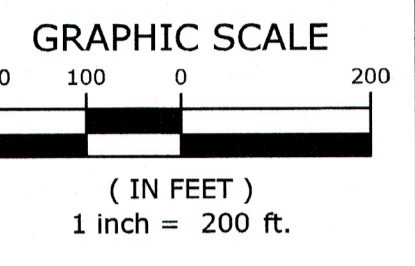
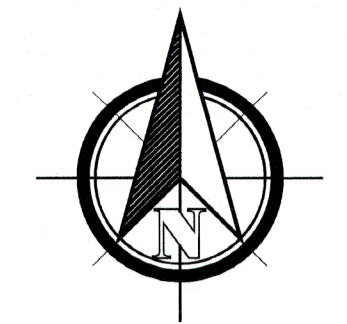


STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON
 VIRGINIA MILITARY SURVEY Nos. 5802 & 8374



ARCADIS
IBI GROUP
 8101 North High Street, Suite 100
 Columbus OH 43235 USA
 tel 614 818 4900 fax 614 818 4901
 arcadis.com

OHIO STATE PLANE COORDINATE SYSTEM,
 SOUTH ZONE, NAD 83, 2011 ADJUSTMENT.
 MADISON COUNTY MONUMENT No. 02-004
 N 693685.921
 E 1702621.313
 N54°27'46"E - 8739.92'
 PLACE OF BEGINNING 110.755 ACRES
 N 698765.837
 E 1709733.321

SUBMISSION:

REVISION:

STAMP:



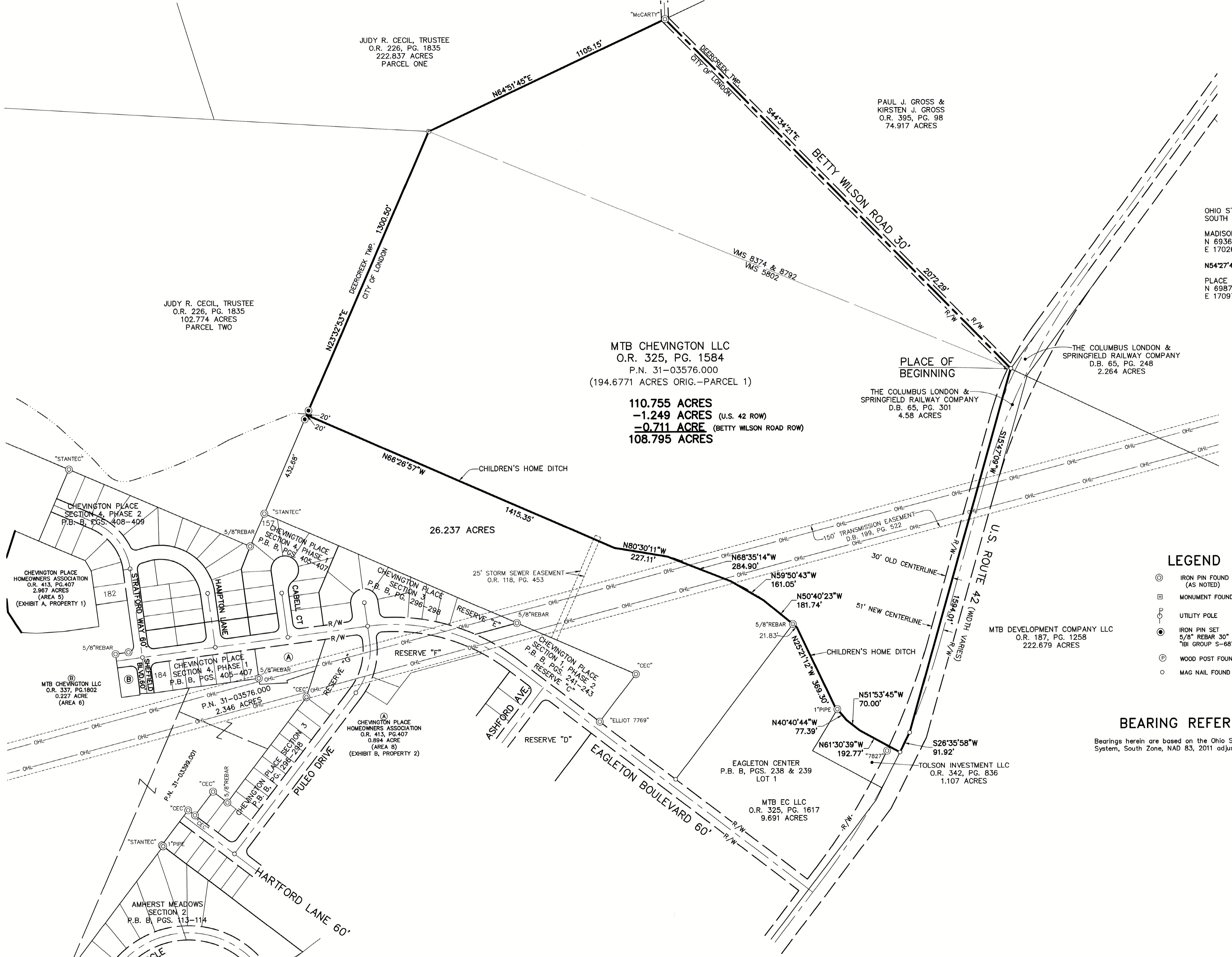
MTB CHEVINGTON LLC
 LONDON, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW

IBI NO.: 143916
 DATE: AUGUST 2023
 SCALE:
 HORIZONTAL: 1"=200'
 VERTICAL:

SHEET TITLE:
PROPERTY SPLIT

SHEET NO.:



LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊠ MONUMENT FOUND
- UTILITY POLE
- ⊙ IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"
- ⊙ WOOD POST FOUND
- MAG NAIL FOUND

BEARING REFERENCE

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

J:\143916\MTB London\017_0_Production\7_03_Design\02_Survey\Maping\MTB BETTY WILSON.dwg by Eric Cheiney on 08/22/2023 @ 02:59:08 pm - © IBE Companies, Inc.

DESCRIPTION OF 110.755 ACRES
WEST OF U.S. ROUTE 42
SOUTH OF BETTY WILSON ROAD
CITY OF LONDON, MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, City of London, being parts of Virginia Military Survey Nos. 5802, 8374 and 8792, 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 intersection of the centerline of Betty Wilson Road, 30 feet in width, with the original centerline of U.S. 42 (formerly S.H. 241), width varies, being also the northeasterly corner of that original 194.6771-acre tract (Parcel 1) of the referenced source deed and the southeasterly corner of that 74.917-acre tract as described in a deed to Paul J. & Kirsten J. Gross, of record in Official Record 395, Page 98;

Thence South 15°47'09" West, along said original centerline, the easterly line of said 194.6771-acre tract, and being also the westerly line of that 4.58-acre former railroad right-of-way of record in Deed Book 65, Page 301, a distance of 1594.01 feet to a Mag Nail found an angle point;

Thence South 26°35'58" West, continuing along said lines, a distance of 91.92 feet to a Mag Nail found at the northeasterly corner of Lot 1 of Eagleton Center, a subdivision of record in Plat Book B, Pages 238 & 239;

Thence along the northerly line of Lot 1 and along the middle of the Children's Home Ditch the following courses:

1. North 61°30'39" West, a distance of 192.77 feet to an angle point;
2. North 51°53'45" West, a distance of 70.00 feet to an angle point;
3. North 40°40'44" West, a distance of 77.39 feet to an angle point and being also the northwesterly corner of that 1.107-acre tract as described in a deed to Tolson Investment LLC, of record in Official Record 342, Page 836 (said 1.107 acre being out of Lot 1);
4. North 25°21'12" West, a distance of 369.30 feet to an angle point;
5. North 50°40'23" West, passing a 5/8-inch rebar found (bent) at the northwesterly corner of Lot 1 at a distance of 21.83 feet, a total distance of 181.74 feet to an angle point;
6. North 59°50'43" West, a distance of 161.05 feet to an angle point;
7. North 68°35'14" West, a distance of 284.90 feet to an angle point;
8. North 80°30'11" West, a distance of 227.11 feet to an angle point;
9. North 66°26'57" West, a distance of 1415.35 feet to a point 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 (being also the City of London corporation line), passing an iron pin set at 20.00 feet, a total distance of 1300.50 feet to a wooden fence post at an angle point in the southerly line of that 222.837-acre tract (Parcel One) of said Cecil deed;


Thence North 64°51'45" East, continuing along said southerly line and said corporation line, a distance of 1105.15 feet to an iron pin found (capped McCarty) at an angle point in the centerline of Betty Wilson Road and the southwesterly corner of the aforementioned 74.917-acre tract;

Thence South 44°34'21" East, along said centerline, the southerly line of said 74.917-acre tract and said corporation line, a distance of 2072.29 feet to the place of beginning and containing 110.755 acres of land, 0.711 acre of which is in the right-of-way of Betty Wilson Road and 1.249 acres in the right-of-way of U.S. Route 42.

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  8/23/23
Robert S. Wynd date
Registered Surveyor No. 6872

