



LAND SURVEY

PLAT OF SURVEY MADE
FOR

ESTATE OF LAURABELLE WOLLAM BALLARD

SHOWING A TRACT OF LAND LYING IN VIRGINIA
MILITARY SURVEY NO. 2680 IN JEFFERSON
TOWNSHIP, MADISON COUNTY OHIO

SURVEY MADE DURING JANUARY, FEBRUARY
AND MARCH, 1997.

David E. Slagle

DAVID E. SLAGLE
REGISTERED LAND SURVEYOR #7408

I HEREBY CERTIFY TO AMERITITLE & FIRST AMERICAN TITLE INS. COMPANY



STATE PLANE COORDINATES ORIGINATED FROM
FRANKLIN COUNTY MONUMENTS, FRANK 55
AND FRANK 155 LOCATED EAST OF BIG DARBY
CREEK ON INTERSTATE 70.
BASE LINE FOR BEARINGS IS NORTH 82
DEGREES 39 MINUTES 24 SECONDS EAST
BETWEEN FRANK 55 AND FRANK 155.

NOTE: THERE ARE NO OFFICIAL PLANS FOR
COUNTY ROAD #7 ACCORDING TO THE STATE
HIGHWAY DEPARTMENT.
A PREVIOUS SURVEY IN THE AREA SHOWS
THAT STATE ROUTE 142 IS 50 FEET IN WIDTH.

- ▲ SET RAILROAD SPIKE
- SET 5/8" REBAR
- EXISTING IRON PIPE

FOR: ARLENE IDLEWINE	
XYZ	DATE: 10/20/97
	SCALE: 1" = 100'
	REVISED: 12/10/97
SURVEY SERVICE INC. 3958 LAROSA CT. GROVE CITY OH 43123 FAX: 614-875-6872 PH: 614-538-2899	
JOB NO 97023	F.B NO #80 & #84
MAP NO 97023	DRAWN BY: E.R
CAD FILE 97023	CKD BY: D.E.S.

118-97

A large tract of land lying in Virginia Military Survey No: 2680, Jefferson Township, Madison County, Ohio and being part of a 154 acre tract called Tract 2 as conveyed to Edna Ballard by a certificate of transfer in the matter of the Estate of John Ballard, as recorded in volume 171, pages 108-110, in the Madison County records and more particularly described by metes and bounds as follows:

Beginning, for reference, at an existing iron pin on the North Right-Of-Way of Interstate 70 at the southwest corner of the above mentioned tract, thence, North 38 degrees 13 minutes 26 seconds, 996.45 feet, to an existing iron pipe for the TRUE POINT OF BEGINNING:

Thence, continue North 38 degrees, 13 minutes, 26 seconds West along the West line of Virginia Military Survey No: 2680, a total distance of 1041.38 feet, to a 5/8 inch rebar set in a pile of rocks:

Thence, North 57 degrees, 23 minutes, 06 seconds East along an old fence line, 2675.14 feet, to a spike set in the centerline of Plain City-Georgesville Road, County Road #7:

Thence, leaving said centerline North 57 degrees, 19 minutes, 40 seconds East, 3816.84 feet, to an existing iron pipe at the top of the bluff on the West side of the creek bottom:

Thence, continue North 57 degrees, 19 minutes, 40 seconds East, 573.00 feet, to a 5/8 inch rebar set with cap on the west bank of Big Darby Creek:

Thence, continue North 57 degrees, 19 minutes, 40 seconds East, 30.00 feet, to the center of Big Darby Creek:

Thence, South 41 degrees, 42 minutes, 32 seconds East along the center of Big Darby Creek, 1498.35 feet, to a point:

Thence, leaving said centerline, South 71 degrees, 11 minutes, 03 seconds West, 30.00 feet, to a 5/8 inch rebar set on the West bank of Big Darby Creek:

Thence, continue South 71 degrees, 11 minutes, 03 seconds West, along an old fence line, 568.01 feet, to an existing iron pipe:

Thence, North 83 degrees, 51 minutes, 32 seconds West, along an old fence line, 200.53 feet, to an existing cotton rock:

Thence, North 66 degrees 59 minutes 41 seconds West, along an old fence, 297.77 feet, to an existing angle iron:

Thence, North 52 degrees 11 minutes 09 seconds West, along an old fence, 214.88 feet, to another existing angle iron:

Thence, South 83 degrees 18 minutes 20 seconds West, along an old fence, 113.28 feet, to an existing angle iron:

Thence, South 56 degrees 17 minutes 35 seconds West, along an old fence, 161.27 feet, to an old corner post beside a large white oak tree:

Thence, continue along said old fence line South 56 degrees 17 minutes 35 seconds West, 3494.82 feet, to a spike in the centerline of Plain City-Georgesville Road, County Rd.#7:

Thence, South 27 degrees 06 minutes 42 seconds East, 75.45 feet, to a railroad spike:

Thence, South 15 degrees 25 minutes 42 seconds East, 197.88 feet, to a railroad spike:

Thence, leaving said road South 57 degrees 32 minutes 27 seconds West, along an old fence line, 2429.76 feet, to the PLACE OF BEGINNING:

Containing 149.873 acres, all in Madison County, Ohio.

Subject to all easements of record.

Base line for bearing in the above description and survey is North 82 degrees 39 minutes 24 seconds East between Franklin County Monument Frank 55 and Frank 155 in Franklin County.

David E. Slagle 11-24-97
David E. Slagle Date
Reg. Ohio Surveyor, # 7408

