

PLAT OF SURVEY For Two Parcels Split From Property In the Name of London Church of Christ

Located in VMS 8742, City of London,
Madison County, Ohio

Purpose: Split two parcels from the London Church of Christ property to be attached to Lots 102 and 103 of Westmoor Subdivision Bolck "D".

Owner: London Church of Christ, Westmoor Drive, London, Ohio 43140

Prior Deed References: Official Records 136, Page 2694

Basis of Bearings: S40°42'00"E as shown on the plat for Westmoor Subdivision Block "D", Plat Book 1, Page 446, along the northeast lines of Lots 100 through 104.

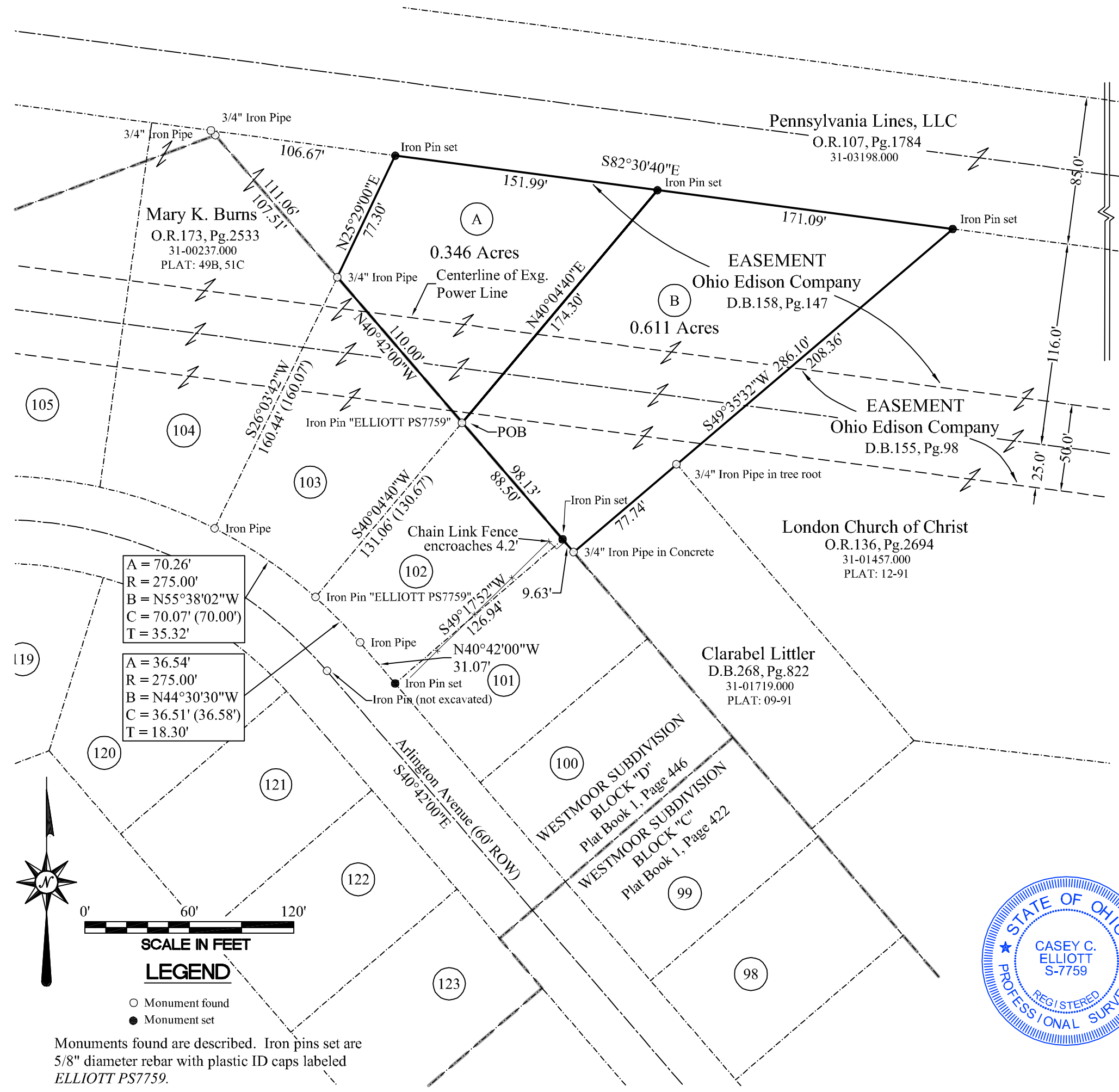
Surveyor: Casey Elliott, PS7759, Ohio
212 West High Street
London, Ohio 443140
740-852-1300

AREA TABLE	
Original Area	= 8.4535 Acres by Deed
Parcel A	= 0.346 Acres
Parcel B	= 0.611 Acres
Remaining Area	= 7.497 Acres (rounded off)

CERTIFICATION:
I certify that this plat and the description developed from it meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed on January, 2011.

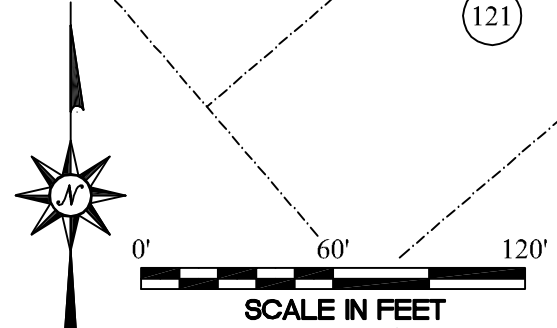
Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

03/21/2011
Date



A = 70.26'
R = 275.00'
B = N55°38'02"W
C = 70.07' (70.00')
T = 35.32'

A = 36.54'
R = 275.00'
B = N44°30'30"W
C = 36.51' (36.58')
T = 18.30'



LEGEND

- Monument found
- Monument set

Monuments found are described. Iron pins set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759.

EXHIBIT A

DESCRIPTION OF A 0.611 ACRE SPLIT

from a

PROPERTY IN THE NAME OF LONDON CHURCH OF CHRIST

In Virginia Military Survey 8742
City of London, Madison County, Ohio

This description is for a 0.611 acre Split from an original 8.4535 acre (by deed) property in the name of the London Church of Christ (Official Records 136, Page 2694, Madison County Recorder's records, Auditor's Parcel Number 31-01457.000), located on the northeast side of Lot 102 of Westmoor Subdivision Blocks "C" (Plat Book 1, Page 422) and "D" (Plat Book 1, Page 446) and the southwest side of the Pennsylvania Lines, LLC, Right-of-way (O.R. 107, Pg. 1784) in Virginia Military Survey 8742, City of London, Madison County, Ohio, and is further described as follows:

Commencing at an iron pipe found at a Point of Beginning of a curve to the left in the north Right-of-way of Arlington Avenue in the southeast line of Lot 102, Westmoor Subdivision, Block "D" (Plat Book 1, Page 446);

Thence N44°30'30"W, 36.51 feet, along the chord of a curve to the left in the north Right-of-way of the said Arlington Avenue (Arc length = 36.54 feet, Radius = 275.00 feet, tangent = 18.30 feet) to an iron pin found with a plastic identification cap engraved *ELLIOTT PS7759*, said iron pin is at the southern corner of a landscape wall made of railroad ties and is the southernmost corner of Lot 103;

Thence N40°04'40"E, 131.06 feet, along the property line between Lots 102 and 103, to an iron pin found with a plastic identification cap engraved *ELLIOTT PS7759* locate northeast of a power pole, said iron pin is the TRUE POINT OF BEGINNING of this description;

Thence N40°04'40"E, 174.30 feet, through the said London Church of Christ property to an iron pin set in the south Right-of-way of the said Pennsylvania Lines LLC property;

Thence S82°30'40"E, 171.09 feet, along the south line of the said Pennsylvania Lines LLC property to an iron pin set;

Thence S49°35'32"W, 286.10 feet, through the said London Church of Christ property, passing a 3/4 inch iron pipe found in the northwest side of a hemlock tree, to a 3/4 inch diameter iron pipe found in a circle of concrete at the base of a chain link fence at the westernmost corner of a property in the name of Clarabel Littler (Deed Book 268, Page 822);

Thence N40°42'00"W, 98.13 feet, along the northeast line of the said Westmoor Subdivision Block "D", passing an iron pin set at 9.63 feet in the northernmost corner of Lot 101 to the TRUE POINT OF BEGINNING;

Said tract contains 0.611 acres and is subject to all easements and Rights-of-way of record. The Basis of Bearing is S40°42'00"E as shown on the northeast line of the plat for Westmoor Subdivision Block "D". All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in January 2011 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

3/21/2011

EXHIBIT A

DESCRIPTION OF A 0.346 ACRE SPLIT

from a

PROPERTY IN THE NAME OF LONDON CHURCH OF CHRIST

In Virginia Military Survey 8742
City of London, Madison County, Ohio

This description is for a 0.346 acre Split from an original 8.4535 acre (by deed) property in the name of the London Church of Christ (Official Records 136, Page 2694, Madison County Recorder's records, Auditor's Parcel Number 31-01457.000), located on the northeast side of Lot 103 of Westmoor Subdivision Block "C" (Plat Book 1, Page 422) and "D" (Plat Book 1, Page 446) and the southwest side of the Pennsylvania Lines, LLC, Right-of-way (O.R. 107, Pg. 1784) in Virginia Military Survey 8742, City of London, Madison County, Ohio, and is further described as follows:

Commencing at an iron pipe found at a Point of Beginning of a curve to the left in the north Right-of-way of Arlington Avenue in the southeast line of Lot 102, Westmoor Subdivision, Block "D" (Plat Book 1, Page 446);

Thence N44°30'30"W, 36.51 feet, along the chord of a curve to the left in the north Right-of-way of the said Arlington Avenue (Arc length = 36.54 feet, Radius = 275.00 feet, tangent = 18.30 feet) to an iron pin found with a plastic identification cap engraved *ELLIOTT PS7759*, said iron pin is at the southern corner of a landscape wall made of railroad ties and is the southernmost corner of Lot 103;

Thence N40°04'40"E, 131.06 feet, along the property line between Lots 102 and 103, to an iron pin found with a plastic identification cap engraved *ELLIOTT PS7759* locate northeast of a power pole, said iron pin is the TRUE POINT OF BEGINNING of this description;

Thence N40°42'00"W, 110.00 feet, along the northeast line of the said Westmoor Subdivision and Lot 103, to a ¾" diameter iron pipe found at the northernmost corner of Lot 103;

Thence N25°29'00"E, 77.30 feet, along the east line of a property in the name of Mary K. Burns (O.R. 173, Pg. 2533) to an iron pin set in the south Right-of-way of a railroad property in the name of Pennsylvania Lines, LLC, (O.R.107, Pg.1784);

Thence S82°30'40"E, 151.99 feet, along the south Right-of-way of the said Pennsylvania Lines property to an iron pin set;

Thence S40°04'40"W, 174.30 feet, through the said London Church of Christ property to the TRUE POINT OF BEGINNING;

Said tract contains 0.346 acres and is subject to all easements and Rights-of-way of record. The Basis of Bearing is S40°42'00"E as shown on the northeast line of the plat for Westmoor Subdivision Block "D". All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759*. This description is based on a survey performed in January 2011 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey Elliott
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3/21/2011