

**SURVEY EXHIBIT OF
15.159 ACRES
LYING IN**

SURVEY 5802

VIRGINIA MILITARY DISTRICT

CITY OF LONDON, MADISON COUNTY, OHIO

SCALE: 1 INCH = 200 FEET

PREPARED BY:

R.D.Zande & Associates

1500 LAKE SHORE DRIVE

SUITE 100

COLUMBUS, OHIO 43204

(614) 486-4383 1-800-340-2743

FAX (614) 486-4387

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY SHOWN ON THE ATTACHED PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY ON MAY, 2000 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.
R. D. ZANDE & ASSOCIATES, INC.



JEFFREY D. HOFIUS
REGISTERED SURVEYOR NO. S-7455

DATE
REGISTERED SURVEYOR NO. S-7455

GENERAL NOTES:

1. THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL.

2. THIS SURVEY DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.

3. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 37°22'00" EAST FOR THE OLD CENTERLINE OF LAFAYETTE ROAD AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN MAY, 2000.

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND

MTB, INC.
PARCEL TWO - SECOND TRACT
O.R. 10, P. 1057
509.66 ACRES (ORIGINAL)
(31-03399.001)

N 82°20'44" E 55.22'
N 07°39'16" W 185.00'
S 82°20'44" W 78.37'
Δ=00°37'18"
R=445.00'
L=4.83'
CHB=S 02°44'41" E
CH=4.83'
S 86°56'40" W 60.00'
N 07°39'16" W 191.12'
Δ=90°00'00"
R=25.00'
L=39.27'
CHB=N 37°20'44" E
CH=35.36'

MTB, INC.
PARCEL ONE
O.R. 10, P. 1057
97.237 ACRES (ORIGINAL)
(31-03399.001)

S 07°39'16" E 125.00'
S 82°20'44" W 446.63'
S 23°19'06" W 212.09'
S 07°39'16" E 200.00'

PROPOSED CHEVINGTON PLACE
SECTION 3

DOMINION HOMES, INC.
18.012 ACRES
O.R. 171, PG. 1335

THOMAS L. CECIL
102.774 ACRES
O.R. 179, PG. 304

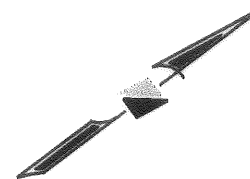
MTB, INC.
D.B. 298, P. 400
194.677 ACRES (Original)
(31-03576.000)

15.159 ACRES

**POINT OF
BEGINNING**



SCALE: 1 INCH = 200 FEET



76-04

AMHERST MEADOWS SECTION 2
CAB. B, SLIDES 113-114

MARGATE CIRCLE

EAST

**A DESCRIPTION OF A 15.159 ACRE TRACT OF LAND
LOCATED NORTHWEST OF LAFAYETTE ROAD [S. R. 42]
AND NORTHEAST OF AMHERST BOULEVARD,
IN THE CITY OF LONDON, MADISON COUNTY OHIO**

Situate in the State of Ohio, County of Madison, City of London, and lying in Virginia Military District, Survey No. 5802 and being out of the original 194.677 acre tract and the original 509.66 acre tract (Parcel Two – Second Tract), conveyed to MTB, Inc. by deeds of record in Deed Book 298, Page 400, and Official Record 10, Page 1057, respectively, all records herein at the Recorder's Office, Madison County, Ohio, said 15.159 acre tract of land being bounded and more particularly described as follows:

Beginning at an iron pin found at the most northwesterly corner of an 18.012 acre tract conveyed to Dominion Homes, Inc. by deed of record in Official Record 171, Page 1335, being the most northwesterly corner of proposed "Chevington Place, Section 3";

Thence the following two (2) courses and distances along the westerly line of said 18.012 acre tract:

1. South 23°19'06" West, a distance of 212.09 feet, to an iron pin found;
2. South 07°39'16" East, a distance of 200.00 feet, to an iron pin found;

Thence the following fifteen (15) courses and distances on, over, and across the said original 194.677 acre and said original 509.66 acre tracts

1. South 82°20'44" West, a distance of 301.00 feet, to an iron pin set;
2. South 07°39'16" East, a distance of 125.00 feet, to an iron pin set;
3. South 82°20'44" West, a distance of 446.63 feet, to an iron pin set;
4. South 86°56'40" West, a distance of 60.00 feet, to an iron pin set;
5. Along the arc of a curve to the right having a central angle of 00°37'18", a radius of 445.00 feet, an arc length of 4.83 feet, a chord bearing of South 02°44'41" East, with a chord distance of 4.83 feet, to an iron pin set;
6. South 82°20'44" West, a distance of 78.37 feet, to an iron pin set;
7. North 07°39'16" West, a distance of 185.00 feet, to an iron pin set;
8. North 82°20'44" East, a distance of 55.22 feet, to an iron pin set at a point of curvature;
9. Along the arc of a curve to the left having a central angle of 90°00'00", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of North 37°20'44" East, with a chord distance of 35.36 feet, to an iron pin set at a point of tangency;
10. North 07°39'16" West, a distance of 191.12 feet, to an iron pin set;
11. South 82°20'44" West, a distance of 133.34 feet, to an iron pin set;
12. North 07°39'16" West, a distance of 143.58 feet, to an iron pin set;
13. North 30°25'24" West, a distance of 51.37 feet, to an iron pin set;
14. North 66°45'43" West, a distance of 213.24 feet, to an iron pin set;

15. North 23°14'17" East, a distance of 326.68 feet, to an iron pin set in the southerly line of a 102.774 acre tract conveyed to Thomas L. Cecil by deed of record in Official Record 179, Page 304;

Thence South 66°45'43" East, a distance of 831.44 feet, along the southerly line of said 102.774 acre tract to an iron pin set at its southeast corner, being in the westerly line of said original 194.677 acre tract;

Thence North 23°32'58" East, a distance of 150.58 feet, along the line common to said 153.110 acre and original 194.677 acre tracts to an iron pin set;

Thence South 66°27'02" East, a distance of 341.54 feet, across the said original 194.677 acre tract to the **Point of True Beginning**, containing 15.159 acres, more or less, (5.333 acres out of the original 194.677 acre tract) and (9.826 acres out of the original 509.66 acre tract), being subject to easements, rights-of-way and restrictions of record,

All iron pins set are ¾-inch iron pipes, 30-inches in length, with a yellow cap bearing the name "R.D. Zande".

The bearings given herein are based on the grid bearing of North 37° 22' 00" East for the old centerline of Lafayette Road as determined by a GPS network of field observations performed in May, 2000.



R.D. ZANDE & ASSOCIATES, INC

A handwritten signature in black ink, appearing to read "Mark Alan Smith", written over a horizontal line.

Mark Alan Smith, P.S.

Date

Registered Surveyor No. S-8232

8/31/04