

MTB Corp.  
OR 111, P.2023  
63.6788 acres

MTB Development Co. LLC  
O.R. 120, P. 858  
222.679 ACRES

50' UTILITY EASEMENT TO  
OHIO EDISON COMPANY  
DEED BOOK 199 PAGE 323

8.0010± ACRES

7.4977± ACRES

22.0012± ACRES

21.4979± ACRES

DEED REFERENCE  
ST. JOHN'S EVANGELICAL  
LUTHERAN CHURCH  
21.999 ACRES  
OFFICIAL RECORDED 102 PAGE 724

8.0010 ACRES  
OFFICIAL RECORDED 175 PAGE 486

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**LEGEND**

- ⊙ IRON PIPE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- CONCRETE NAIL & WASHER (PREVIOUSLY SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⬢ 5/8" ⌀ REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858

DATE: 11/03/24

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

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

8.0010± & 22.0012± ACRES,  
VMS 5801, CITY OF LONDON  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR ST. JOHN'S CHURCH

DATE DRAWN:  
8-21-03  
JOB #S041017  
F. B. #33

SCALE : 1"=100'  
100' 50' 0 100'

CREW: MW, TB  
DWN. BY: MW  
CK. BY: RC



8.0010 Acre Tract  
Surveyed for St. John's Lutheran Church

The following described 8.0010 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5801, being part of a 8.0010 and 21.999 acre tracts conveyed to St. Johns Evangelical Lutheran Church by official record 175 page 486 and official record 102 page 724 respectively, and being more particularly described as follows:

Beginning at a concrete nail and washer previously set in the centerline of Keny Boulevard (variable width) at the southwest corner of said 8.0010 acre tract;

Thence, with said 8.0010 acre tract the following 2 courses:

- 1) North  $33^{\circ} 21$  minutes 02 seconds East, passing an iron pin and cap previously set at 40.00 ft., a total distance of 194.29 ft. to an iron pin and cap previously set;
- 2) North  $21^{\circ} 48$  minutes 37 seconds West a distance of 189.68 ft. to iron pin and cap set

Thence, with the new line across said 8.0010 and said 21.999 acre tracts, North  $33^{\circ} 21$  minutes 03 seconds East passing the line between said tracts at 369.96 ft., a total distance of 413.10 ft. to an iron pin and cap set;

Thence, with the new line across said 21.999 acre tract, South  $66^{\circ} 57$  minutes 11 seconds East a distance of 516.51 ft. to an iron pin and cap set;

Thence, South  $33^{\circ} 21$  minutes 03 seconds West, passing the northeast corner of said 8.0010 acre tract at 43.14 ft., also passing an iron pin and cap previously set at 768.14 ft., a total distance of 808.14 ft. to a concrete nail and washer previously set in the centerline of said Keny Boulevard;

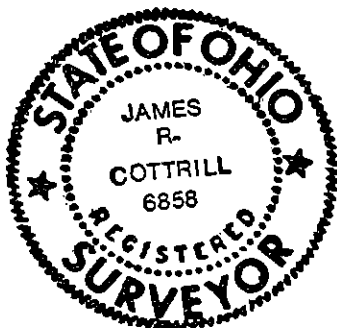
Thence, with the centerline of said Keny Boulevard, North  $56^{\circ} 38$  minutes 57 seconds West a distance of 352.50 ft. returning to the point beginning containing 8.0010 acres more or less, of which 7.4977 acres more or less is part of said 8.0010 acre tract and 0.5033 acres more or less is part of said 21.999 acre tract.

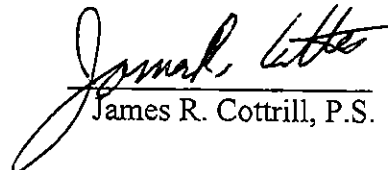
Bearings are based on the centerline of Keny Boulevard (North  $56^{\circ} 38$  minutes 57 seconds West) as described in official record 102 page 724.

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 November 1, 2004 by James R. Cottrill registration #6858. (Job #S041017)



  
James R. Cottrill, P.S.

22.0012 Acre Tract  
Surveyed for St. John's Lutheran Church

The following described 22.0012 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5801, being part of a 8.0010 and 21.999 acre tracts conveyed to St. Johns Evangelical Lutheran Church by official record 175 page 486 and official record 102 page 724 respectively, and being more particularly described as follows:

Beginning at a concrete nail and washer previously set in the centerline of Keny Boulevard (variable width) at the southwest corner of said 8.0010 acre tract;

Thence, with the centerline of said Keny Boulevard, North 56° 38 minutes 57 seconds West a distance of 449.94 ft. to a railroad spike found in said centerline corner to a 222.679 acre tract conveyed to the MTB development Co.,LLC by official record 120 page 858;

Thence, with the east line of said 222.679 acre tract, North 24° 21 minutes 18 seconds East, passing an iron pin and cap set at 40.00 ft., a total distance of 800.00 feet to an iron pipe found corner to a 63.6788 acre tract conveyed to the MTB Corp. by official record , 111 page 2023;

Thence, with said 63.6788 acre tract the following 2 courses:

- 1) South 66° 57 minutes 19 seconds East a distance of 1492.48 ft. to an iron pipe found
- 2) South 33° 21 minutes 01 seconds West, passing an iron pin and cap previously set at 1017.17 ft., a total distance of 1057.17 ft. to a railroad spike found in the centerline of said Keny Boulevard

Thence, with the centerline of said Keny Boulevard, North 56° 38 minutes 57 seconds West a distance of 540.87 ft. to a concrete nail and washer previously set at the southeast corner of said 8.0010 acre tract;

Thence, with the east line of said 8.0010 acre tract, North 33° 21 minutes 03 seconds East, passing an iron pin and cap previously set at 40.00 ft., also passing the northeast corner of said 8.0010 acre tract at 765.00 ft., a total distance of 808.14 ft. to an iron pin and cap set;

Thence, with a new line across said 21.999 acre tract, North 66° 57 minutes 11 seconds West a distance of 516.51 ft. to an iron pin and cap set;

Thence, South 33° 21 minutes 03 seconds West, passing the line between said 8.0010 and said 21.999 acre tracts at 43.14 ft., a total distance of 413.10 ft. to an iron pin and cap previously set in the line between said tracts;

Thence, with the line between said 8.0010 and said 21.999 acre tract the following 2 courses:

- 1) South 21° 48 minutes 37 seconds East a distance of 189.68 ft. to an iron pin and cap previously set
- 2) South 33° 21 minutes 02 seconds West, passing an iron pin and cap previously set at 154.29 ft., a total distance of 194 .29 ft. returning to the point beginning containing 22.0012 acres more or less.


Bearings are based on the centerline of Keny Boulevard (North 56° 38 minutes 57 seconds West) as described in official record 102 page 724.

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 November 1, 2004 by James R. Cottrill (Registration #6858, Job #S041017)



  
James R. Cottrill, P.S.