

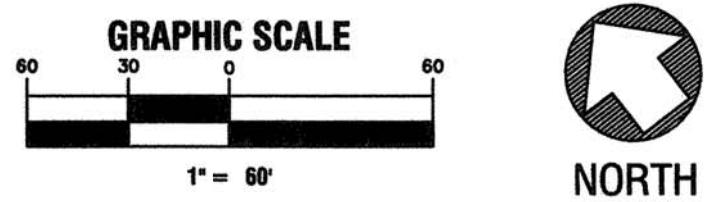
**SANDS
DECKER
CPS**

ENGINEERS ■ SURVEYORS

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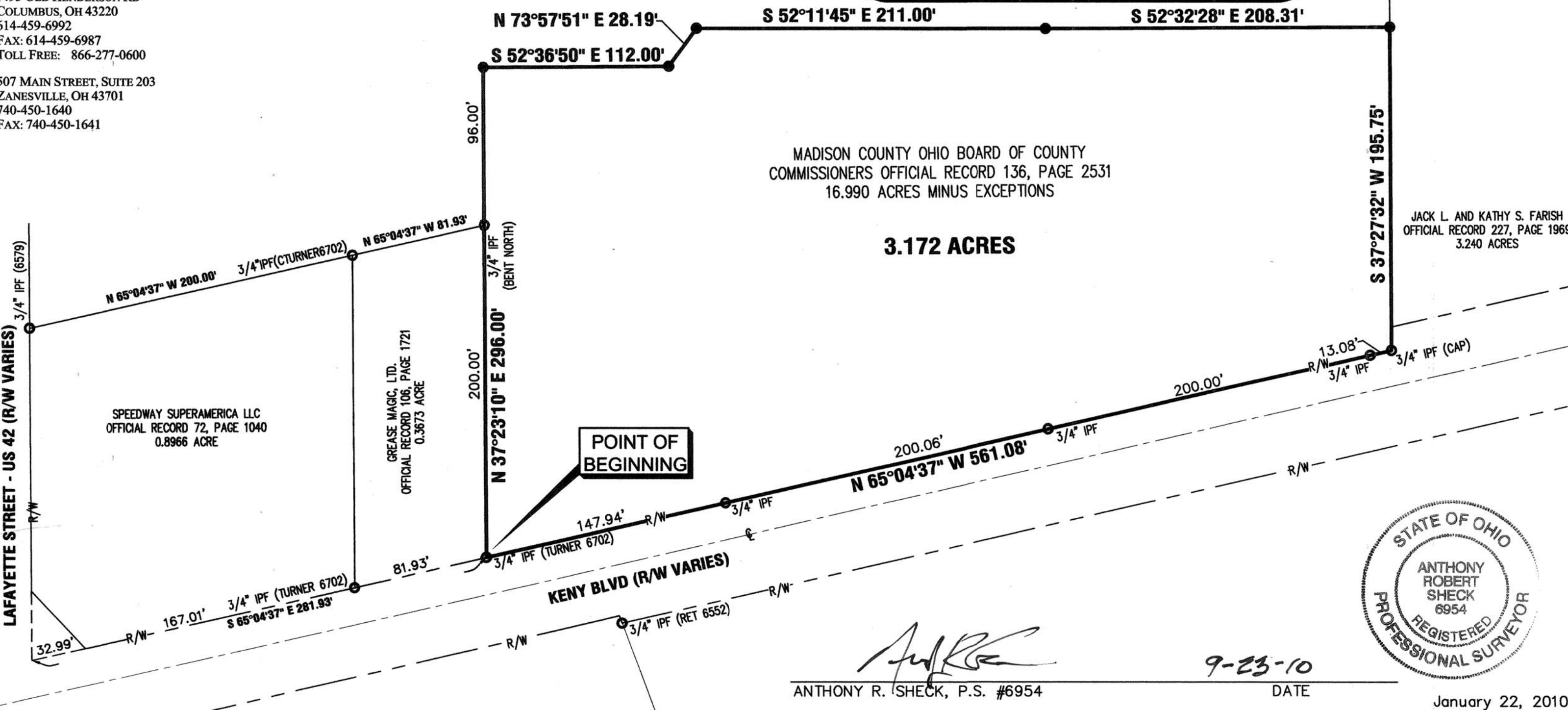
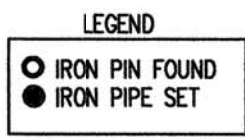
MADISON COUNTY OHIO BOARD OF COUNTY
COMMISSIONERS OFFICIAL RECORD 136, PAGE 2531
16.990 ACRES MINUS EXCEPTIONS

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, AND IN THE CITY OF LONDON. BEING PART OF VIRGINIA MILITARY SURVEY NO. 5802 AND BEING PART OF AN ORIGINAL 16.990 ACRE TRACT (REMAINING 15.716 ACRES BY AUDITOR) CONVEYED TO MADISON COUNTY OHIO BOARD OF COUNTY COMMISSIONERS, RECORDED IN OFFICIAL RECORD 136, PAGE 2531.

BEARINGS ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF KENY BOULEVARD BEING NORTH 65°04'37" WEST AS DERIVED FROM GPS OBSERVATION OF MADISON COUNTY ENGINEER MONUMENTS 05-036, 02-013 AND 02-004, STATE PLANE COORDINATES, OHIO SOUTH ZONE, NAD83 (95).

THIS PLAT IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED DURING SEPTEMBER 2009 BY SANDS DECKER CPS AND RECORDS ON FILE AT THE MADISON COUNTY RECORDER'S OFFICE

ALL IRON PINS SET ARE 3/4" IRON PIPES, 30" IN LENGTH WITH A YELLOW CAP STAMPED "SANDS DECKER."



Anthony R. Sheck
ANTHONY R. SHECK, P.S. #6954

9-23-10
DATE



January 22, 2010

Situated in the State of Ohio, County of Madison, and in the City of London. Being part of Virginia Military Survey No. 5802 and being part of an original 16.990 acre tract (remaining 15.716 acres by Auditor) conveyed to Madison County Ohio Board of County Commissioners, recorded in Official Record 136, Page 2531 of the Madison County Recorder's Office, being more particularly described as follows:

BEGINNING at a 3/4" iron pipe found on the northerly right-of-way line of Keny Boulevard (varied-width right-of-way) at the southeasterly corner of a 0.3673 acre tract conveyed to Grease Magic, Ltd., (O.R. 106, Page 1721), said Point of Beginning being referenced as being South 65° 04' 37" East along the northerly right-of-way line of Keny Boulevard a distance of 281.93 feet from the original intersection of said line with the easterly line of Lafayette Street (U.S. Rt. 42);

Thence **North 37° 23' 10" East** along the easterly line of said 0.3673 acre Grease Magic, Ltd. Tract and the extension thereof, into said Madison County Ohio Board of County Commissioners tract for a distance of **296.00 feet** to an iron pipe set, passing a 3/4" iron pipe found (bent north) at 200.00 feet at the northeasterly corner of said 0.3673 acre tract;

Thence crossing said Madison County Ohio Board of County Commissioners tract the following courses and distances:

South 52° 36' 50" East for a distance of **112.00 feet** to an iron pipe set;

North 73° 57' 51" East for a distance of **28.19 feet** to an iron pipe set;

South 52° 11' 45" East for a distance of **211.00 feet** to an iron pipe set;

South 52° 32' 28" East for a distance of **208.31 feet** to an iron pipe set on the easterly line of said Madison County Ohio Board of County Commissioners tract, being on the westerly line of a 3.240 acre tract conveyed to Jack L. Farish and Kathy S. Farish (O.R. 227, Pg. 1969);

Thence **South 37° 27' 32" West** along said line for a distance of **195.75 feet** to a 3/4" iron pipe found on the northerly right-of-way line of Keny Boulevard at the southeasterly corner of the above referenced Madison County Ohio Board of County Commissioners tract, the southwesterly corner of said 3.240 acre Farish tract;

Thence **North 65° 04' 37" West** along the northerly right-of-way line of Keny Boulevard for a distance of **561.08 feet** to the **TRUE POINT OF BEGINNING**, passing 3/4" iron pipes found at 13.08 feet, 213.08 feet; and 413.14 feet.

Containing 3.172 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

All iron pipes set are 3/4" iron pipe being 30 inches in length with a 1" yellow plastic cap inscribed "Sands Decker".

Bearings are based on the northerly right-of-way line of Keny Boulevard being North 65° 04' 37" West as derived from GPS observation of Madison County Engineer Monuments 05-036, 02-013 and 02-004, State Plane Coordinates, Ohio South Zone, NAD83 (95).

This description is based upon an actual filed survey performed during September 2009 by Sands Decker CPS, LLC, and based on records on file at the Madison County Recorder's Office.