



DESCRIPTION OF 26.237 ACRES  
WEST OF U.S. ROUTE 42  
NORTH OF EAGLETON BOULEVARD  
CITY OF LONDON, MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, City of London, being parts of Virginia Military Survey No. 5802, being part of Auditor's parcel number 31-03576.000 and part of that land as described in a deed to MTB Chevington LLC, of record in Official Record 325, Page 1584, all references herein being to the records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning at a Mag Nail found at the southwesterly corner of Lot 1 of Eagleton Center, a subdivision of record in Plat Book B, Pages 238 & 239 and in the northerly right-of-way line of Eagleton Boulevard, 60 feet in width;

Thence North 52°38'48" West, along said right-of-way line, a distance of 402.00 feet to an iron pin found (capped Elliot 7769) at the southeasterly corner of Reserve "C" as shown and delineated on the plat of Chevington Place Section 1 Phase 2, a subdivision of record in Plat Book B, Pages 241, 242 & 243;

Thence North 37°27'02" East, along the easterly line of said Reserve "C", a distance of 251.44 feet to an iron pin found (capped CEC) at the northeasterly corner of same;

Thence North 66°26'57" West, along the northerly line of Reserve "C", along the northerly line Chevington Place Section 3, a subdivision of record in Plat Book B, Pages 296, 297 & 298, and along the northerly line of Chevington Place Section 4 Phase 1, a subdivision of record in Plat Book B, Pages 405, 406 & 407, a distance of 1708.56 feet to an iron pin found (capped Stantec) in the easterly line of that 102.774-acre tract (Parcel Two) as described in a deed to Judy R. Cecil, Trustee, of record in Official Record 226, Page 1835;

Thence North 23°32'53" East, along said easterly line, passing an iron pin set at a distance of 432.68 feet, a total distance of 452.68 feet to the middle of the Children's Home Ditch;

Thence following the middle of the Children's Home Ditch the following courses:

1. South 66°26'57" East, a distance of 1415.35 feet to a point;
2. South 80°30'11" East, a distance of 227.11 feet to a point;
3. South 68°35'14" East, a distance of 284.90 feet to a point;
4. South 59°50'43" East, a distance of 161.05 feet to a point;
5. South 50°40'23" East, a distance of 159.91 feet to a 5/8-inch rebar found at the most northerly corner of the aforementioned Lot 1 of Eagleton Center;

Thence South 37°21'12" West, along the westerly line of Lot 1, a distance of 820.13 feet to the place of beginning and containing 26.237 acres of land.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 2011 adjustment.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by Arcadis IBI Group Survey, based on information obtained from actual field surveys of the premises performed in July and August 2023.

Arcadis IBI Group Survey  
By Robert S. Wynd 8/23/23  
Robert S. Wynd date  
Registered Surveyor No. 6872

