

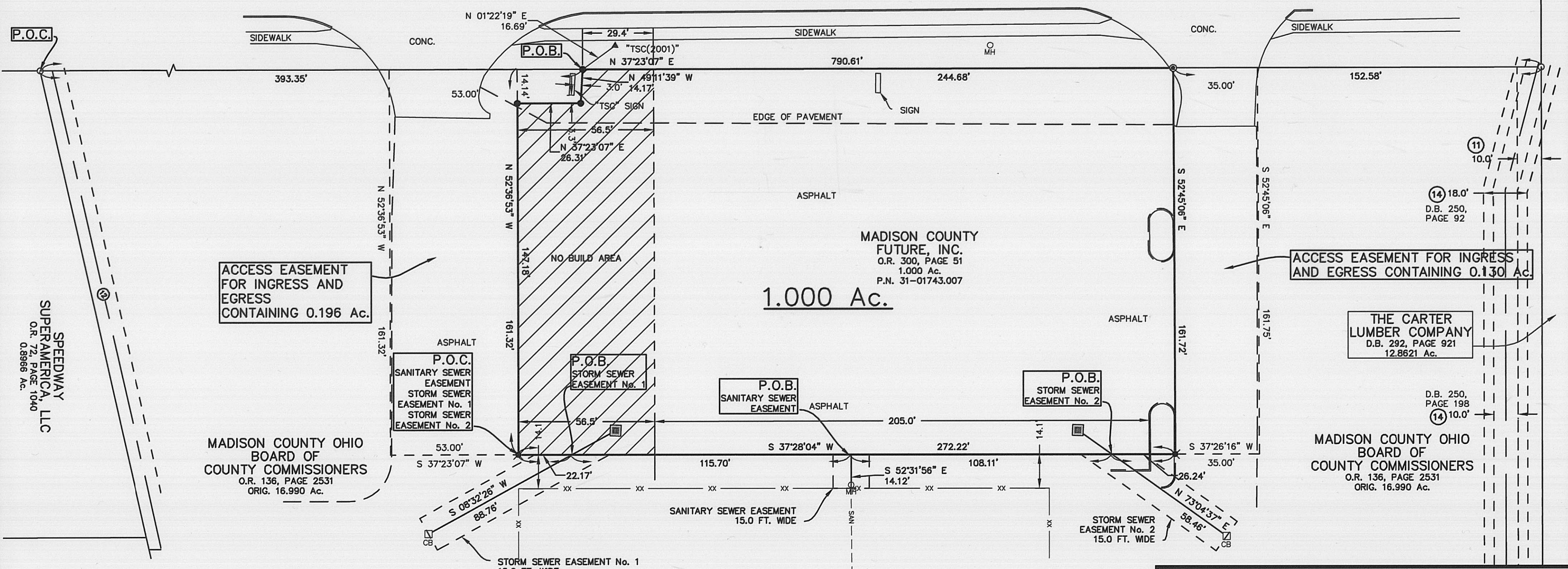
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
MADISON COUNTY CORS (OHMD)	39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812	1693677.0030	-
	RESIDUALS		MH = 0.000 SFT		ΔV = -	
MAD 1	39°56'00.26535"N	83°28'03.53995"W	984.692	705648.4804	1697147.2421	1072.927
	RESIDUALS		MH = 0.055 SFT		ΔV = -0.075 SFT	
TSC (2001)	SITE BASE STATION "TSC (2001)" LOCAL SITE SETTINGS					
	39°54'15.11936"N	83°25'47.03464"W	927.018	694897.913	1707670.490	1034.901
	GROUND SCALE FACTOR: 1.0000672366		LOCAL GROUND COORDINATES		NAVD 88 ELEVATION	
	GEOID MODEL: GEOID09 (CONUS)		NORTHING EASTING		1034.901	
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

EASEMENTS LISTED IN TITLE COMMITMENT			
ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE No. 11826, DATED AUGUST 7, 2014, SCHEDULE B, SECTION 2			
11	OHIO BELL TELEPHONE COMPANY (AKA AMERITECH OHIO) EASEMENT	O.R. 119, PAGE 1740	DOES NOT AFFECT
12	MICHAEL D. STAFFORD, ET AL 10' WATER EASEMENT	O.R. 92, PAGE 907	DOES NOT AFFECT
13	N/A		
14	OHIO EDISON COMPANY EASEMENTS	D.B. 160, PAGE 38 D.B. 160, PAGE 39 D.B. 199, PAGE 323 D.B. 250, PAGE 92 D.B. 250, PAGE 198 D.B. 251, PAGE 391 D.B. 284, PAGE 678	DOES NOT AFFECT DOES NOT AFFECT DOES NOT AFFECT DOES NOT AFFECT DOES NOT AFFECT DOES NOT AFFECT DOES NOT AFFECT
15	SUPERAMERICA GROUP SANITARY SEWER EASEMENT	O.R. 27, PAGE 1124	DOES NOT AFFECT
17	CARTER LUMBER COMPANY SANITARY SEWER EASEMENT	D.B. 297, PAGE 489	DOES NOT AFFECT

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE DECEMBER 27, 2013
SCALE 1"=30'
DEED REFERENCE
OFFICIAL RECORD 136 PAGE 2531
TOWNSHIP
MILITARY SURVEY NUMBER
CITY OF LONDON

P.O.B. N. 694,881.228 E. 1,707,670.090
P.O.C. N. 694,568.686 E. 1,707,431.262
MAD 1 - P.O.B. S 44°20'32.3" E 15,056.38' (GROUND)

LAFAYETTE STREET - U.S. ROUTE 42 (R/W VARIES)



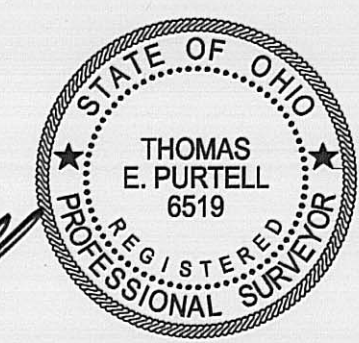
- ### LEGEND
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 3/4" IRON PIPE (FOUND)
 - ✕ RAILROAD SPIKE (SET)
 - ⊙ MAG NAIL (SET)
 - ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "TSC(2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"
 - CHAIN LINK FENCE

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 135° 36' 43.9") BETWEEN NATIONAL GEODETIC SURVEY MONUMENT "MAD 1" AND MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "TSC (2001)" AND DERIVED FROM GPS OBSERVATIONS TAKEN DECEMBER 23, 2013, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

NOTES
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

DEED REFERENCES
MADISON COUNTY OHIO BOARD OF COUNTY COMMISSIONERS O.R. 136, PAGE 2531 ORIG. 16,990 Ac. P.N. 31-01743.000
MADISON COUNTY FUTURE, INC. O.R. 300, PAGE 51 1,000 Ac. P.N. 31-01743.007

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 2013 AND SEPT. 2014.
Thomas E. Purtell
THOMAS E. PURTELL, P.S. 6519

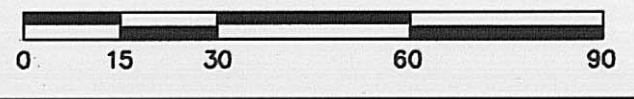


SURVEY OF EASEMENTS FOR
MADISON COUNTY BOARD OF COMMISSIONERS
CITY OF LONDON
MADISON COUNTY, OHIO
V.M.S. No. 5802

McCARTY ASSOCIATES, LLC
ARCHITECTS—ENGINEERS—SURVEYORS
213 N. HIGH ST., HILLSBORO, OHIO 45133 / PH. 937-393-9971 FAX 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 / PH. 513-722-0300 FAX 513-722-0500
304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 / PH. 740-335-3816 FAX 740-335-5828

REV. SEPT. 30, 2014 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
DECEMBER 27, 2013	1"=30'	S13-790



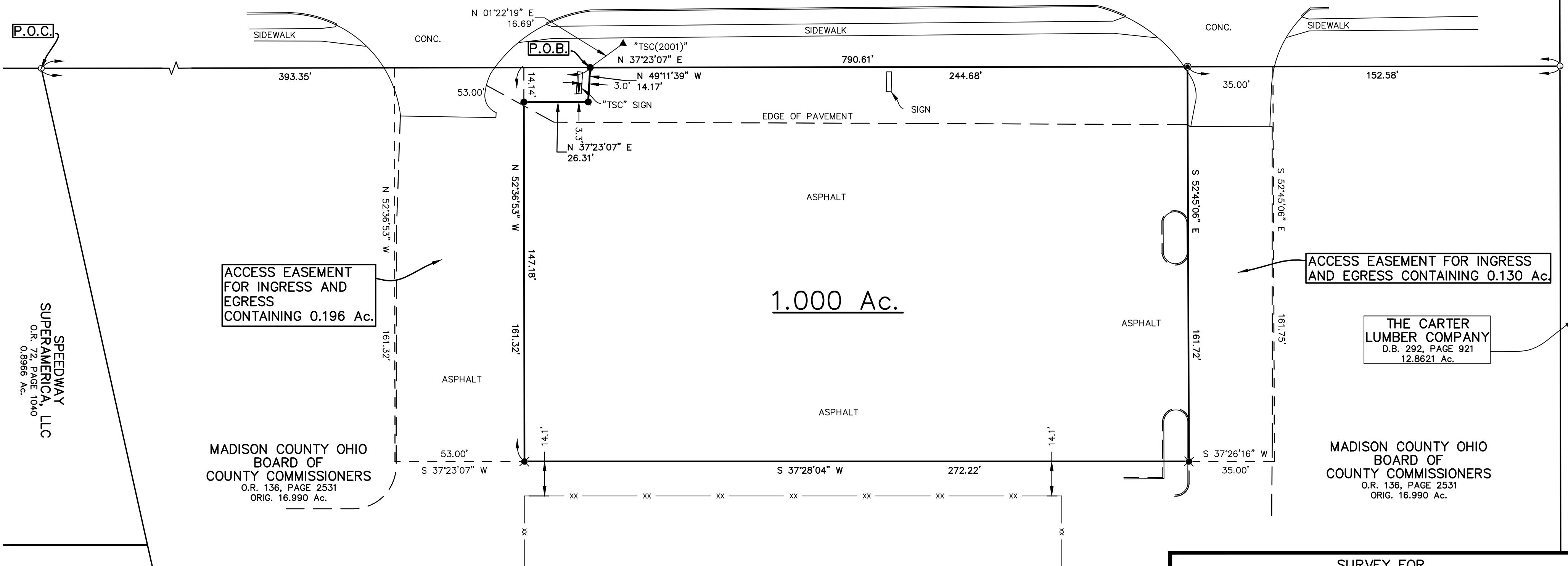
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION	
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING
MADISON COUNTY CORS (OHMD)	39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812	1693677.0030
	RESIDUALS		$\Delta H = 0.000$ SFT	$\Delta V = -$	
MAD 1	39°56'00.26535"N	83°28'03.53995"W	964.692	705648.4804	1697147.2421
	RESIDUALS		$\Delta H = 0.055$ SFT	$\Delta V = -0.075$ SFT	
TSC (2001)	SITE BASE STATION "TSC (2001)" LOCAL SITE SETTINGS		927.018	694897.913	1707670.490
	39°54'15.11936"N	83°25'47.03464"W			1034.901
	GROUND SCALE FACTOR: 1.0000672366		LOCAL GROUND COORDINATES	NAVD 88 ELEVATION	
	GEOID MODEL: GEOID09 (CONUS)		NORTHING	EASTING	
			694897.913	1707670.490	1034.901
			UNITS ARE IN U.S. SURVEY FEET (SFT)		

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 135° 36' 43.9") BETWEEN NATIONAL GEODETIC SURVEY MONUMENT "MAD 1" AND MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "TSC (2001)" AND DERIVED FROM GPS OBSERVATIONS TAKEN DECEMBER 23, 2013, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE DECEMBER 27, 2013
 SCALE 1"=30'
 DEED REFERENCE
 OFFICIAL RECORD 136 PAGE 2531
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 MAD 1 - P.O.B. S 44°20'32.3" E 15,056.38' (GROUND)

LAFAYETTE STREET - U.S. ROUTE 42 (R/W VARIES)



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 3/4" IRON PIPE (FOUND)
- ✱ RAILROAD SPIKE (SET)
- MAG NAIL (SET)
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "TSC(2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"
- xx— CHAIN LINK FENCE

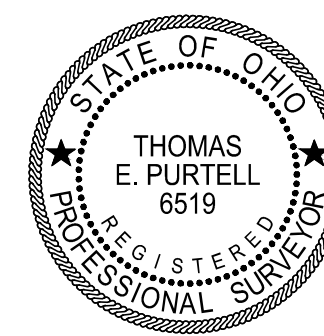


NOTES

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DEED REFERENCE
 MADISON COUNTY OHIO
 BOARD OF
 COUNTY COMMISSIONERS
 O.R. 136, PAGE 2531
 ORIG. 16.990 Ac.
 P.N. 31-01743.000

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN DECEMBER 2013.
Thomas E. Purtell
 THOMAS E. PURTELL, P.S. 6519



SURVEY FOR
 MADISON COUNTY BOARD OF COMMISSIONERS

CITY OF LONDON
 MADISON COUNTY, OHIO
 V.M.S. No. 5802

McCARTY ASSOCIATES, LLC
 ARCHITECTS—ENGINEERS—SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
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 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
DECEMBER 27, 2013	1"=30'	S13-790

MCCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480

Michael L. McCarty, P.E., P.S.— Thomas E. Purtell, P.S. — Loren M. Puckett, P.E. — Eric N. Lutz, P.S.— Jerrold B. Bradley, AIA

File No. S13-790
December 29, 2013

LEGAL DESCRIPTION

Madison County Commissioners
1.000 Acres Tract

Situated in the City of London, County of Madison, State of Ohio, being a part of V.M.S. No. 5802, being a part of the original 16.990 acres tract as conveyed to the Madison County Ohio Board of County Commissioners and recorded in Official Record Volume 136, Page 2531 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a $\frac{3}{4}$ " iron pipe (found) in the southeasterly right-of-way line of LaFayette Street (U.S. Route 42), said iron pipe being the northerly most corner of the 0.8966 acres tract as conveyed to Speedway Superamerica, LLC (O.R. 72, Page 1040);

thence with the southeasterly right-of-way line of LaFayette Street (U.S. Route 42) N 37°23'07" E, a distance of 393.35 feet to a $\frac{5}{8}$ " iron pin (set) marking the true point of beginning of the tract of land herein described, said iron pin having Ohio State Plane Coordinates Northing 694,881.228 feet, Easting 1,707,670.090 feet, South Zone and based upon NAD 83 (2011);

thence continuing with the southeasterly right-of-way line of LaFayette Street (U.S. Route 42) N 37°23'07" E, a distance of 244.68 feet to a Mag nail (set) in concrete;

thence with a new division line for the next five calls:

- (1) S 52°45'06" E, a distance of 161.72 feet to a railroad spike (set) at the edge of an access driveway;

- (2) S 37°28'04" W, a distance of 272.22 feet to a railroad spike (set) in an asphalt parking lot at the edge of another access driveway;
- (3) N 52°36'53" W, a distance of 147.18 feet to a 5/8" iron pin (set);
- (4) N 37°23'07" E, a distance of 26.31 feet to a 5/8" iron pin (set);
- (5) N 49°11'39" W, a distance of 14.17 feet to the true point of beginning, containing 1.000 acres of land.

Also an access easement for ingress and egress from LaFayette Street (U.S. Route 42) to the above described 1.000 acres tract, said access easement being bounded and described as follows:

Commencing at a ¾" iron pipe (found) in the southeasterly right-of-way line of LaFayette Street (U.S. Route 42), said iron pipe being the northerly most corner of the 0.8966 acres tract as conveyed to Speedway Superamerica, LLC (O.R. 72, Page 1040);

thence with the southeasterly right-of-way line of LaFayette Street (U.S. Route 42) N 37°23'07" E, a distance of 340.35 feet to the true point of beginning of the herein described access easement;

thence with the southeasterly right-of-way line of LaFayette Street (U.S. Route 42) N 37°23'07" E, a distance of 53.00 feet to a point;

thence with the northeasterly line of the herein easement S 52°36'53" E, passing a 5/8" iron pin (set) marking a corner to the above described 1.000 acres tract at 14.14 feet, and continuing with the southwesterly line of the above described 1.000 acres tract, a total distance of 161.32 feet to a railroad spike (set);

thence with the terminus of said access easement

S 37°23'07" W, a distance of 53.00 feet to a point;

thence with the southwesterly line of the herein described access easement N 52°36'53" W, a distance of 161.32 feet to the true point of beginning of the herein described access easement, containing 0.196 acres of land within said easement.

Also another access easement for ingress and egress from LaFayette Street (U.S. Route 42) to the above described 1.000 acres tract, said access easement being bounded and described as follows:

Commencing at a ¾" iron pipe (found) in the southeasterly right-of-way line of LaFayette Street (U.S. Route 42), said iron pipe being the northerly most corner of the 0.8966 acres tract as conveyed to Speedway Superamerica, LLC (O.R. 72, Page 1040);

thence with the southeasterly right-of-way line of LaFayette Street (U.S. Route 42) N 37°23'07" E, a distance of 638.03 feet to a Mag nail (set) in concrete marking the northerly most corner of the above described 1.000 acres tract and the true point of beginning of the herein described access easement;

thence with the southeasterly right-of-way line of LaFayette Street (U.S. Route 42) N 37°23'07" E, a distance of 35.00 feet to a point;

thence with the northeasterly line of the herein easement S 52°45'06" E, a distance of 161.75 feet to a point;

thence with the terminus of said access easement S 37°26'16" W, a distance of 35.00 feet to a railroad spike (set) marking the easterly most corner of the above described 1.000 acres tract;

thence with the northeasterly line of the above described 1.000 acres tract and the southwesterly line of the herein described access easement N 52°45'06" W, a distance of 161.72

feet to the true point of beginning of the herein described access easement, containing 0.130 acres of land within said easement.

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 135° 36' 43.9") between National Geodetic Survey Monument "MAD 1" and McCarty Associates Geodetic Survey Monument "TSC (2001)" and derived from GPS observations taken December 23, 2013, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in December 2013, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S13-790 on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



Thomas E. Purtell, P.S. 6519

