

# PLAT OF SURVEY

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

## LEGEND

- IRON PIPE OR REBAR FOUND
- IRON PIN SET
- MONUMENT FOUND



**NORTH**  
SCALE IN FEET



LONDON CITY SCHOOL DISTRICT  
O.R. 93, PG. 887  
43.7302 ACRES

KENY BOULEVARD  
(P.C.B, SL. 346)

CITY OF LONDON  
D.B. 268, PG. 589  
6.494 ACRES

FND 5/8" REBAR DLZ OHIO

FND 3/4" IRON PIPE

FND 3/4" IRON PIPE RD ZANDE

FND 3/4" IRON PIPE DLZ OHIO

FND 1" REBAR

S 49°04'16" E  
370.19'

A=166.84'  
R=5079.82'  
Δ=1°52'54"  
CHB=S50°00'44"E  
CH=166.83'

**12.510 ACRES**

MTB CHEVINGTON, LLC  
(ORIGINAL 20.510 ACRES)  
O.R. 325, PG. 1584  
PARCEL# 31-03399.001

DAINES VILLAGE APARTMENTS, LLC  
8.000 ACRES  
O.R. 346, PG. 298

N 40°55'44" E 597.96'

N 21°05'20" E  
359.59'

N 17°03'59" W  
232.89'

LONDON CITY SCHOOL DISTRICT  
D.B. 224, PG. 1  
50.000 ACRES

FND 3/4" IRON PIPE

P.O.B.

289.86'

N 65°12'18" W

SHEFFIELD BOULEVARD 70'

FND 5/8" REBAR COTTRILL

OXLEY DRIVE 60'

NORTHVIEW DRIVE

### 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.



*MJW*

8/2/21

MICHAEL J. WARD  
REGISTERED SURVEYOR NO. S-8808

DATE



**Civil & Environmental Consultants, Inc.**

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12.510 ACRES  
WALLICK COMMUNITIES  
DAINES VILLAGE APARTMENTS  
PARCEL 31-03399.001  
CITY OF LONDON  
MADISON COUNTY, OHIO

DRAWN BY: DSC	CHECKED BY: MJW	APPROVED BY: <i>MJW</i>	DRAWING NO.: 1
DATE: AUGUST 2021	DWG SCALE: 1"=200'	PROJECT NO: 152-157	

**DESCRIPTION OF 12.510 ACRES  
PARCEL 31-03399.001**

Situated in the State of Ohio, County of Madison, City of London, and being out of an original 20.510 acre parcel of land conveyed to MTB Chevington, LLC, of record in Official Record 325, Page 1584, all references to records being on file in the Office of the Recorder's office, Madison County, Ohio, said 12.510 acre parcel being more fully described herein;

**BEGINNING** at a 3/4" iron pipe found at the northwest corner of Lot 63 in Sheffield Commons Section III, of record in Plat Book B, Slide 292, the east line of a 50.000 acre parcel of land conveyed to London City School District, of record in Deed Book 224, Page 1, and being a southwest corner of said 20.510 acre parcel, said iron pipe being North 48°22'58" East, a distance 1457.41 feet, from a monument found (#02-004);

Thence North 17°03'59" West, a distance of 232.89 feet, with a west line of said 20.510 acre parcel and the east line of said 50.000 acre parcel, to a 5/8" rebar found at a common corner of said 20.510 acre parcel and a 43.7302 acre parcel of land conveyed to London City School District, of record in Official Record 93, Page 887;

Thence North 21°05'20" East, a distance of 359.59 feet, with the west line of said 20.510 acre parcel, and the east line of said 43.7302 acre parcel, to an iron pin set at a common corner of said 20.510 acre parcel, and said 43.7302 acre parcel;

Thence North 40°55'44" East, a distance of 597.96 feet, with the west line of said 20.510 acre parcel, and the east line of said 43.7302 acre parcel, to an iron pin set at the common corner of said 20.510 acre parcel, and a 6.494 acre parcel of land conveyed to City of London, of record in Deed Book 268, Page 589, and being on the south Right-of-Way line of Keny Boulevard, of record in Plat Cabinet B, Slide 346;

Thence South 49°04'16" East, a distance of 370.19 feet, with the north line of said 20.510 acre parcel, the south line of said 6.494 acre parcel, and with the south Right-of-Way line of said Keny Boulevard, to an iron pin set at the point of curvature on the north line of said 20.510 acre parcel, the south line of said 6.494 acre parcel, and being on the south Right-of-Way line of said Keny Boulevard;

Thence 166.84 feet, along the arc of a tangent curve to the left, having a radius of 5079.82 feet, a central angle of 01°52'54", the chord of which bears South 50°00'44" East, a chord distance of 166.83 feet, with the north line of said 20.510 acre parcel, the south line of said 6.494 acre parcel, and being on the south Right-of-Way line of said Keny Boulevard, and being the common corner of an 8.000 acre parcel conveyed to Daines Village Apartments, LLC, of record in Official Record 346, Page 298; to an iron pin set;

Thence South 37°22'30" West, a distance of 983.72 feet, through said 20.510 acre parcel, and along the west line of said 8.000 acre parcel, to an iron pin set on the south line of said 20.510 acre parcel, being the southwesterly corner of said 8.000 acre parcel, and being on the north line of Lot 64 of said Sheffield Commons Section III;

Thence North 65°12'18" West, a distance of 289.86 feet, with the south line of said 20.510 acre parcel, the north line of said Lot 64, the north Right-of-Way line of Sheffield Boulevard, and the north line of said Lot 63, to the **TRUE POINT OF BEGINNING**, containing 12.510 acres of land, more or less, subject to all easements and documents of record.

All iron pins set are 5/8" solid rebar, thirty inches in length with yellow plastic cap bearing the initials "CEC INC."

The bearings shown on this survey are based on the bearing of North 04°43'18" East for a portion of the centerline of State Route 38 as established by GPS observation on February 17<sup>th</sup>, 2017.

The forgoing boundary survey was prepared from an actual field survey performed by or under my direct supervision in accordance with chapter 4733-37 Ohio Administrative Code. The survey was performed in February, 2017.



**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.**

8/2/21

Michael J. Ward, P.S.  
Registered Surveyor No. 8808

Date