



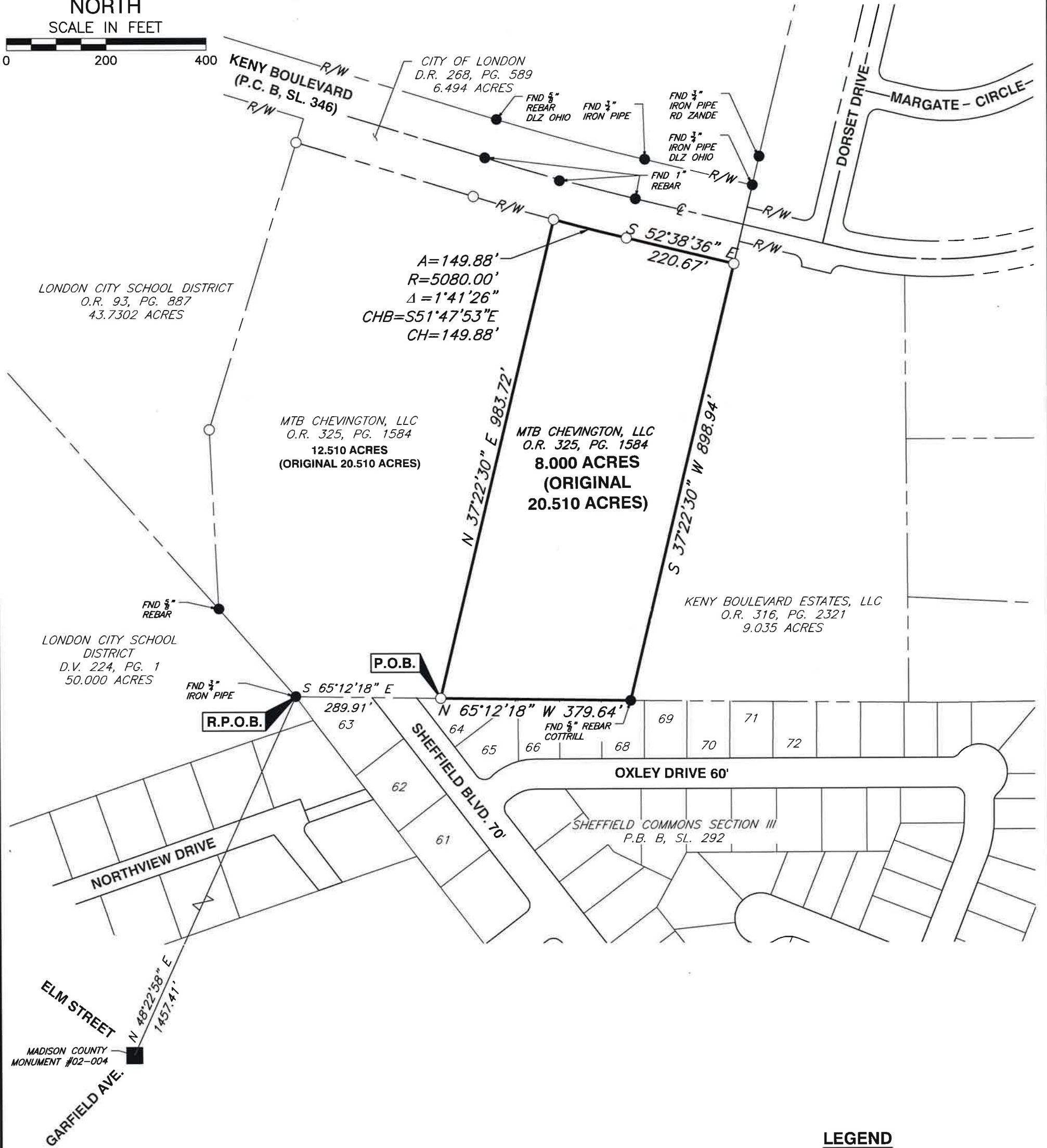
NORTH

SCALE IN FEET



PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON,
VIRGINIA MILITARY SURVEY NO. 5801



BASIS OF BEARINGS

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 04°43'18" EAST FOR A PORTION OF CENTERLINE OF STATE ROUTE 38 AS ESTABLISHED BY GPS OBSERVATION ON FEBRUARY 17TH, 2017.

IRON PINS

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

WE HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE.

Mark Alan Smith 9/07/2017

MARK ALAN SMITH
REGISTERED SURVEYOR NO. S-8232

DATE



LEGEND

- IRON PIPE OR REBAR FOUND
- IRON PIN SET
- R/W MONUMENT FOUND



Civil & Environmental Consultants, Inc.

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8.000 ACRES
WALLICK COMMUNITIES
LONDON TOWNHOMES

CITY OF LONDON
MADISON COUNTY, OHIO

DATE: SEPTEMBER 2017	SCALE: 1"=200'	DRAWING NO.:
DRAWN BY: EAC	CHECKED BY: MAS	1
PROJECT NO: 173-753	APPROVED BY: MAS	SHEET 1 OF 1

**DESCRIPTION OF
8.000 ACRES**

Situated in the State of Ohio, County of Madison, City of London, Virginia Military Survey No. 5801, being part of that tract of land described in deed to MTB Chevington, LLC, of record in Official Record 325, Page 1584 (Parcel No. 31-03399.001), all being of record in the Recorder's Office, Madison County, Ohio and being more particularly described as follows:

BEGINNING FOR REFERENCE, at a 3/4-inch iron pipe found at the northwest corner of Lot 63 of Sheffield Commons Section III, of record in Plat Cabinet B, Slide 292, and in the east line of that 50.000 acres described in deed to London City School District, of record in Deed Volume 224, Page 1, said iron pipe being North 48°22'58" East, 1457.41 feet distant from Madison County Monument 02-004;

Thence South 65°12'18" East, a distance of 289.91 feet, with the north line of said Sheffield Commons Section III, and the south line of a 20.510 acre tract being part of said tract of land conveyed to MTB Chevington, LLC, to an iron pin set also being the **POINT OF TRUE BEGINNING**;

Thence North 37°22'30" East, a distance of 983.72 feet, through said 20.510 acre tract, to an iron pin set in the south line of a 6.494 acres described in the deed to the City of London, of record in Deed Record 268, Page 589;

Thence with the south right of way line of said Keny Boulevard, the following courses:

With the arc of a curve to the left having a radius of 5080.00 feet, a delta angle of 01°41'26", an arc length of 149.88 feet, a chord bearing of South 51°47'53" East, and a chord distance of 149.88 feet, to an iron pin set;

South 52°38'36" East, a distance of 220.67 feet, to an iron pin set in the west line of that 9.035 acres described in deed to Keny Boulevard Estates, LLC, of record in Official Record 316, Page 2321;

Thence South 37°22'30" West, a distance of 898.94 feet, with the west line of said 9.035 acres, to a 5/8-inch rebar (Cottrill cap) in the north line of said Sheffield Commons Section III;

Thence North 65°12'18" West, a distance of 379.64 feet, with the north line of said Sheffield Commons Section III, to the **POINT OF TRUE BEGINNING**, and containing 8.000 acres, more or less.

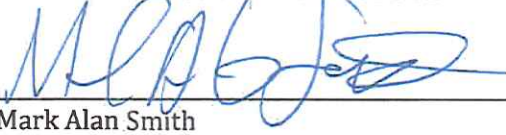
The above mentioned iron pins set are 5/8-inch rebar set, 30 inches in length, bearing the name "CEC INC".

The bearings referenced herein are based on the bearing of North 04°43'18" East, for the centerline of State Route 38 as established by GPS observations performed in February, 2017.

The above description is based on an actual field survey performed between January 31, 2017 and February 25, 2017 under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administrative Code.



CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

 9/07/2017
 Mark Alan Smith Date

Registered Surveyor No. S-8232

**SPLIT APPROVED
NO PLAT REQUIRED**


 Safety Service Director