

#1095
Map#12 20-96

JERRY A. MALOTT SURVEYING Co.

6310 East Main Street ~ Suite 101, Columbus, Ohio 43068 (614) 577-0957

FOR: **EDGEMONT DEVELOPMENT CO., INC.**

BOUNDARY SURVEY

1996 FEB. 12382

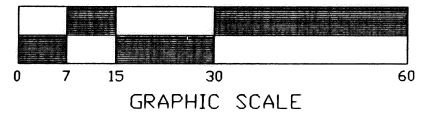
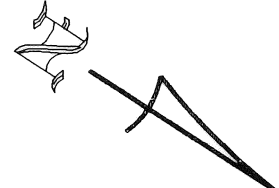
LOT 28
GEORGE H. & TSUI-LING C. COLVIN
O.R. 30, PAGE 637

P.O.B.

N.32°25'02"W.
159.79'

16988 SQ. FT.
0.390 ACRES

135.02'
S.67°54'56"E.
(PRIVATE STREET)



CLARENCE MAXWELL
DEED BOOK 251, PAGE 518

S.57°34'58"W.
255.00'

V.M.S. 6969
V.M.S. 2681

N.57°43'25"E.
176.60'

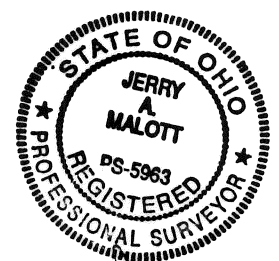
DARBYMOOR DRIVE

DARBY LAKES SUBD.
PLAT CABINET 1, SLOT 740

49.44'

S.32°25'02"E.

LOT 26 P.C. 1, PG. 740



BY: *Jerry A. Malott*

Professional Surveyor
JERRY A. MALOTT

SCALE 1" = 30' DATE 02-19-96

LOCATION STATE OF OHIO, COUNTY OF MADISON AND BEING A PART OF
DARBY LAKE SUBDIVISION RECORDED IN PLAT CABINET 1, SLOT 740

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, CANAAN TOWNSHIP, V.M.S. NO. 2681 AND BEING 0.390 ACRES OUT OF THE SOUTHERLY END OF DARBYMOOR DRIVE (A PRIVATE STREET) AS RECORDED IN PLAT CABINET 1, SLOT 740 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, OHIO AND BEING BOUNDED AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF V.M.S. NO. 2681 AND THE SOUTHERLY LINE OF DARBY LAKES SUBDIVISION AT THE SOUTHEAST CORNER OF LOT 28 OF SAID DARBY LAKES SUBDIVISION;

THENCE NORTH $32^{\circ}25'02''$ WEST ALONG AN EASTERLY LINE OF LOT 28 CONVEYED TO GEORGE H. AND TSUI-LING C. COLVIN RECORDED IN OFFICIAL RECORD 30, PAGE 637 A DISTANCE OF 159.79 FEET TO AN ANGLE POINT IN THE RIGHT-OF-WAY LINE OF DARBYMOOR DRIVE;

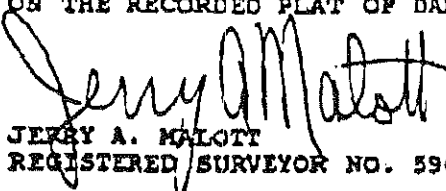
THENCE SOUTH $67^{\circ}54'56''$ EAST A DISTANCE OF 135.02 FEET;

THENCE NORTH $57^{\circ}43'25''$ EAST A DISTANCE OF 176.60 FEET TO A POINT IN A WESTERLY LINE OF LOT 26 OF DARBY LAKES SUBDIVISION;

THENCE SOUTH $32^{\circ}25'02''$ EAST A DISTANCE OF 49.44 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 26 IN THE SOUTHERLY LINE OF V.M.S. NO. 2681 AND THE SOUTHERLY LINE OF SAID DARBY LAKES SUBDIVISION AND BEING ALSO IN THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO CLARENCE MAXWELL AND RECORDED IN DEED BOOK 251, PAGE 518;

THENCE SOUTH $57^{\circ}34'58''$ WEST ALONG SAID V.M.S. LINE A DISTANCE OF 255.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.390 ACRES MORE OR LESS, SUBJECT HOWEVER TO ANY EASEMENTS, RESTRICTIONS OR RIGHT-OF-WAYS OF RECORD.

THE BEARINGS AND DESCRIPTION FOR THE ABOVE DESCRIBED PARCEL WAS BASED ON THE RECORDED PLAT OF DARBY LAKES SUBDIVISION.


JERRY A. MALOTT
REGISTERED SURVEYOR NO. 5963

