

LOT SPLIT PLAT of P.P.N. 31-03399.003

22.9106 ACRES

PART OF VIRGINIA MILITARY SURVEY NUMBER 5802
CITY OF LONDON, COUNTY OF MADISON, STATE OF OHIO



VICINITY MAP:
NOT TO SCALE

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS PLAT IS THE CENTERLINE OF LAFAYETTE ROAD - US ROUTE 42 BEING NORTH 37°22'00" EAST AS SHOWN ON THE PLAT RECORDED IN VOLUME 17 PAGE 03 OF THE MADISON COUNTY MAP RECORDS.

STATEMENT OF OCCUPATION:

THE PROPOSED SPLIT PARCEL IS CURRENTLY AN OPERATING GAS STATION ON A LEASE PARCEL, CONSISTING OF A CANOPY OVER GAS PUMPS AND A EXISTING BUILDING.

REFERENCE SURVEYS:

PLAT - PLAT OF SURVEY AS RECORDED IN VOLUME 17 PAGE 03 OF THE MADISON COUNTY MAP RECORDS.

SURVEY - RECORD SURVEY FOR MURPHY OIL USA, INC IN THE CITY OF LONDON, MADISON COUNTY, OHIO BY YOUNG AND ASSOCIATES, DAVID N. YOUNG PS 8179

MONUMENT NOTE:

ALL MONUMENTS FOUND ARE IN GOOD CONDITION, UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION:

Situated in the City of London, County of Madison, State of Ohio and being part of a 22.9106 acre parcel as shown on the Lot Split Survey Plat recorded in Volume 121 Page 2006 of the Madison County Map Records, and being more fully bounded and described as follows;

Beginning at the intersection of the centerline of Old Lafayette Road as shown on said Lot Split Survey Plat and the Southwesterly line of Eagleton Boulevard (60 feet wide) as recorded in Plat Book B Page 238 of the Madison County Map Records, and being the Principal Place of Beginning of the parcel herein described;

Course No. 1: thence South 37°22'00" West along the said centerline of Old Lafayette Road, a distance of 165.00 feet to the Easterly corner of a parcel of land now or formerly owned by BEF REIT INC, as recorded in Instrument Number 200600006516 of the Madison County Deed Records;

Course No. 2: thence North 52°38'00" West along the Northeasterly line of said BEF REIT land, a distance of 306.47 feet to a point, said point being referenced by a drill hole found 2.03 feet North and 0.47 feet West;

Course No. 3: thence North 28°20'17" East, a distance of 98.89 feet to a 5/8 inch steel pin set;

Course No. 4: thence North 37°16'02" East, a distance of 55.22 feet to a 5/8 inch steel pin set;

Course No. 5: thence South 52°39'16" East parallel to the said Southwesterly line of Eagleton Boulevard, a distance of 250.00 feet to a 5/8 inch steel pin set;

Course No. 6: thence South 37°22'00" West, a distance of 50.00 feet to a 5/8 inch steel pin set;

Course No. 7: thence South 52°39'16" East parallel to the said Southwesterly line of Eagleton Boulevard, a distance of 42.08 feet to a 5/8 inch steel pin set;

Course No. 8: thence North 37°22'00" East, a distance of 62.00 feet to a point on the said Southwesterly line of Eagleton Boulevard, said point being referenced by a mag nail found 0.19 feet East and 0.15 feet South;

Course No. 9: thence South 52°39'16" East along the said Southwesterly line of Eagleton Boulevard, a distance of 30.00 feet to the place of beginning and containing 1.0731 acres, 46,746 square feet of land according to a survey by Michael Shelestovich PS Number 8173 of Atwell-Hicks, Inc. dated June 2007, being the same more or less, and being subject to all legal highways and easements.

LEGEND:

OS	SET 5/8" BY 30" STEEL PIN WITH CAP "ATWELL-HICKS"
OS-DH	SET DRILL HOLE
OS-MN	SET MAG NAIL
OF-RR	FOUND STEEL PIN AS SHOWN
OF	FOUND MONUMENT BOX AS SHOWN
OF-MN	FOUND MAG NAIL
OF-DH	FOUND DRILL HOLE
CL	CENTERLINE
R/W	RIGHT OF WAY
P.P.N.	PERMANENT PARCEL NUMBER
INST.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET

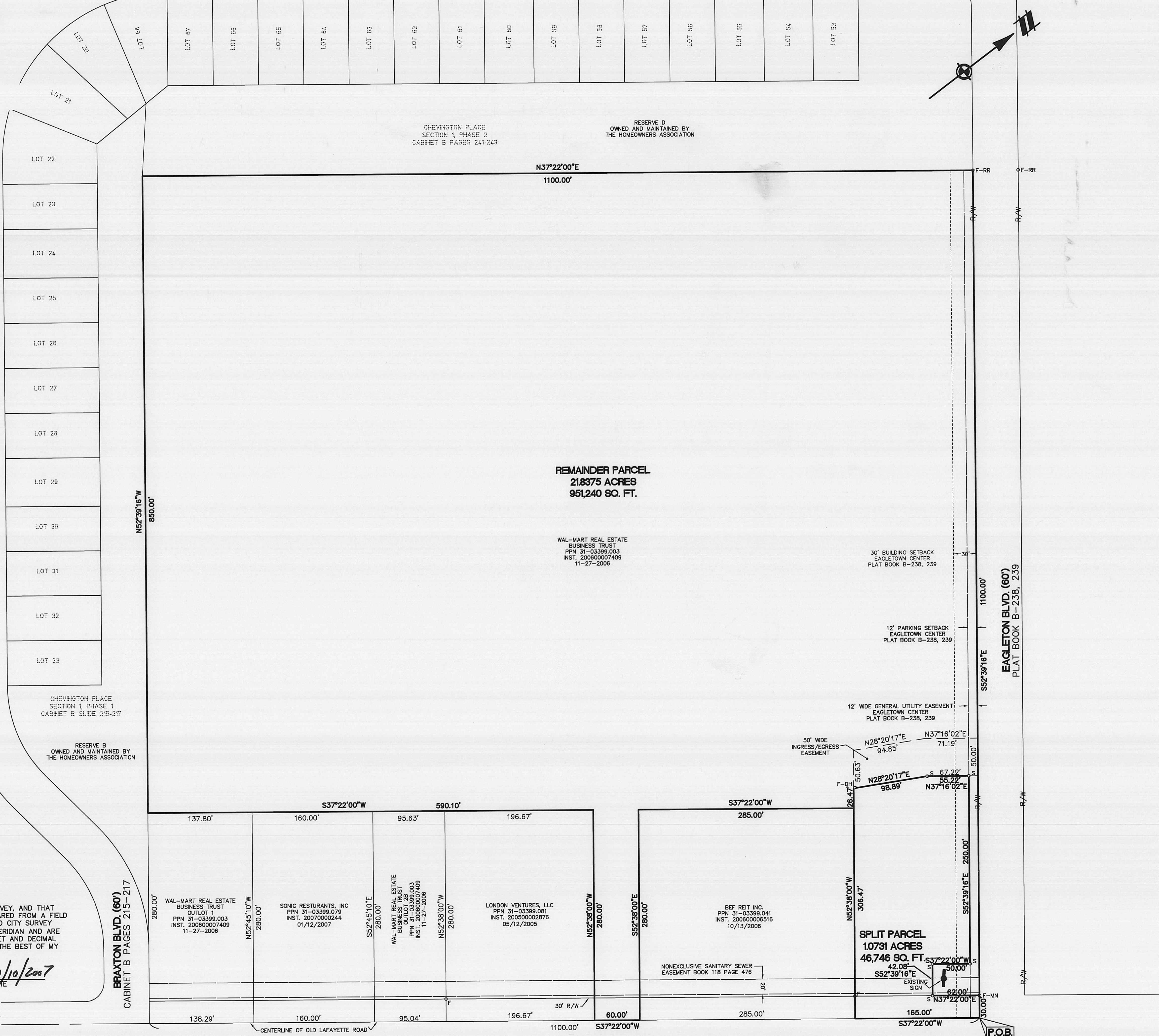
I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

Michael Shelestovich
MICHAEL SHELESTOVICH, PS NO. 8173
REGISTERED PROFESSIONAL SURVEYOR
ATWELL-HICKS
30575 BAINBRIDGE ROAD, SUITE 180
OLON OHIO 44139
440-349-2000

10/10/2007
DATE



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ARIZONA FLORIDA ILLINOIS MICHIGAN
OHIO PENNSYLVANIA
866 850 4200

CLIENT	PART OF WAL-MART REAL ESTATE BUSINESS TRUST PARCEL
	VIRGINIA MILITARY SURVEY 5802
	CITY OF LONDON
CORE STATES ENGINEERING	LOT SPLIT OF PARCEL 31-03399.003 WAL-MART STORE NUMBER 5203
	DATE JUNE 2007
REVISIONS	07-09-2007 REVISIONS PER CLIENT REVIEW
REVISIONS	
SCALE 0 30 60 1" = 60 FEET	
DR. MRS JHC	
P.M. J. CRAWFORD	
BOOK 156	
CAD FILE: 07000704SU-01	
JOB 07000704	
FILE NO. 1553-87	
SHEET NO. 1 OF 1	

77.07



ATWELL-HICKS

DEVELOPMENT CONSULTANTS

Legal Description

Split Parcel

June 2007

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Atwell-Hicks

Michael Shelestovich

Registered Surveyor No. 8173