



158.5803 Acre Tract  
Surveyed for Paul Kauffman

The following described 158.5803 acre tract is situated in the State of Ohio, Madison County, City of London, Union Township, VMS 9500 and 8846, and being all the remains of a 158.6791 acre tract conveyed to Paul and Judith Marie Kauffman by Deed Book 257 page 665, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Lincoln Ave. (60 ft. right-of-way) said mag nail is at the northwest corner of said 158.6791 acre tract and the south west corner of a 118.20 original acre tract conveyed to Hester Ann Bell and Nancy C. Anders by Official Record 180 page 1887;

Thence, with the line between said 158.6791 and 118.20 acre tracts, South 55° 25 minutes 07 seconds East, passing a 1/2 inch diameter rebar with a red plastic cap (not stamped) at 16.86 ft., passing the corporation line for the City of London at 310.00 ft. and 2759.92 ft., a total distance of 4209.88 feet to a 1/2 inch diameter iron pipe found in the west line of a 194.096 acre tract conveyed to Madison County Investors, Inc. by Official Record 212 page 402;

Thence, with the west line of said 194.096 acre tract, South 22° 51 minutes 07 seconds West a distance of 2024.48 ft. to a 1/2 inch diameter iron pipe found at the northeast corner of a 175 acre tract conveyed to the City of London Department of Sanitation at Landfill by Deed Book 168 page 387, also Corner to said Corporation Line;

Thence, with the north line of said 175 acre tract and said Corporation line, North 64° 49 minutes 10 seconds West a distance of 2474.71 ft. to a 3/4 inch iron pipe found at the southeast corner of a 80.2 acre tract conveyed to the City of London Department of Sanitation at Landfill by Deed Book 168 page 387;

Thence, with said 80.2 acre tract the following 2 courses:

- 1) North 23° 29 minutes 34 seconds East, passing the corner of said corporation line at 343.84 ft., a total distance of 1332.65 ft. to a 3/4 inch diameter iron pipe found
- 2) North 64° 50 minutes 52 seconds West a distance of 470.45 ft. to a mag nail found at the southeast corner of a 15.0009 acre tract conveyed to the First Baptist Church of London by Official Record 145 page 1568

Thence, with said 15.0009 acre tract the following 3 courses:

- 1) North 25° 09 minutes 51 seconds East a distance of 436.15 ft. to a 1/2 inch diameter rebar and yellow plastic cap stamped " Baker S-5539" found
- 2) North 55° 25 minutes 34 seconds West a distance of 1111.82 ft. to an iron pin and cap set
- 3) North 33° 26 minutes 39 seconds West a distance of 161.93 ft. to an iron pin and cap set at the intersection of the east line extended of Toland Street (50 ft. wide) with the southernmost corner of a 30 Ft. St. as shown and William Watson's Addition, slide 56 and 57 and cabinet "A", see Notes on plat accompanying this legal description;

Thence, with the southeast line of said 30 Ft. St.(or the centerline of Lincoln Ave.) North 23° 50 minutes 06 seconds East, passing a mag nail found at 676.28 ft., a total distance of 676.88 ft. returning to the point beginning containing 158.5803 Acres more or less, of which 63.8583 acres more or less is in the city of London, and 94.7220 acres more or less is in Union Township.

Bearings are based on a GPS observation on 3/04/10 W. G. S. 1984 geodetic North.

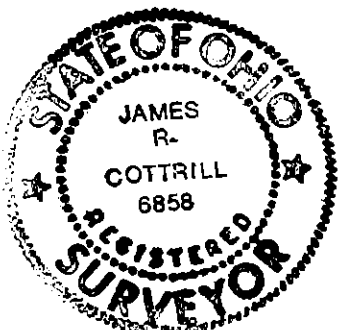
With the benefit of an Ingress Egress Easement for all public and private Road purposes as recorded in Official Record 149 page 2686.

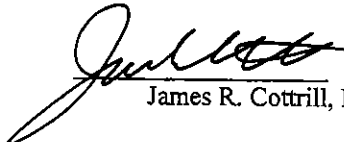
Subject to a Columbia Gas transmission pipeline easement.

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 L.L.C. 6858."

This description is based on a field survey performed March 8, 2010 by James R. Cottrill registration #6858. (Job #S100205)



  
James R. Cottrill, PS