

LOCATION MAP
NOT TO SCALE

PERTINENT DOCUMENTS

1. O.R. 376 PG. 1807
2. O.R. 245 PG. 116
3. O.R. 257 PG. 1108
4. O.R. 95 PG. 203
5. O.R. 258 PG. 66
6. O.R. 245 PG. 116
7. O.R. 251 PG. 548
8. O.R. 293 PG. 723
9. O.R. 295 PG. 783
10. SURVEY 17-19
11. SURVEY 31-11
12. SURVEY 33-10
13. SURVEY 49-94
14. SURVEY 94-90
15. SURVEY 110-01
16. SURVEY LO
17. SURVEY LO-8B
18. SURVEY LO-11C
19. SURVEY LO-22C
20. SURVEY LO-50B
21. ODOT MAD-42-5.95-6.43

GENERAL NOTES

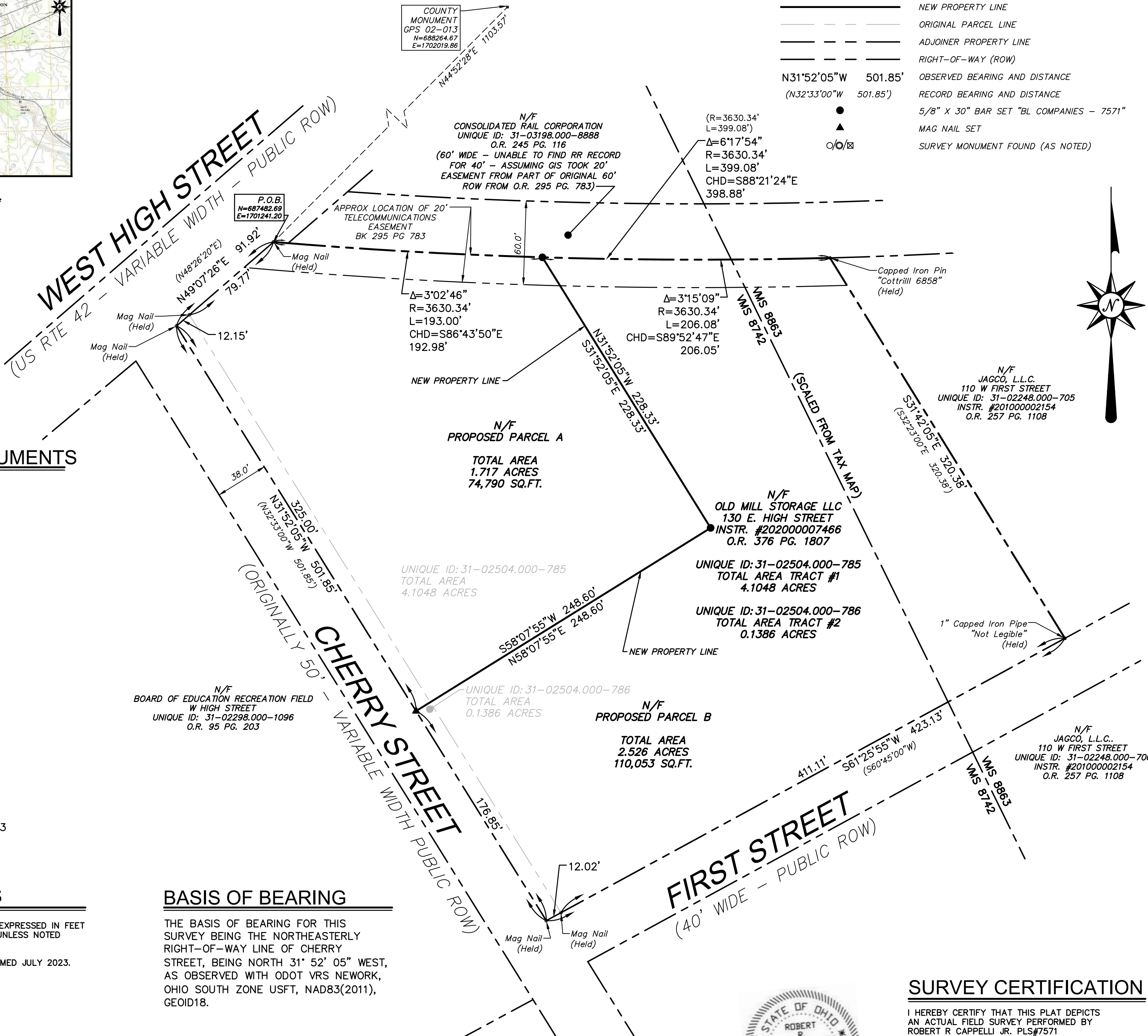
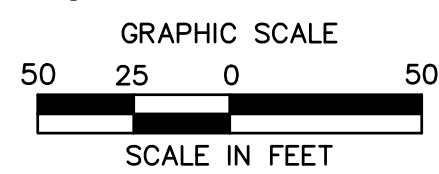
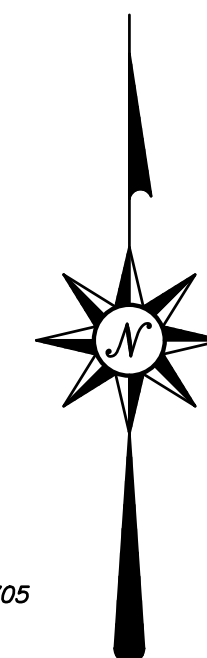
1. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.
2. THIS FIELD SURVEY WAS PERFORMED JULY 2023.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHERRY STREET, BEING NORTH 31° 52' 05" WEST, AS OBSERVED WITH ODOT VRS NETWORK, OHIO SOUTH ZONE USFT, NAD83(2011), GEOID18.

LEGEND

- — — — — PROPERTY LINE
- — — — — NEW PROPERTY LINE
- — — — — ORIGINAL PARCEL LINE
- — — — — ADJOINER PROPERTY LINE
- — — — — RIGHT-OF-WAY (ROW)
- N31°52'05"W 501.85' OBSERVED BEARING AND DISTANCE
- (N32°33'00"W 501.85') RECORD BEARING AND DISTANCE
- 5/8" X 30" BAR SET "BL COMPANIES - 7571"
- ▲ MAG NAIL SET
- /□ SURVEY MONUMENT FOUND (AS NOTED)



SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY ROBERT R. CAPPELLI JR. PLS#7571

SIGNED: *Robert R. Cappelli, Jr.* 8/2/2023
ROBERT R. CAPPELLI JR. PLS#7571 DATE

LANDS OF OLD MILL STORAGE LLC

130 W. HIGH STREET
VMS 8863 & 8742
CITY OF LONDON, MADISON COUNTY, OHIO



3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

REVISIONS No.	Date	Desc.

Surveyed	JC
Drawn	WY
Reviewed	RRC
Scale	1"=20'
Project No.	2301075
Date	07/26/2023
CAD File:	SB230107501

ALTA/NSPS
LAND TITLE
SURVEY

Sheet No.

AL-1

7/31/2012, WYOUNG, G., VAP55231012301075.DWG, SB230107501.DWG, SB-1-1824-506C

LEGAL DESCRIPTION

For: Capital Growth Buchalter
Re: OVERALL, 4.243 Acres Total, 184,843 Sq.Ft.
Date: July 26, 2023

SITUATED IN CITY OF LONDON, MADISON COUNTY, OHIO, AND BEING A PART OF VIRGINIA MILITARY SURVEY NO. 8742 AND 8863, BEING PART OF THE 4.2434 ACRES CONVEYED TO OLD MILL STORAGE LLC AS RECORDED IN INSTRUMENT #202000007466, O.R. VOL. 376, PG 1807 OF THE MADISON COUNTY RECORDER'S RECORDS, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF WEST HIGH STREET (US RTE 42), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND THE SOUTHERLY LINE OF CONSOLIDATED RAIL CORPORATION, AS RECORDED IN O.R. VOL. 245, PG 116 OF THE MADISON COUNTY RECORDER'S RECORDS, SAID POINT BEING THE TRUE PLACE OF BEGINNING, AND REFERENCING FROM SAID POINT THE COUNTY MONUMENT GPS 02-013 LOCATED NORTH 44° 52' 28" EAST, 1103.57 FEET FROM THE BRASS TABLET IN CONCRETE;

THENCE CONTINUING ALONG SAID RAILROAD ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 06° 17' 54", RADIUS OF 3630.34 FEET, ARC LENGTH OF 399.08 FEET, A CHORD BEARING SOUTH 88° 21' 24" EAST, 398.88 FEET TO A CAPPED IRON PIN FOUND "COTTRILL 6858";

THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY JAGCO, L.L.C., AS RECORDED IN INSTRUMENT #201000002154, O.R. 257 PG. 1108 OF THE MADISON COUNTY RECORDER'S RECORDS, SOUTH 31° 42' 05" EAST A DISTANCE OF 320.38 FEET TO A 1" CAPPED IRON PIPE "NOT LEGIBLE" FOUND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FIRST STREET, A 40' WIDE PUBLIC RIGHT-OF-WAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 61° 25' 55" WEST A DISTANCE OF 423.13 FEET TO A MAG NAIL FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHERRY STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, PASSING A MAG NAIL FOUND AT 411.11 FEET;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 31° 52' 05" WEST A DISTANCE OF 501.85 FEET TO A MAG NAIL FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST HIGH STREET;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 49° 07' 26" EAST A DISTANCE OF 91.92 FEET TO THE PLACE OF BEGINNING, PASSING A MAG NAIL FOUND AT 12.15 FEET.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS A TOTAL OF 4.243 ACRES OF LAND (184,843 SQ. FT.), MORE OR LESS, AS SURVEYED AND DETERMINED IN JULY OF 2023 UNDER THE DIRECTION OF ROBERT R. CAPPELLI, P.S. NO. 7571 OF BL COMPANIES, ALL PINS SET ARE NUMBER FIVE BAR WITH ID CAP "BL COMPANIES 7571". THE BASIS OF BEARING FOR THIS SURVEY BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHERRY STREET, BEING NORTH 31° 52' 05" WEST, AS OBSERVED WITH ODOT VRS NETWORK, OHIO SOUTH ZONE USFT, NAD83(2011).



ROBERT R. CAPPELLI, JR. P.S. 7571



LEGAL DESCRIPTION

For: Capital Growth Buchalter
Re: Parcel 'A', 1.717 Acres Total, 74,790 Sq.Ft.
Date: July 26, 2023

SITUATED IN CITY OF LONDON, MADISON COUNTY, OHIO, AND BEING A PART OF VIRGINIA MILITARY SURVEY NO. 8742, BEING PART OF THE 4.2434 ACRES CONVEYED TO OLD MILL STORAGE LLC AS RECORDED IN INSTRUMENT #202000007466, O.R. VOL. 376, PG 1807 OF THE MADISON COUNTY RECORDER'S RECORDS, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF WEST HIGH STREET (US RTE 42), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND THE SOUTHERLY LINE OF CONSOLIDATED RAIL CORPORATION, AS RECORDED IN O.R. VOL. 245, PG 116 OF THE MADISON COUNTY RECORDER'S RECORDS, SAID POINT BEING THE TRUE PLACE OF BEGINNING, AND REFERENCING FROM SAID POINT THE COUNTY MONUMENT GPS 02-013 LOCATED NORTH 44° 52' 28" EAST, 1103.57 FEET FROM THE BRASS TABLET IN CONCRETE;

THENCE CONTINUING ALONG SAID RAILROAD ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 03° 02' 46", RADIUS OF 3630.34 FEET, ARC LENGTH OF 193.00 FEET, A CHORD BEARING SOUTH 86° 43' 50" EAST, 192.98 FEET TO AN IRON PIN SET;


THENCE TRAVERSING SAID SUBJECT PROPERTY OF NOW OR FORMERLY OLD MILL STORAGE LLC THE NEXT TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 31° 52' 05" EAST A DISTANCE OF 228.33 FEET TO AN IRON PIN SET;
- 2) SOUTH 58° 07' 55" WEST A DISTANCE OF 248.60 FEET TO A MAG NAIL SET ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHERRY STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 31° 52' 05 WEST A DISTANCE OF 325.00 FEET TO A MAG NAIL FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WEST HIGH STREET;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 49° 07' 26" EAST A DISTANCE OF 91.92 FEET TO THE PLACE OF BEGINNING, PASSING A MAG NAIL FOUND AT 12.15 FEET.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS A TOTAL OF 1.717 ACRES OF LAND (74,790 SQ. FT.), MORE OR LESS, AS SURVEYED AND DETERMINED IN JULY OF 2023 UNDER THE DIRECTION OF ROBERT R. CAPPELLI, P.S. NO. 7571 OF BL COMPANIES, ALL PINS SET ARE NUMBER FIVE BAR WITH ID CAP "BL COMPANIES 7571". THE BASIS OF BEARING FOR THIS SURVEY BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHERRY STREET, BEING NORTH 31° 52' 05" WEST, AS OBSERVED WITH ODOT VRS NETWORK, OHIO SOUTH ZONE USFT, NAD83(2011).



ROBERT R. CAPPELLI, JR. P.S. 7571



LEGAL DESCRIPTION

For: Capital Growth Buchalter
Re: Parcel 'B', 2.526 Acres Total, 110,053 Sq.Ft.
Date: July 26, 2023

SITUATED IN CITY OF LONDON, MADISON COUNTY, OHIO, AND BEING A PART OF VIRGINIA MILITARY SURVEY NO. 8742 & 8863, BEING PART OF THE 4.2434 ACRES CONVEYED TO OLD MILL STORAGE LLC AS RECORDED IN INSTRUMENT #202000007466, O.R. VOL. 376, PG 1807 OF THE MADISON COUNTY RECORDER'S RECORDS, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF WEST HIGH STREET (US RTE 42), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND THE SOUTHERLY LINE OF CONSOLIDATED RAIL CORPORATION, AS RECORDED IN O.R. VOL. 245, PG 116 OF THE MADISON COUNTY RECORDER'S RECORDS, AND REFERENCING FROM SAID POINT THE COUNTY MONUMENT GPS 02-013 LOCATED NORTH 44° 52' 28" EAST, 1103.57 FEET FROM THE BRASS TABLET IN CONCRETE, THENCE CONTINUING ALONG SAID RAILROAD ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 03° 02' 46", RADIUS OF 3630.34 FEET, ARC LENGTH OF 193.00 FEET, A CHORD BEARING SOUTH 86° 43' 50" EAST, 192.98 FEET TO AN IRON PIN SET, SAID POINT BEING THE TRUE PLACE OF BEGINNING;

THENCE CONTINUING ALONG SAID RAILROAD ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 03° 15' 09", RADIUS OF 3630.34 FEET, ARC LENGTH OF 206.08 FEET, A CHORD BEARING SOUTH 89° 52' 47" EAST, 206.05 FEET TO A CAPPED IRON PIN FOUND "COTTRILL 6858";

THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY JAGCO, L.L.C., AS RECORDED IN INSTRUMENT #201000002154, O.R. 257 PG. 1108 OF THE MADISON COUNTY RECORDER'S RECORDS, SOUTH 31° 42' 05" EAST A DISTANCE OF 320.38 FEET TO A 1" CAPPED IRON PIPE "NOT LEGIBLE" FOUND ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FIRST STREET, A 40' WIDE PUBLIC RIGHT-OF-WAY;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 61° 25' 55 WEST A DISTANCE OF 423.13 FEET TO A MAG NAIL FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHERRY STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, PASSING A MAG NAIL FOUND AT 411.11 FEET;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 31° 52' 05 WEST A DISTANCE OF 176.85 FEET TO A MAG NAIL SET;

THENCE TRAVERSING SAID SUBJECT PROPERTY OF NOW OR FORMERLY OLD MILL STORAGE LLC
THE NEXT TWO (2) COURSES AND DISTANCES:

- 1) NORTH 58° 07' 55" EAST A DISTANCE OF 248.60 FEET TO AN IRON PIN SET;
- 2) NORTH 31° 52' 05" WEST A DISTANCE OF 228.33 FEET TO THE PLACE OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS A TOTAL OF 2.526 ACRES OF LAND
(110,053 SQ. FT.), MORE OR LESS, AS SURVEYED AND DETERMINED IN JULY OF 2023 UNDER
THE DIRECTION OF ROBERT R. CAPPELLI, P.S. NO. 7571 OF BL COMPANIES, ALL PINS SET ARE
NUMBER FIVE BAR WITH ID CAP "BL COMPANIES 7571". THE BASIS OF BEARING FOR THIS
SURVEY BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHERRY STREET, BEING NORTH
31° 52' 05" WEST, AS OBSERVED WITH ODOT VRS NETWORK, OHIO SOUTH ZONE USFT,
NAD83(2011).



ROBERT R. CAPPELLI, JR. P.S. 7571

