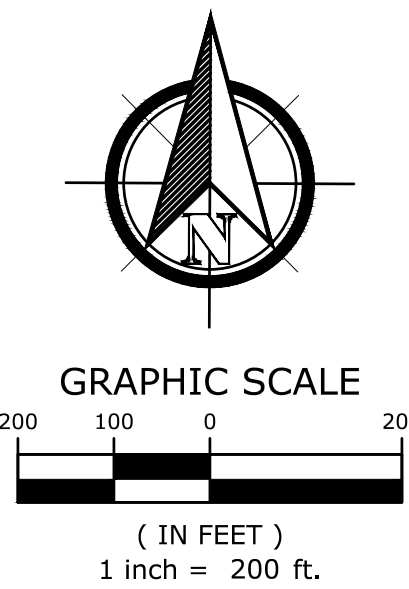


STATE OF OHIO, COUNTY OF MADISON, CITY OF LONDON
VIRGINIA MILITARY SURVEY No. 5802



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

SUBMISSION:

REVISION:

STAMP:

TOM CAT LLC
LONDON, OHIO

FIELD	DRAFT	CHECK
JE	DC	BW

143916

DATE: APRIL 2025

SCALE:
HORIZONTAL: 1"=200'
VERTICAL:

SHEET TITLE:

**PROPERTY
SPLIT
SURVEY**

SHEET NO.:

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 86.870 ACRES
N 695214.910
E 1704961.206

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

Line Table		
Line #	Length	Direction
L2	69.66'	N82°22'22"E
L3	81.66'	N82°20'44"E
L4	16.12'	N07°39'16"W
L5	63.03'	N82°20'44"E
L6	141.13'	S07°39'16"E
L7	9.91'	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

Curve Table				
Curve #	Length	Radius	Delta	CB
C2	4.83'	445.00'	0°37'19"	N2°44'41"W

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

DANIEL W. GALBRAITH
O.R. 279, PG. 405
56.428 ACRES

THE BOARD OF COMMISSIONERS
OF MADISON COUNTY, OHIO
D.B. 60, PG. 214
75 ACRES (ORIG.)
16.5403 ACRES

TOM CAT LLC
O.R. 421, PG. 1910
261.366 ACRES (ORIG.)
P.N. 31-03399.001

RESERVE "A"
EASEMENT FOR
ROADWAY PURPOSES
1.673 ACRES

EXCEPTION
CITY OF LONDON
O.R. 268, PG. 589
0.388 ACRE
(NUMBER ONE)
KENY BOULEVARD EXTENSION PLAT
P.B. B, PGS. 346-348

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

LONDON CITY SCHOOL DISTRICT
O.R. 224, PG. 1061
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)

TOM CAT LLC
O.R. 421, PG. 1910
261.366 ACRES (ORIG.)
P.N. 31-03399.001

86.870 ACRES

LEGEND

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

BY: *David L. Chiesa*
David L. Chiesa
Registered Surveyor No. 7740

Date: 04/07/25



DESCRIPTION OF 86.870 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 No. 5802, being 86.870 acres of Auditor's parcel number 31-03399.001 and part of that original 261.366 acre tract as described in a deed to Tom Cat LLC, of record in Official Record 421, Page 1910, 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 $52^{\circ}38'58''$ West, along the centerline of Keny Boulevard, a distance of 163.13 feet to a point; thence North $37^{\circ}20'58''$ 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 $52^{\circ}38'58''$ 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 $3^{\circ}34'20''$, an arc length of 306.75 feet, the chord of which bears North $50^{\circ}51'48''$ West, a chord distance of 306.70 feet to an iron pin found at the point of tangency;
3. North $49^{\circ}04'38''$ West, a distance of 1539.49 feet to an iron pin set;

Thence through said 261.366-acre tract with a new division line the following courses:

1. North $75^{\circ}07'10''$ East, a distance of 1901.80 feet to an iron pin set;
2. North $07^{\circ}39'16''$ West, a distance of 886.90 feet to an iron pin set;
3. North $08^{\circ}21'04''$ East, a distance of 178.36 feet to an iron pin set;
4. North $23^{\circ}14'17''$ East, a distance of 485.61 feet to an iron pin set in the southerly 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 South $66^{\circ}45'36''$ East, along the southerly line of said 102.774-acre tract, a distance of 470.00 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 OMNI Community, 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 16.12 feet to an iron pin set at the southwesterly corner of Lot 1 as shown and delineated upon the plat "Johnson Creek Section 1A", a subdivision of record in Plat Book "B", Pages 551 and 552;

Thence North $82^{\circ}20'44''$ East, along the southerly line of said Lot 1, a distance of 63.03 feet to an iron pin set at the northwesterly corner of Lot 2 of said "Johnson Creek Section 1A";

Thence South $7^{\circ}39'16''$ East, along the westerly line of said Lot 5, a distance of 141.13 feet to an iron pin set at the southwesterly corner of said Lot 2 and in the northerly right of way line of Eagleton Boulevard (60' feet in width);

Thence South $82^{\circ}20'44''$ West, along said northerly right of way line 9.91 feet to an iron pin set;

Thence South $07^{\circ}39'16''$ East, along the westerly terminus of said Eagleton Boulevard and the westerly line of Lot 1 of said "Johnson Creek Section 1A" a distance of 185.00 feet to an iron pin set at the southwesterly corner of said Lot 1;

Thence North $82^{\circ}20'44''$ East, along the southerly line of said Lot 1, a distance of 78.37 feet to an iron pin set at the southeasterly corner of said Lot 1;

Thence along the easterly line of said Lot 1 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 OMNI Community, of record in Official Record 413, Page 407;

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

1. South $7^{\circ}39'16''$ East, a distance of 25.00 feet to an iron pin set;
2. North $87^{\circ}25'14''$ East, a distance of 117.99 feet to an iron pin set;
3. North $18^{\circ}22'51''$ West, a distance of 10.59 feet to an iron pin set;
4. North $71^{\circ}37'09''$ 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 $18^{\circ}16'53''$ 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 $37^{\circ}20'44''$ West, 555.00 feet to a 5/8-inch rebar found;
2. North $52^{\circ}39'16''$ West, a distance of 75.68 feet to a 5/8inch rebar found (capped CEC);
3. South $37^{\circ}20'44''$ 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;

Page 3 - 86.870 acres

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 86.870 acres,


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 Survey, based on information obtained from actual field surveys of the premises performed in July and August 2023.



Arcadis

By 
David L. Chiesa Date 04/7/25
Registered Surveyor No. 7740