SPIKE SET
  - IRON PIN W/ CAP STAMPED "CESO INC" TO BE SET
  - ANCHOR
  - ⊕ POWER POLE
  - ⊕ TRAFFIC POLE
  - ⊕ TELEPHONE POLE
  - ⊕ LIGHT POLE
  - ⊕ SANITARY MANHOLE
  - ⊕ STORM MANHOLE
  - ⊕ CATCH BASIN
  - ⊕ CURB INLET
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ WATER MANHOLE
  - ⊕ WATER METER
  - ⊕ BOLLARD POST
  - ⊕ GAS METER
  - ⊕ GAS VALVE
  - ⊕ GAS REGULATOR
  - ⊕ ELECTRIC BOX
  - ⊕ ELECTRIC METER
  - ⊕ TELEPHONE BOOTH
  - ⊕ TELEPHONE MARKER
  - ⊕ TELEPHONE RISER
  - ⊕ MAIL BOX
  - ⊕ MONITORING WELL
  - ⊕ TELEPHONE MARKER 4" DIA. PIPE
  - ⊕ HANDICAP PARKING
  - PINE TREE
  - DECIDUOUS TREE
  - SIGN
  - BUSH
  - GREASE TRAP MANHOLE
  - TREE LINE
  - UNDERGROUND TELEPHONE
  - OVERHEAD TELEPHONE
  - GAS LINE
  - UNDERGROUND ELECTRIC
  - OVERHEAD ELECTRIC
  - WATER LINE
  - SANITARY SEWER
  - STORM SEWER
  - EXISTING FENCE
  - EXISTING GUARDRAIL
  - EXISTING CONCRETE

- BENCHMARK**
- TBM "A" CHISELED SQUARE SET IN E. END OF AN EXISTING HEADWALL ON THE N. SIDE OF A DETENTION BASIN W. OF US 42 & S. OF BRAXTON BLVD @ CHEVINGTON PLACE. ELEV.=1027.03
- TBM "B" CHISELED SQUARE SET IN E. END OF AN EXISTING HEADWALL ON THE W. SIDE OF A DETENTION BASIN S. SIDE EAGLETON BLVD. NEAR NW CORNER OF SITE. ELEV.=1023.92
- TBM "C" "X" CUT ON "ARROW" BOLT OF A FIRE HYDRANT NEAR INTERSECTION OF BRAXTON BLVD. & HARTFORD LANE (CHEVINGTON PLACE) S. SIDE OF BRAXTON E. OF HARTFORD LANE. ELEV.=1033.17
- TBM "D" R. R. SPIKE SET IN W. SIDE OF POWER POLE #144G-17, E. SIDE OF US 42 ADJACENT TO EAGLETON BLVD. ELEV.=1026.43

- THIS AREA IS INCLUDED IN THE FOLLOWING EASEMENTS:
- NON-EXCLUSIVE WATERMAIN EASEMENT BK.118 PG. 512
  - NON-EXCLUSIVE SANITARY SEWER EASEMENT BK.118 PG. 476
  - NON-EXCLUSIVE STORM WATER DRAINAGE AND DETENTION POND EASEMENT BK.118 PG. 453



**VICINITY MAP**  
NO SCALE

**GOVERNING AGENCIES AND UTILITY COMPANIES**

- CITY OF LONDON**  
102 S. SOUTH MAIN ST.  
LONDON, OHIO 43140  
Attn: VINCE BENEDETTI  
Ph: (740) 852-7045  
Re: ZONING
- MADISON COUNTY**  
SOIL & WATER CONSERVATION  
831 US HIGHWAY 42 NE  
COLUMBUS, OHIO 43140  
Attn: MARY JANE THOMPSON  
Ph: (740) 852-4004  
Re: STORMWATER DRAINAGE / EROSION CONTROL
- MADISON COUNTY**  
BOARD OF PUBLIC UTILITIES  
WASTEWATER TREATMENT PLANT  
CITY OF LONDON  
4080 ST. RT. 96  
LONDON, OHIO 43140  
Ph: (740) 852-0279  
Re: SANITARY LIFT STATION / SANITARY SEWER
- MADISON COUNTY**  
BOARD OF PUBLIC UTILITIES—WATER  
100 S. MAIN STREET  
LONDON, OHIO 43140  
Attn: VINCE BENEDETTI  
Ph: (740) 852-7045  
Re: WATER SERVICE
- COLUMBIA GAS**  
200 CIVIC CENTER  
COLUMBUS, OHIO 43215  
Attn: DOWELLE GIBSON  
Ph: (614) 286-7500 EXT.3293  
Re: GAS SERVICE
- OHIO EDISON**  
420 S. YORK ST.  
SPRINGFIELD OHIO, 45505  
Attn: KAREN THOMPSON  
C/O: R. "THERY"  
LONDON, OHIO 43140  
Ph: (937) 527-1238  
Re: ELECTRIC SERVICE
- AMERITECH**  
150 E. GAY STREET  
COLUMBUS, OHIO 43215  
Attn: BONNE ADAMS  
Ph: (614) 223-7247  
Re: TELEPHONE SERVICE

- NOTES:**
- THE BASIS OF BEARINGS IS THE NORTHEASTERN LINE (NORTH 52°39'16" WEST) CHEVINGTON PLACE SECTION 1, PHASE 1 AS RECORDED IN PLAT BOOK B-215, B-216 AND B-217
  - THE UNDERGROUND UTILITIES HEREON ARE SHOWN TO THE BEST OF OUR KNOWLEDGE, AND BELIEF BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY VARIOUS UTILITY COMPANIES. NO CERTIFICATION IS MADE THAT THEIR LOCATIONS ARE CORRECT OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
  - ENCROACHMENTS:  
1) CATCH BASIN & CURB FOR EAGLETON BLVD. AT EAST CORNER OF 28,535.4 ACRE PARCEL IS NORTHWEST OF R/W FOR U.S. ROUTE 42.  
2) FENCE ALONG SOUTHWEST PROPERTY LINE NEAR U.S. 42 ENCROACHES BY 0.0' TO 11.0'
  - NO CEMETERIES OR BUILDINGS WERE OBSERVED ON SUBJECT PARCELS.
  - THE CURRENT ZONING OF THE SUBJECT PARCEL IS B-2  
SETBACKS: FRONT - 40 FEET  
SIDE - 40 FEET  
REAR - 15 FEET  
PARKING - 10 SPACES/1,000 SQ. FT.  
ZONING REQUIREMENTS AND REGULATIONS ARE SUBJECT TO INTERPRETATIONS BY ZONING BOARD.
  - THE SUBJECT PROPERTIES ARE CONTIGUOUS WITH NO GAPS, GORES OR OVLAPPS.
  - ALL REFERRED DOCUMENTS ARE RECORDED AT THE MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, OHIO.
  - ALL STORM AND SANITARY STRUCTURES ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - SPEED LIMITS: 50 MPH ON ST. RT. 42 (LAFAYETTE ROAD)
  - LATITUDE AND LONGITUDE SURVEY.
  - SURVEY PREPARED FROM FIELDWORK PERFORMED IN AUGUST 2002.

**SURVEYORS CERTIFICATION**

To Wal-Mart Stores East, L.P., a Delaware limited partnership, Meijer Stores Limited Partnership LandAmerica National Commercial Service and Lawyers Title Insurance Corporation:

This is to certify that this map or 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, ACSM, and NSPS in 1999, and includes Items 1-6, 7a, 8-10, 11a, 11b, 13, 14 of table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the survey measurement were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys". The easements shown on this survey are based upon the title commitment prepared by LandAmerica National Commercial Service, Case Number L156281, with an effective date of November 25, 2002.

Signed *David R. Barnhart* Date *1/28/03*  
David R. Barnhart, Professional Surveyor No. 7646  
Being a Registered Professional Land Surveyor in the State of Ohio.



WAL-MART STORE #5203-00  
U.S. ROUTE 42 (LAFAYETTE ROAD)  
CITY OF LONDON  
MADISON COUNTY, OHIO

REVISIONS		
BY	DATE	DESCRIPTION

ALTA/ACSM LAND TITLE SURVEY

WAL-MART STORES, INC.

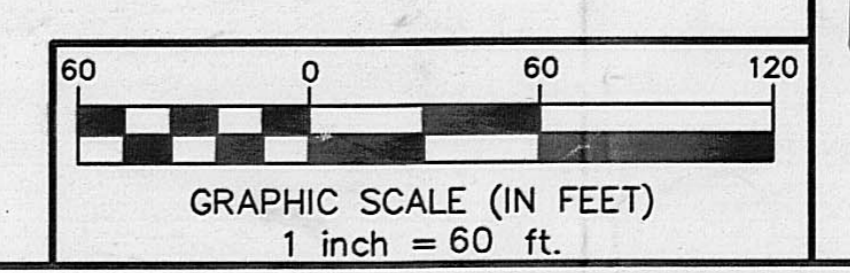
CITY OF LONDON MADISON COUNTY, OHIO  
SCALE: 1" = 60'  
DATE: JANUARY 28, 2003

DESIGN DRB  
DRAWN JRL  
CHKD DRB

1700 LYONS ROAD  
DAYTON, OHIO 45458-1864  
OFFICE (937) 435-8584  
FAX (937) 435-3307  
email: ceso@cesoinc.com  
www.cesoinc.com

JOB NO. 3036  
SHEET NO. 1 OF 2

**FLOOD STATEMENT**  
THE SUBJECT PARCEL IS LOCATED IN ZONE X (OUTSIDE OF THE 500 YEAR FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR MADISON COUNTY, OHIO, COMMUNITY-PANEL NUMBER 390773 0125 B, EFFECTIVE DATE FEBRUARY 06, 1991.





**Legal Description For  
1.2644 Acre Outlot No. 1  
City Of London, Madison County, Ohio  
May 15, 2003**

Part of Virginia Military Survey No. 5802 in The City Of London, Madison County, Ohio and being part of 28.5354 acre tract of land conveyed to Wal-Mart Stores East, LP as recorded in Official Record Book 155, Page 402 (all references to deed books, official records, microfiche numbers, survey records and plats refer to the Madison County Recorder's Office, Madison County, Ohio) and being more particularly described as follows;

Commencing from a railroad spike set at the eastern corner of Chevington Place Section 1, Phase 1 as recorded in Plat Book B-215, B-216 and B-217, being a part of a 16.996 acre tract conveyed to Dominion Homes, Inc. as recorded in Official Record Book 128, Page 1087, being on the old centerline of Lafayette Road (U.S. Route 42);

thence along the northeastern line of said Chevington Place Section 1, Phase 1 North  $52^{\circ}39'16''$  West, 280.00 feet passing a  $5/8''$  iron pin with a cap stamped "CESO INC" at 30.00 feet, set on the western right-of-way line of at Lafayette Road (U. S. Route 42) at 30.00 feet;

thence along a new division line the following two (2) courses;

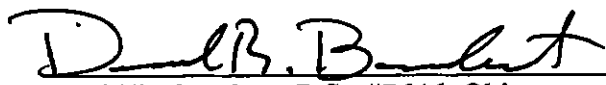
1) North  $37^{\circ}22'00''$  East, 196.76 feet to a  $5/8''$  iron pin with a cap stamped "CESO INC" set at the western corner of proposed Outlot No. 2;

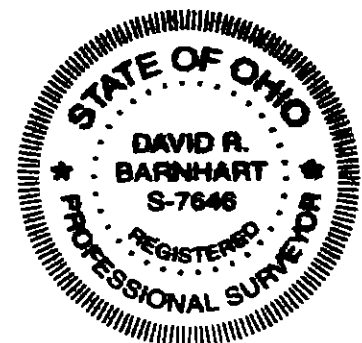
2) along the southwestern line of said Outlot No. 2 South  $52^{\circ}38'00''$  East, 280.00 feet to a railroad spike set on the old centerline of Lafayette Road (U. S. Route 42), passing a  $5/8''$  iron pin with a cap stamped "CESO INC" at 250.00 feet, set on the western right-of-way line of at Lafayette Road (U. S. Route 42);

thence along said old centerline South  $37^{\circ}22'00''$  West, 196.66 feet to the **Point of Beginning**, containing 1.2644 acres (55079 square feet), subject however to all covenants, conditions, restrictions and easements contained in any instrument of record pertaining to the above described tract of land.

The basis of bearings is the northeastern line (North  $52^{\circ}39'16''$  West) Chevington Place Section 1, Phase 1 as recorded in Plat Book B-215, B-216 and B-217

This description was prepared by David R. Barnhart, P.S., #7646, Ohio, CESO, Inc., 1700 Lyons Road, Centerville, Ohio 45458 and is based upon a field survey made in August 2002.

  
David R. Barnhart, P.S., #7646, Ohio



**Legal Description For**  
**1.2642 Acre Outlot No. 2**  
**City Of London, Madison County, Ohio**  
October 28, 2003

Part of Virginia Military Survey No. 5802 in The City Of London, Madison County, Ohio and being part of 28.5354 acre tract of land conveyed to Wal-Mart Stores East, LP as recorded in Official Record Book 155, Page 402 (all references to deed books, official records, microfiche numbers, survey records and plats refer to the Madison County Recorder's Office, Madison County, Ohio) and being more particularly described as follows;

Commencing from a railroad spike set at the eastern corner of Chevington Place Section 1, Phase 1 as recorded in Plat Book B-215, B-216 and B-217, being a part of a 16.996 acre tract conveyed to Dominion Homes, Inc. as recorded in Official Record Book 128, Page 1087 being on the old centerline of Lafayette Road (U.S. Route 42), thence along the old centerline of Lafayette Road (U.S. Route 42) North 37°22'00" East, 196.66 feet to a railroad spike set at the southern corner of proposed Outlot No. 2 and being the **Point Of Beginning** of the following described tract of land;

thence along a new division line the following three (3) courses;

1) along the northeastern line of said Outlot No. 1 North 52°38'00" West, 280.00 feet to a 5/8" iron pin with a cap stamped "CESO INC" set at the northern corner of said Outlot No. 1, passing a 5/8" iron pin with a cap stamped "CESO INC" at 30.00 feet, set on the western right-of-way line of at Lafayette Road (U. S. Route 42);

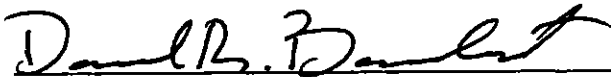
2) North 37°22'00" East, 196.67 feet to a 5/8" iron pin with a cap stamped "CESO INC" set at the western corner of proposed Outlot No. 3;

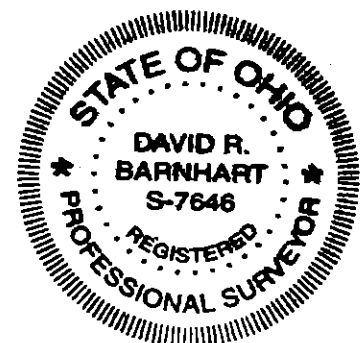
3) along the southwestern line of said Outlot No. 3 South 52°38'00" East, 280.00 feet to a railroad spike set on the old centerline of Lafayette Road (U. S. Route 42), passing a 5/8" iron pin with a cap stamped "CESO INC" at 250.00 feet, set on the western right-of-way line of at Lafayette Road (U. S. Route 42);

thence along said old centerline of Lafayette Road (U. S. Route 42) South 37°22'00" West, 196.67 feet to the **Point of Beginning**, containing 1.2642 acres (55068 square feet), subject however to all covenants, conditions, restrictions and easements contained in any instrument of record pertaining to the above described tract of land.

The basis of bearings is the northeastern line (North 52°39'16" West) Chevington Place Section 1, Phase 1 as recorded in Plat Book B-215, B-216 and B-217

This description was prepared by David R. Barnhart, P.S., #7646, Ohio, CESO, Inc., 1700 Lyons Road, Centerville, Ohio 45458 and is based upon a field survey made in August 2002.

  
David R. Barnhart, P.S., #7646, Ohio





**Legal Description For**  
**1.2642 Acre Outlot No. 3**  
**City Of London, Madison County, Ohio**  
October 28, 2003

Part of Virginia Military Survey No. 5802 in The City Of London, Madison County, Ohio and being part of 28.5354 acre tract of land conveyed to Wal-Mart Stores East, LP as recorded in Official Record Book 155, Page 402 (all references to deed books, official records, microfiche numbers, survey records and plats refer to the Madison County Recorder's Office, Madison County, Ohio) and being more particularly described as follows;

Commencing from a railroad spike set at the eastern corner of Chevington Place Section 1, Phase 1 as recorded in Plat Book B-215, B-216 and B-217, being a part of a 16.996 acre tract conveyed to Dominion Homes, Inc. as recorded in Official Record Book 128, Page 1087 being on the old centerline of Lafayette Road (U.S. Route 42), thence along the old centerline of Lafayette Road (U.S. Route 42) North 37°22'00" East, 393.33 feet to a railroad spike set at the southern corner of proposed Outlot No. 3 and being the **Point Of Beginning** of the following described tract of land;

thence along a new division line the following three (3) courses;

1) along the northeastern line of said Outlot No. 2 North 52°38'00" West, 280.00 feet to a 5/8" iron pin with a cap stamped "CESO INC" set at the northern corner of said Outlot No. 2, passing a 5/8" iron pin with a cap stamped "CESO INC" at 30.00 feet, set on the western right-of-way line of at Lafayette Road (U. S. Route 42);

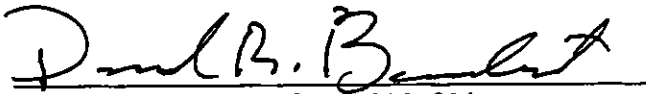
2) North 37°22'00" East, 196.67 feet to a set 5/8" iron pin with a cap stamped "CESO INC";

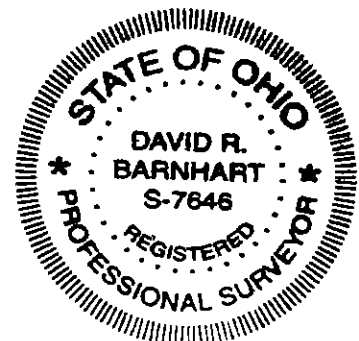
3) South 52°38'00" East, 280.00 feet to a railroad spike set on the old centerline of Lafayette Road (U. S. Route 42), passing a 5/8" iron pin with a cap stamped "CESO INC" at 250.00 feet, set on the western right-of-way line of at Lafayette Road (U. S. Route 42);

thence along said old centerline of Lafayette Road (U. S. Route 42) South 37°22'00" West, 196.67 feet to the **Point of Beginning**, containing 1.2642 acres (55068 square feet), subject however to all covenants, conditions, restrictions and easements contained in any instrument of record pertaining to the above described tract of land.

The basis of bearings is the northeastern line (North 52°39'16" West) Chevington Place Section 1, Phase 1 as recorded in Plat Book B-215, B-216 and B-217

This description was prepared by David R. Barnhart, P.S., #7646, Ohio, CESO, Inc., 1700 Lyons Road, Centerville, Ohio 45458 and is based upon a field survey made in August 2002.

  
David R. Barnhart, P.S., #7646, Ohio





Outlot 4:

Part of Virginia Military Survey No. 5802 in The City Of London, Madison County, Ohio and being part of 28.5354 acre tract of land conveyed to Wal-Mart Stores East, LP as recorded in Official Record Book 155, Page 402 (all references to deed books, official records, microfiche numbers, survey records and plats refer to the Madison County Recorder's Office, Madison County, Ohio) and being more particularly described as follows;

Commencing from a railroad spike set at the eastern corner of Chevington Place Section 1, Phase 1 as recorded in Plat Book B-215, B-216 and B-217, being a part of a 16.996 acre tract conveyed to Dominion Homes, Inc. as recorded in Official Record Book 128, Page 1087 being on the old centerline of Lafayette Road (U.S. Route 42), thence along the old centerline of Lafayette Road (U.S. Route 42) North 37°22'00" East, 650.00 feet to a railroad spike set at the southern corner of proposed Outlot No. 4 and being the **Point Of Beginning** of the following described tract of land;

thence along a new division line the following three (3) courses;

- 1) North 52°38'00" West, 280.00 feet to a set 5/8" iron pin with a cap stamped "CESO INC";
- 2) North 37°22'00" East, 285.00 feet to a set 5/8" iron pin with a cap stamped "CESO INC";
- 3) South 52°38'00" East, 280.00 feet to a railroad spike set on the old centerline of Lafayette Road (U. S. Route 42), passing a 5/8" iron pin with a cap stamped "CESO INC" at 250.00 feet, set on the western right-of-way line of at Lafayette Road (U. S. Route 42);

thence along said old centerline of Lafayette Road (U. S. Route 42) South 37°22'00" West, 285.00 feet to the **Point of Beginning**, containing 1.8320 acres (79800 square feet), subject however to all covenants, conditions, restrictions and easements contained in any instrument of record pertaining to the above described tract of land.

The basis of bearings is the northeastern line (North 52°39'16" West) Chevington Place Section 1, Phase 1 as recorded in Plat Book B-215, B-216 and B-217

This description was prepared by David R. Barnhart, P.S., #7646, Ohio, CESO, Inc., 1700 Lyons Road, Centerville, Ohio 45458 and is based upon a field survey made in August 2002.



**Legal Description For 28.5354 Acres  
Overall Wal-Mart Tract  
City Of London, Madison County, Ohio  
January 19, 2003 (revised January 28, 2003)**

Part of Virginia Military Survey No. 5802 in The City Of London, Madison County, Ohio and being all of a 28.535 acre tract of land conveyed to Meijers Stores Limited Partnership as recorded in Official Record Book 118, Page 433 (all references to deed books, official records, survey records and plats refer to the Madison County Recorder's Office, Madison County, Ohio) and being more particularly described as follows;

Commencing from a railroad spike set at the eastern corner of Chevington Place Section 1, Phase 1 as recorded in Plat Book B-215, B-216 and B-217, being a part of a 16.996 acre tract conveyed to Dominion Homes, Inc. as recorded in Official Record Book 128, Page 1087;

thence along the northeastern line of said Chevington Place Section 1, Phase 1 North  $52^{\circ}39'16''$  West, 1130.00 feet to a 1" iron pipe with a cap stamped "RD ZANDE" found at an eastern corner of said 16.996 acre Dominion tract, also being the southeastern corner of proposed Chevington Place Section 1, Phase 2 (not recorded at time of this survey);

thence along the southeastern line of said proposed Chevington Place Section 1, Phase 2, also known as the southeastern line of said 16.996 acre Dominion tract and part of a southeastern line of a 17.263 acre tract conveyed to Dominion Homes, Inc. as recorded in Official Record Book 147, Page 779, North  $37^{\circ}22'00''$  East, 1100.00 feet to a 5/8" iron pin with a cap stamped "CESO INC" set at the western corner of the dedicated right-of-way of Eagleton Boulevard as shown on the plat for Eagleton Center recorded in Plat Book B-328, 329, passing a 1" iron pipe with a cap stamped "RD ZANDE" found at the eastern corner of said 16.996 acre Dominion tract, at 395.00 feet;

thence along the southwestern line of said Eagleton Boulevard South  $52^{\circ}39'16''$  East, 1130.00 feet to a railroad spike set on the old centerline of Lafayette Road (U. S. Route 42);

thence along said old centerline South  $37^{\circ}22'00''$  West, 1100.00 feet to the **Point of Beginning**, containing 28.5354 acres (1243000 square feet),.

The basis of bearings is the northeastern line (North  $52^{\circ}39'16''$  West) Chevington Place Section 1, Phase 1 as recorded in Plat Book B-215, B-216 and B-217

This description was prepared by David R. Barnhart, P.S., #7646, Ohio, CESO, Inc., 1700 Lyons Road, Centerville, Ohio 45458 and is based upon a field survey made in August 2002.

 1-28-03

David R. Barnhart, P.S., #7646, Ohio  
CESO, Inc.  
1700 Lyons Road  
Centerville, Ohio 45458

