

STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON
 VIRGINIA MILITARY SURVEY No. 5802

MTB CHEVINGTON LLC
 O.R. 325, PG. 1584
 P.N. 31-03576.000
 (194.6771 ACRES ORIG.-PARCEL 1)

FORMER
 THE COLUMBUS LONDON &
 SPRINGFIELD RAILWAY COMPANY
 D.B. 65, PG. 301
 4.58 ACRES

FORMER
 THE COLUMBUS LONDON &
 SPRINGFIELD RAILWAY COMPANY
 D.B. 65, PG. 248
 2.264 ACRES

HOPE PHINNEY &
 CAROL BEATHARD
 O.R. 347, PG. 774
 FORTH TRACT

EAGLETON CENTER
 P.B. B, PGS. 238 & 239
 LOT 1

MTB EG LLC
 O.R. 325, PG. 1617
 9.494 ACRES

TOLSON INVESTMENT LLC
 O.R. 342, PG. 836
 1.107 ACRES

MTB DEVELOPMENT COMPANY LLC
 O.R. 187, PG. 1258
 222.679 ACRES
 P.N. 31-03578.000

TRUE PLACE
 OF BEGINNING

3.823 ACRES
 (PART OF P.N. 31-03578.000)

OHIO STATE PLANE COORDINATE SYSTEM,
 SOUTH ZONE, NAD 83, 2011 ADJUSTMENT.

MADISON COUNTY MONUMENT No. 02-004
 N 693685.921
 E 1702821.313

N62°51'14"E - 7535.32'

TRUE PLACE OF BEGINNING 3.823 ACRES
 N 697123.984
 E 1709326.590

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.



GRAPHIC SCALE
 100 50 0 100
 (IN FEET)
 1 inch = 100 ft.

ARCADIS

IBI GROUP

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

SUBMISSION:

REVISION:

STAMP:



MTB DEVELOPMENT LLC
 LONDON, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW

IBI NO.: 143916

DATE: AUGUST 2023

SCALE: HORIZONTAL: 1"=100

VERTICAL:

SHEET TITLE:

PROPERTY SPLIT

SHEET NO.:

J:\143916_MTB_London\OH17_02_Production\17_02_Design\Maping\Development\SPILT.dwg by:david.chen on 08/18/2023 @ 09:04:58 am - © M+E Companies, Inc.

DESCRIPTION OF 3.823 ACRES
EAST OF U.S. ROUTE 42
NORTH OF EAGLETON BOULEVARD EXTENDED
CITY OF LONDON, MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, City of London, being part of Virginia Military Survey No. 5802, being part of that 222.679-acre tract as described in a deed to MTB Development Company, LLC, of record in Official Record 187, Page 1258, 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 the northwesterly corner of said 222.679-acre tract and in the easterly right-of-way line of U.S. Route 42; thence South $15^{\circ}49'42''$ West, along said right-of-way line and the westerly line of said 222.679-acre tract, a distance of 1581.33 feet to an angle point; thence South $26^{\circ}36'12''$ West, continuing along said right-of-way line and said westerly line, a distance of 96.06 feet to a point in the middle of the Children's Home Ditch, and being at the **TRUE PLACE OF BEGINNING**:

Thence into and through said 222.679-acre tract with a new division line the following courses:

1. South $74^{\circ}49'39''$ East, along the middle of the Children's Home Ditch, a distance of 487.48 feet to an iron pin set;
2. South $59^{\circ}18'16''$ West, a distance of 71.65 feet to an iron pin set;
3. South $49^{\circ}12'58''$ East, a distance of 80.53 feet to an iron pin set;
4. South $31^{\circ}06'33''$ West, a distance of 310.97 feet to an iron pin set;
5. North $61^{\circ}26'47''$ West, a distance of 500.36 feet to an iron pin set in the easterly right-of-way line of U.S. Route 42;

Thence North $37^{\circ}22'42''$ East, along said right-of-way line, the westerly line of said 222.679-acre tract, a distance of 39.14 feet to an iron pin set at an angle point;

Thence North $26^{\circ}36'12''$ East, passing an iron pin set at a distance of 222.94 feet, a total distance of 237.94 feet to the **TRUE PLACE OF BEGINNING** and containing 3.823 acres of land and being part of County Auditor PN 31-03578.000.

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
Robert S. Wynd
Registered Surveyor No. 6872

8/23/23
date

