

STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON  
 VIRGINIA MILITARY SURVEY Nos. 8373 & 9485

**BEARING REFERENCE**

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

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

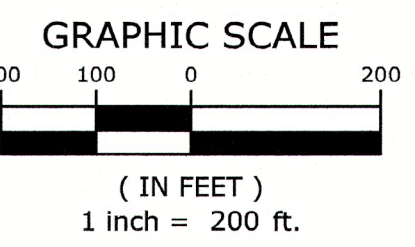
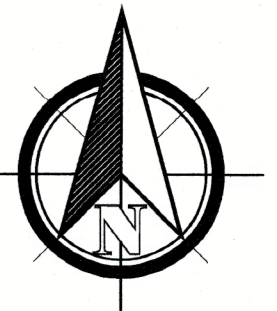
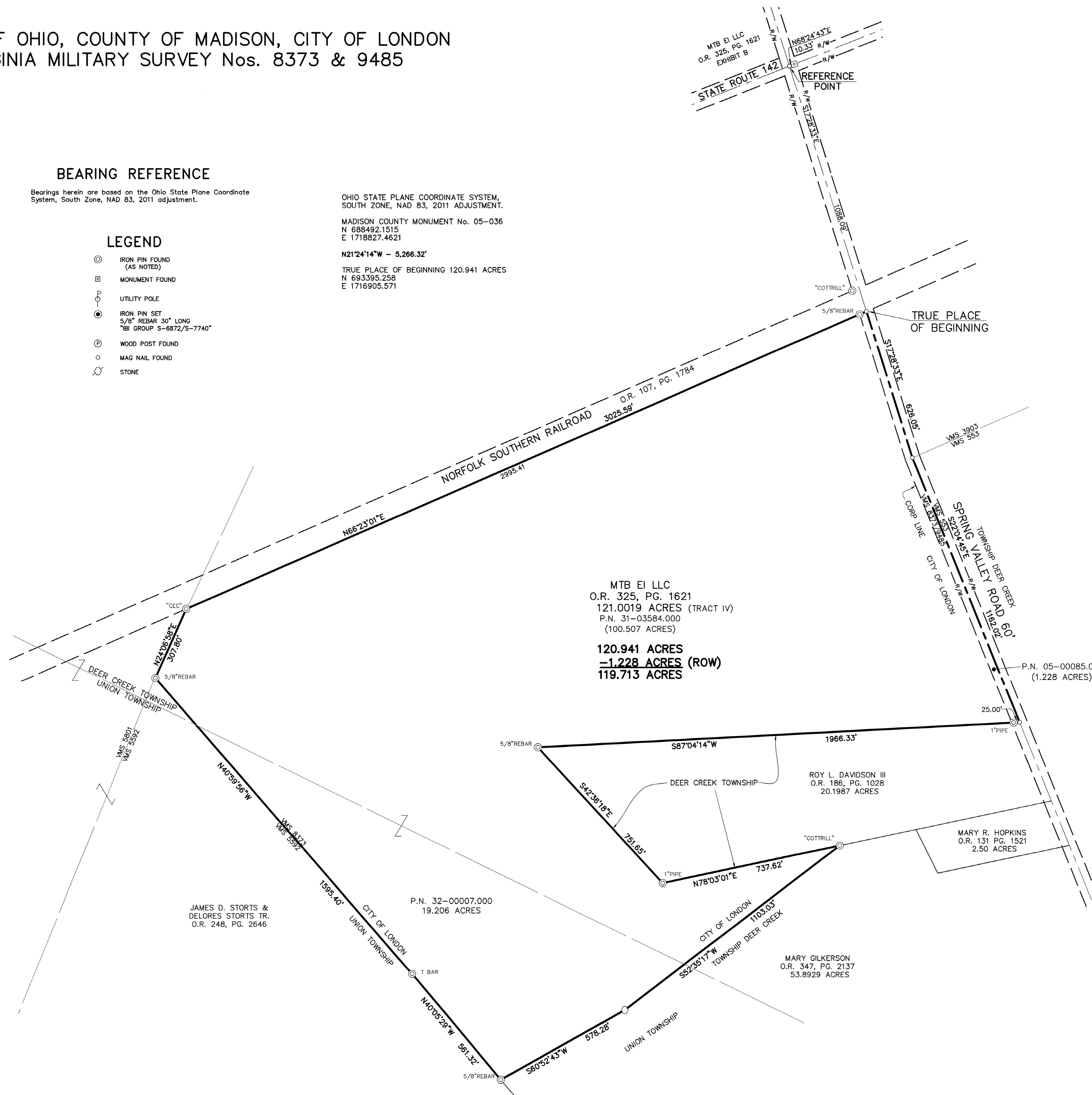
MADISON COUNTY MONUMENT No. 05-036  
 N 688492.1515  
 E 1718827.4621

N21°24'14"W - 5,266.32'

TRUE PLACE OF BEGINNING 120.941 ACRES  
 N 693395.258  
 E 1716905.571

**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
- ⊙ STONE

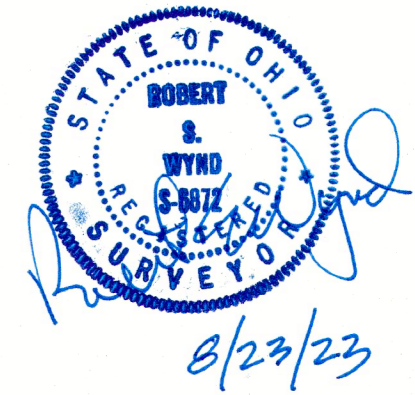


**IBI GROUP**  
 8101 North High Street, Suite 100  
 Columbus OH 43235 USA  
 tel 614 818 4900 fax 614 818 4901  
 arcadis.com

SUBMISSION:

REVISION:

STAMP:



MTB EI 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.:

DESCRIPTION OF 120.941 ACRES  
SOUTH OF S.R. ROUTE 142  
WEST OF SPRING VALLEY ROAD  
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. 8373/9485, being part of that land as described in a deed to MTB EI LLC, of record in Official Record 325, Page 1621, 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 original centerline intersection of State Route 142 (High Street), width varies, and Spring Valley Road, 60 feet in width, being also a southeasterly corner of the referenced MTB EI lands (Exhibit B), said Mag Nail also being referenced by a highway monument found North 68°24'43" East, along the centerline of S.R. 142, at a distance of 10.33 feet; thence South 17°28'33" East, along the centerline of Spring Valley Road, a distance of 1088.09 feet to a Mag Nail found in the southerly line of the Norfolk Southern Railroad, of record in Official Record 107, Page 1784 and at the northeasterly corner of Tract IV of said MTB EI LLC deed, and being at the **TRUE PLACE OF BEGINNING**:

Thence South 17°28'33" East, continuing along said centerline, a distance of 626.05 feet to a Mag Nail found at an angle point;

Thence South 22°04'45" East, continuing along said centerline, a distance of 1162.02 feet to a Mag Nail found at the northeasterly corner of that 20.1987-acre tract as described in a deed to Roy L. Davidson III, of record in Official Record 186, Page 1028;

Thence along the perimeter of said 20.1987-acre tract the following courses:

1. South 87°04'14" West, passing an iron pin found at a distance of 25.00 feet, a total distance of 1966.33 feet to a 5/8-inch rebar found at the northwesterly corner;
2. South 42°36'18" East, a distance of 751.65 feet to an iron pin found at the southwestly corner;
3. North 78°03'01" East, a distance of 737.62 feet to an iron pin found (capped Cottrill) at an angle point in the northerly line of that 53.8929-acre tract as described in a deed to Mary Gilkerson, of record in Official Record 347, Page 2137;

Thence South 52°35'17" West, along the northerly line of said 53.8929-acre tract, a distance of 1103.03 feet to a stone found at an angle point;

Thence South 60°52'43" West, continuing along said northerly line, a distance of 578.28 feet to a 5/8-inch rebar found at the northwesterly corner of said 53.8929-acre tract, and in the easterly line of the land as described in a deed to James D. & Delores Storts, Trustees, of record in Official Record 248, Page 2646;

Thence North 40°05'29" West, along said easterly line, a distance of 561.32 feet to a T-bar found at an angle point;

Thence North 40°59'56" West, continuing along said easterly line, a distance of 1595.40 feet to a 5/8-inch rebar found at another angle point and in the line between VMS 5801 and VMS 5592;

Thence North 24°06'58" East, continuing along said easterly line and along said VMS line, a distance of 307.80 feet to an iron pin found (capped CEC) in the southerly right-of-way line of the Norfolk Southern Railroad, of record in Official Record 107, Page 1784;

Thence North 66°23'01" East, along said right-of-way line, passing a 5/8-inch rebar found in the westerly right-of-way line of Spring Valley Road at a distance of 2995.41 feet, a total distance of 3025.59 feet to the **TRUE PLACE OF BEGINNING** and containing 120.941 acres of land, 100.507 acres of PN 31-03584.000, 19.206 acres of PN 32-00007.000 and 1.228 acres in the right-of-way of Spring Valley Road, PN 05-00085.001.

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

