

STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON
 VIRGINIA MILITARY SURVEY Nos. 5802 AND 6169



GRAPHIC SCALE
 200 100 0 200
 (IN FEET)
 1 inch = 200 ft.

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
 N56°50'15"E - 2795.15'
 TRUE PLACE OF BEGINNING 261.754 ACRES
 N 695214.910
 E 1704961.206

JUDY R. CECIL, TRUSTEE
 O.R. 226, PG. 1835
 102.774 ACRES
 PARCEL TWO

NOTE
 ALL ANGLE POINTS BETWEEN POINT A
 AND POINT B ARE IRON PINS SET
 UNLESS OTHERWISE NOTED.

Line #	Length	Direction
L2	69.66'	N82°22'22"E
L3	81.66'	N82°20'44"E
L4	91.12'	N07°39'16"W
L5	133.34'	N82°20'44"E
L6	191.12'	S07°39'16"E
L7	55.22'	S82°20'44"W
L8	185.00'	S07°39'16"E
L9	78.37'	N82°20'44"E
L10	60.00'	N86°56'40"E
L11	25.00'	S07°39'16"E
L12	117.99'	N87°25'14"E
L13	10.59'	N18°22'51"W
L14	126.09'	N71°37'09"E
L15	116.75'	S18°16'53"W
L16	75.68'	N52°39'16"W
L17	125.00'	S37°20'44"W
L18	35.87'	N52°39'16"W
L19	185.00'	S37°20'44"W
L20	7.00'	S52°39'16"E
L21	50.39'	S20°36'43"E
L22	30.80'	N62°07'27"E
L23	9.90'	N40°55'22"E

Curve #	Length	Radius	Delta	CB	CHORD
C1	39.27'	25.00'	90°00'00"	S37°20'44"W	35.36'
C2	4.83'	445.00'	0°37'19"	N2°44'41"W	4.83'
C3	91.51'	7579.00'	0°41'30"	S20°57'43"E	91.51'

MTB CHEVINGTON LLC
 O.R. 325, PG. 1584
 P.N. 31-03399.001
 (259.408 ACRES)
261.754 ACRES
 -0.388 ACRE (EXCEPTION & S.R. 38 ROW)
261.366 ACRES
 -1.431 ACRES (S.R. 38 ROW)
259.935 ACRES

STATE ROUTE 38

1.431 ACRES R/W

RESERVE "A"
 EASEMENT FOR
 ROADWAY PURPOSES
 1.873 ACRES

EXCEPTION
 CITY OF LONDON
 O.R. 268, PG. 589
 0.388 ACRE
 (NUMBER ONE)

PLACE OF
 BEGINNING
 (EXCEPTION)

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

LONDON CITY SCHOOL DISTRICT
 O.R. 224, PG. 1
 50.000 ACRES

BEARING REFERENCE

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

GREAT LIVING FTP, LLC
 O.R. 390, PG. 1061
 12.510 ACRES

CITY OF LONDON
 O.R. 268, PG. 589
 6.494 ACRES
 (NUMBER TWO)

TRUE PLACE
 OF BEGINNING

REFERENCE
 POINT

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

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:

BOUNDARY SURVEY

SHEET NO.:

3:14:59 PM, MTB LondonOH17_0_Production\17_0_Production\17_0_Design\102_Survey\Maping\LONDON_BMO_A.dwg by Eric Chenery on 08/23/2023 @ 11:05:34 am ~ © IBC Companies, Inc.

DESCRIPTION OF 261.366 ACRES
NORTH OF KENY BOULEVARD
EAST OF S.R.38 (ELM STREET)
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 and 6169, being part of Auditor's parcel numbers 31-03399.001 and 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 **FOR REFERENCE** at a Mag Nail found at the centerline intersection of Keny Boulevard, 70 feet in width, and Dorset Drive, 60 feet in width, as shown and delineated on the plat Amherst Meadows Section 7 Phase 1, of record in Plat Book B, Pages 247 & 248; thence North 52°38'58" West, along the centerline of Keny Boulevard, a distance of 163.13 feet to a point; thence North 37°20'58" East, a distance of 80.00 feet an iron pin found on the northerly right-of-way line and at a corner of the lands of MTB Chevington, the **TRUE PLACE OF BEGINNING**;

Thence along said right-of-way line established by deed of record in Official Record 268, Page, 589 (2.494 acres, Number Two), the following courses;

1. North 52°38'58" West, a distance of 220.67 feet to an iron pin found at a point of curvature;
2. With the arc of a curve to the right, having a radius of 4920.00 feet, a central angle of 3°34'20", an arc length of 306.75 feet, the chord of which bears North 50°51'48" West, a chord distance of 306.70 feet to an iron pin found at the point of tangency;
3. North 49°04'38" West, a distance of 1618.53 feet to an iron pin found at the northeasterly corner of Reserve A as shown and delineated on the plat of Keny Boulevard Extension, of record in Plat Book B, Pages 346, 347 & 348;

Thence South 51°36'46" West, along the easterly line of Reserve A, a distance of 50.88 feet to an iron pin found at the southeasterly corner of same and again in the northerly right-of-way line of Keny Boulevard, 30 feet from centerline;

Thence along said right-of-way line the following courses:

1. North 49°04'38" West, a distance of 95.80 feet to an iron pin set at a point of curvature;
2. With the arc of a curve to the left, having a radius of 685.00 feet, a central angle of 24°09'35", an arc length of 288.84 feet, the chord of which bears North 61°09'25" West, a chord distance of 286.71 feet to an iron pin set in the northerly line of that 43.7302-acre tract as described in a deed to London City School District, of record in Official Record 93, Page 887;

Thence North 49°04'38" West, along said northerly line, a distance of 107.96 feet to a 5/8-inch rebar found at the northwesterly corner of said 43.730-acre tract;

Thence South 40°55'22" West, along a westerly line of said 43.7302-acre tract, a distance of 60.70 feet to an iron pin set again in the right-of-way line of Keny Boulevard;

Thence along said right-of-way line, 30 feet from centerline, the following courses:

1. With the arc of a non-tangent curve to the left, having a radius of 685.00 feet, a central angle of 25°46'29", an arc length of 308.15 feet, the chord of which bears South 83°30'07" West, a chord distance of 305.56 feet to an iron pin set at the point of tangency;
2. South 70°36'53" West, a distance of 538.60 feet to an iron pin set at a point of curvature;
3. With the arc of a curve to the left, having a radius of 685.00 feet, a central angle of 8°29'26", an arc length of 101.51 feet, the chord of which bears South 66°22'10" West, a chord distance of 101.42 feet to an iron pin set at the point of tangency;
4. South 62°07'27" West, a distance of 752.32 feet to the intersection of the centerline of State Route 38 (Elm Street), width varies;

Thence along said centerline the following courses:

1. North 20°36'58" West, a distance of 849.33 feet to an angle point;
2. North 4°38'32" East, a distance of 1208.14 feet to a Mag Nail found at the southwesterly corner of that original 75-acre tract as described in a deed to The Board of Commissioners of Madison County Ohio, of record in Deed Book 60, Page 214;

Thence South 84°32'42" East, along the southerly line of said 75-acre tract, a distance of 2183.69 feet to a 1-inch pipe found at the southeasterly corner of same and now the southeasterly corner of that

56.428-acre tract as described in a deed to Daniel W. Galbraith, of record in Official Record 279, Page 405;

Thence North $4^{\circ}51'30''$ East, along the easterly line of said 56.428-acre tract, a distance of 1404.91 feet to a T-bar found at the southwesterly corner 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 South $66^{\circ}45'36''$ East, along the southerly line of said 102.774-acre tract, a distance of 2603.00 feet to an iron pin found (capped Stantec) at the northwesterly corner of the subdivision Chevington Place Section 4 Phase 2, of record in Plat Book B, Pages 407 & 408;

Thence South $23^{\circ}14'17''$ West, along the westerly line of said subdivision, a distance of 326.68 feet to an iron pin found at a southwesterly corner of same and in the northerly line of that 2.967-acre tract (Area 5) as described in a deed to Chevington Place Homeowners Association, of record in Official Record 413, Page 407;

Thence along the perimeter of said 2.967-acre tract the following courses:

1. North $66^{\circ}45'43''$ West, a distance of 108.62 feet to an iron pin set;
2. South $18^{\circ}12'53''$ West, a distance of 162.40 feet to an iron pin set;
3. South $5^{\circ}57'18''$ East, a distance of 188.47 feet to an iron pin set;
4. South $33^{\circ}03'33''$ East, a distance of 101.77 feet to an iron pin set;
5. South $86^{\circ}26'19''$ East, a distance of 65.42 feet to an iron pin set;
6. North $86^{\circ}26'11''$ East, a distance of 113.66 feet to an iron pin set;
7. North $82^{\circ}22'22''$ East, a distance of 69.66 feet to an iron pin set;
8. North $82^{\circ}20'44''$ East, a distance of 81.66 feet to an iron pin set;
9. North $7^{\circ}39'16''$ West, a distance of 91.12 feet to an iron pin set at another southwesterly corner of the Chevington subdivision (SW corner of Lot 182);

Thence North $82^{\circ}20'44''$ East, along the southerly line of Lot 182, a distance of 133.34 feet to an iron pin set in the westerly right-of-way line of Stratford Way, 60 feet in width;

Thence South $7^{\circ}39'16''$ East, along said right-of-way line, a distance of 191.12 feet to an iron pin set at a point of curvature;

Thence with the arc of a curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet, the chord of which bears South $37^{\circ}20'44''$ West, a chord distance of 35.36 feet to an iron pin found at the point of tangency in the northerly right-of-way line of Eagleton Boulevard, 60 feet in width;

Thence South $82^{\circ}20'44''$ West, along said right-of-way line, a distance of 55.22 feet to a 5/8-inch rebar found at the terminus of Eagleton Boulevard;

Thence South $7^{\circ}39'16''$ East, along said terminus and along the westerly line of that 0.227-acre tract (Area 6) as described in a deed to MTB Chevington, LLC, of record on Official Record 337, Page 1802, a distance of 185.00 feet to an iron pin set;

Thence North $82^{\circ}20'44''$ East, along the southerly line of said 0.227-acre tract, a distance of 78.37 feet to an iron pin set at the southeasterly corner of same;

Thence along the easterly line of said 0.227-acre tract with the arc of a non-tangent curve to the left, having a radius of 445.00 feet, a central angle of $0^{\circ}37'19''$, an arc length of 4.83 feet, the chord of which bears North $2^{\circ}44'41''$ West, a chord distance of 4.83 feet to an iron pin set in the westerly right-of-way line of Sheffield Boulevard, 60 feet in width, at the southerly terminus thereof, and as shown and delineated on the Chevington Place Section 4 Phase 1 subdivision, of record in Plat Book B, Pages 405, 406 & 407;

Thence North $86^{\circ}56'40''$ East, along said terminus, a distance of 60.00 feet to an iron pin set at the southwesterly corner of Lot 184;

Thence North $82^{\circ}20'44''$ East, along the southerly line of said subdivision, a distance of 446.63 feet to a 5/8-inch rebar found in the westerly line of that 0.894-acre tract (Area 8) as described in a deed to Chevington Place Homeowners Association, of record in Official Record 413, Page 407;

Thence along the perimeter of said 0.894-acre tract the following courses:

1. South 7°39'16" East, a distance of 25.00 feet to an iron pin set;
2. North 87°25'14" East, a distance of 117.99 feet to an iron pin set;
3. North 18°22'51" West, a distance of 10.59 feet to an iron pin set;
4. North 71°37'09" East, a distance of 126.09 feet to an iron pin set in the westerly line of Reserve G as shown and delineated on the subdivision plat of Chevington Place Section 3, of record in Plat Book B, Pages 296, 297 & 298;

Thence South 18°17'00" West, along said westerly line, a distance of 116.75 feet to an iron pin found (capped CEC) at the southwesterly corner of Reserve G and at an angle point in the westerly perimeter of Chevington Place Section 3;

Thence continuing along the westerly perimeter the following courses:

1. South 37°20'44" West, 555.00 feet to a 5/8-inch rebar found;
2. North 52°39'16" West, a distance of 75.68 feet to a 5/8inch rebar found (capped CEC);
3. South 37°20'44" West, a distance of 125.00 feet to a 5/8inch rebar found (capped CEC) in the northerly right-of-way line of Hartford Lane, 60 feet in width;
4. North 52°39'16" West, along said right-of-way line, a distance of 35.87 feet to a 5/8inch rebar found (capped CEC);
5. South 37°20'44" West, a distance of 185.00 feet to an iron pin found (capped Stantec) at the most southwesterly corner of Chevington Place Section 3;

Thence South 52°39'16" East, along the southerly line of Section 3, a distance of 7.00 feet to an iron pin found at the northwesterly corner of Amherst Meadows Section 2, of record in Plat Book B, Pages 113 & 114;

Thence South 37°20'02" West, along the westerly lines of said Section 2 and Section 5 of record in Plat Book B, Pages 207, 208 & 209, Section 6, of record in Plat Book B, Pages 268 & 269 and Section 7 Phase 1, of record in Plat Book B, Pages 247 & 248, a distance of 1952.34 feet to the **TRUE PLACE OF BEGINNING** and containing 261.754 acres, excepting therefrom that 0.388-acre tract (Number One) as described in a deed to the City of London for additional right-of-way for S.R 38, of record in Official Record 268, Page 589, and being more particularly described as follows:

Beginning at the intersection of the northerly line of Reserve A with the easterly right-of-way line of S.R. 38, being the southwesterly corner of said 0.388-acre tract; thence North 20°36'58" West, a distance of 564.92 feet to a point; thence North 69°23'02" East, a distance of 30.00 feet to a point; thence South 20°36'58" East, a distance of 469.52 feet to a point of curvature; thence with the arc of a curve to the left having a radius of 7579.00 feet, a central angle of 0°41'30", an arc length of 91.51 feet, the chord of which bears South 20°57'43" East, a chord distance of 91.51 feet to a point in the northerly line of Reserve A; thence South 62°07'27" West, along said northerly line, a distance of 30.80 feet to the place of beginning;

Leaving 261.366 acres of land, 259.020 acres of parcel number 31-03399.001 (1.431 acres in public right-of-way for State Route 38) and 2.346 acres of parcel number 31-03576.000.

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 8/23/2023
Robert S. Wynd date
Registered Surveyor No. 6872

