

DETAIL A

SEE DETAIL A

LAND SURVEY

PLAT OF SURVEY MADE
FOR
ELTON BALLARD ESTATE
SHOWING A TRACT OF LAND LYING IN VIRGINIA
MILITARY SURVEY NO. 2680 IN JEFFERSON
TOWNSHIP, MADISON COUNTY OHIO

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

SURVEY MADE DURING JUNE & JULY 1998

DAVID E. SLAGLE
REGISTERED LAND SURVEYOR #7408

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
ROUTE 142 ACCORDING TO THE STATE
HIGHWAY DEPARTMENT.
A PREVIOUS SURVEY IN THE AREA SHOWS
THAT STATE ROUTE 142 IS 50 FEET IN WIDTH.

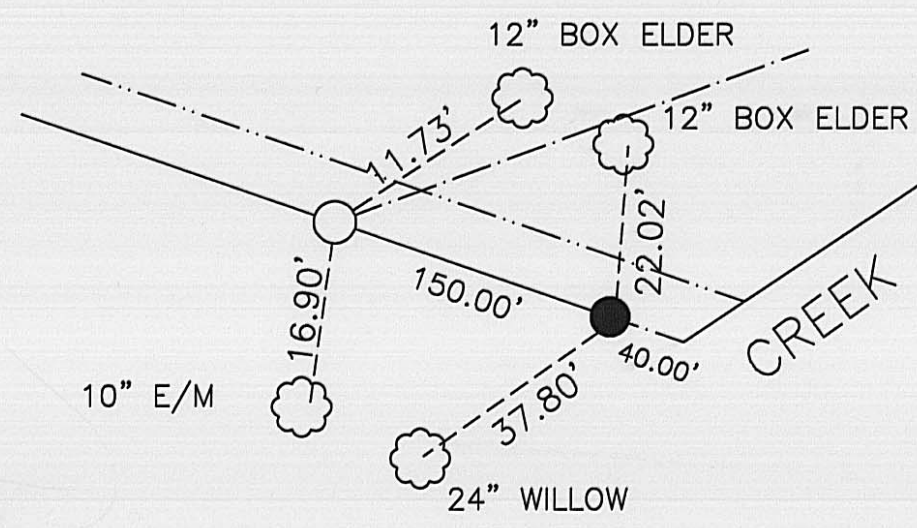
49/98

FOR: BILL PALMER	
DATE: 07/13/98	JOB NO 98090
SCALE: 1" = 300'	F.B. NO # 94
REVISED:	MAP NO 98090
DRAWN BY: E.R.	
CKD BY: D.E.S.	
CAD FILE 98090	



David E. Slagle

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



WITNESS TREES TO
POINTS A & B

A large tract of land lying in Virginia Military Survey No. 2680, Jefferson Township, Madison County, Ohio as conveyed to Elton Ballard by a Certificate of Transfer in the notes of the Estate of John Ballard, as recorded in Volume 010, Pages 1127-1139 in the Madison County records and more particularly described by metes and bounds as follows:

Beginning at a railroad spike buried deep in the centerline of the Plain City-Georgesville Road (State Route 142) said point being the Northwest corner of the John Brown Property (Exception No.5 as described in Deed Volume 010, Page 1133 of the Ballard Estate);

Thence following the centerline of the Plain City-Georgesville Road North 15 degrees 24 minutes 56 seconds West 182.15 feet, to a railroad spike;

Thence North 15 degrees 25 minutes 42 seconds West 197.88 feet, to another existing railroad spike;

Thence North 27 degrees 06 minutes 42 seconds West 75.45 feet, to a railroad spike which marks the Southwest corner of the Darby Ridge Limited Property recently conveyed in OR 66-49 in the Madison County Records;

Thence North 56 degrees 17 minutes 35 seconds East 3494.82 feet, to a 5/8 inch rebar set at an old corner post;

Thence continue North 56 degrees 17 minutes 35 seconds East 161.27 feet, to an existing angle iron;

Thence North 83 degrees 18 minutes 20 seconds East 113.28 feet, to an existing angle iron.

Thence South 52 degrees 11 minutes 09 seconds East 214.88 feet, to an existing angle iron;

Thence South 66 degrees 59 minutes 41 seconds East 297.77 feet, to a cotton rock;

Thence South 83 degrees 51 minutes 32 seconds East 200.53 feet, to an existing iron pipe;

Thence North 71 degrees 11 minutes 03 seconds East 568.01 feet, to a 5/8 inch rebar set with cap on the West bank of the Big Darby Creek;

Thence continue North 71 degrees 11 minutes 03 seconds East 30.00 feet, to a point in the centerline of Big Darby Creek;

Thence following said centerline as follows:

South 68 degrees 45 minutes 40 seconds East 179.14 feet to a point;

South 36 degrees 18 minutes 15 seconds East 182.52 feet to a point;

South 21 degrees 52 minutes 59 seconds East 86.88 feet to a point;
South 00 degrees 15 minutes 47 seconds West 214.81 feet to a point;
South 13 degrees 07 minutes 20 seconds West 139.69 feet to a point;
South 36 degrees 09 minutes 36 seconds West 197.75 feet to a point;
South 36 degrees 13 minutes 47 seconds West 233.52 feet to a point;
South 56 degrees 05 minutes 22 seconds West 145.36 feet to a point;

Thence leaving said centerline North 70 degrees 57 minutes 19 seconds West 40.00 feet, to a 5/8 inch rebar set with cap on the North bank of the Big Darby Creek;

Thence continue North 70 degrees 57 minutes 19 seconds West 150.00 feet, to a 5/8 inch rebar set with cap (Thomas Engineering, August 1985) at an old corner post;

Thence continue North 70 degrees 57 minutes 19 seconds West 929.60 feet, to a 5/8 inch rebar set with cap (Thomas Engineering, August 1985) at an old corner post;

Thence following an old fence line South 56 degrees 28 minutes 40 seconds West 3180.55 feet, to an existing iron pipe at the Southeast corner of the aforementioned John Brown Property;

Thence North 15 degrees 34 minutes 15 seconds West 299.78 feet, to an existing iron pipe;

Thence South 56 degrees 22 minutes 51 seconds West 404.52 feet, to the POINT OF BEGINNING;

Containing 85.255 acres all in Madison County, Ohio.

Subject to all easements of record.

This survey is based on the State Plane Coordinate System. Base line for bearings 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, Ohio.

David E. Slagle 7-13-98
David E. Slagle Registered Ohio Surveyor #7408 Date



DRAINAGE EASEMENT

A small tract of land lying in Virginia Military Survey No. 2680 and within the boundaries of a tract of land conveyed to Elton Ballard by a Certificate of Transfer in the notes of the Estate of John Ballard as recorded in Volume 010, Pages 1127-1139 in the Madison County records and more particularly described by metes and bounds as follows:

A small strip of land to be designated for the purpose of a drainage easement lying adjacent to, parallel to and a width of 30.00 feet from and left of the following described line:

Beginning for reference, at a railroad spike buried deep in the centerline of the Plain City-Georgesville Road (State Route 142), said point being the Northwest corner of the John Brown Property (Exception No. 5 as described in Deed Vol. 010, Page 1133, of the Ballard Estate);

Thence, North 15 degrees 24 minutes 56 seconds West along the centerline of Plain City-Georgesville Rd. (State Route 142) 182.15 feet, to a railroad spike for THE TRUE POINT OF BEGINNING;

Thence leaving centerline of said road North 57 degrees 45 minutes 18 seconds East 60.00 feet, to a point;

Thence, South 33 degrees 37 minutes 09 seconds East 131.48 feet, to a point on the North line of the aforementioned John Brown Property;

Thence North 56 degrees 22 minutes 51 seconds East along the John Brown Property 301.02 feet, to an existing iron pipe;

Thence South 88 degrees 30 minutes 15 seconds East 496.98 feet, to a 5/8 inch rebar with cap set in the South line of the Ballard Property;

Thence following an old fence line North 56 degrees 28 minutes 40 seconds East for 2681.14 feet, to an existing iron pin set at an old fence corner (Thomas Engineering, August 1985);

Thence South 70 degrees 57 minutes 19 seconds East 929.60 feet, to an iron pin set at an old corner post (Thomas Engineering, August 1985);

Thence continue South 70 degrees 57 minutes 19 seconds East 150.00 feet, to a 5/8 inch rebar set with cap at the waters edge of Big Darby Creek;

Thence continue South 70 degrees 57 minutes 19 seconds East 40.00 feet, to the centerline of Big Darby Creek for the POINT OF TERMINATION of said easement.

This survey is based on the State Plane Coordinate System. Base line for bearings 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, Ohio.

David E. Slagle

7-13-88

David E. Slagle Registered Ohio Surveyor #7408

Date

