

SURVEY FOR THE OHIO DEPARTMENT OF NATURAL RESOURCES

State of Ohio, County of Madison, Township of Jefferson
 V.M.S. 2678 and 2836, being part of John C. and Carol A.
 Blatter's 62.759 acre tract described in D.V. 268, Pg. 293

Notes:

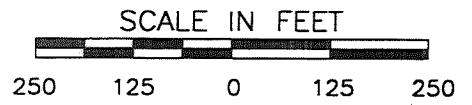
Reference deeds are shown hereon.

Reference Richard J. Bull survey of Blatter property, Jan. 17, 1986

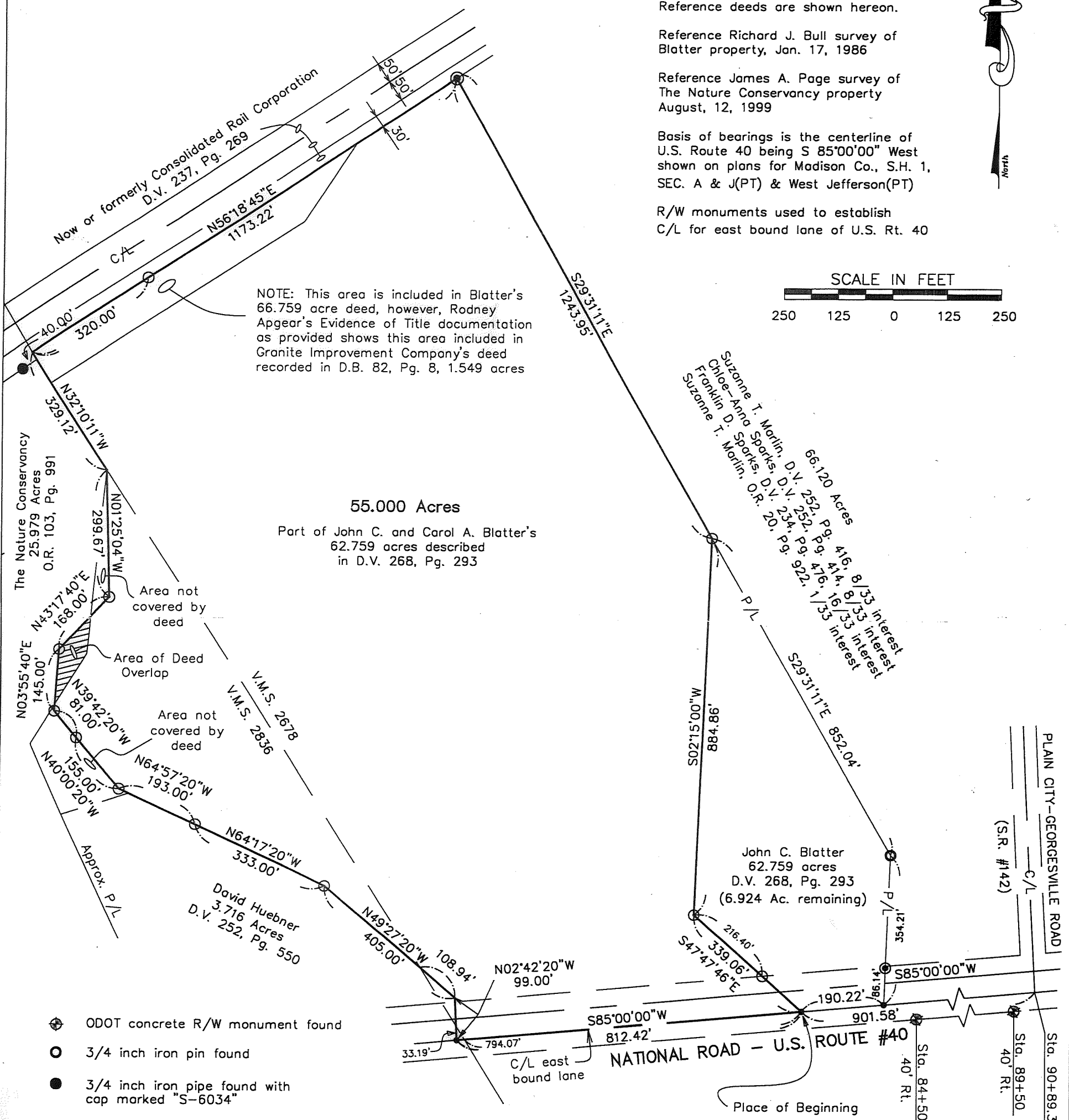
Reference James A. Page survey of The Nature Conservancy property August, 12, 1999

Basis of bearings is the centerline of U.S. Route 40 being S 85°00'00" West shown on plans for Madison Co., S.H. 1, SEC. A & J(PT) & West Jefferson(PT)

R/W monuments used to establish C/L for east bound lane of U.S. Rt. 40



NOTE: This area is included in Blatter's 66.759 acre deed, however, Rodney Apegar's Evidence of Title documentation as provided shows this area included in Granite Improvement Company's deed recorded in D.B. 82, Pg. 8, 1.549 acres



- ⊕ ODOT concrete R/W monument found
- 3/4 inch iron pin found
- 3/4 inch iron pipe found with cap marked "S-6034"
- ⊙ 3/4 inch steel "T" bar found
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS #6140"

(Reference plans for Madison Co., S.H. 1, SEC. A & J(PT) & West Jefferson(PT))

I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
 Paul R. Clapsaddle, R.S. #6140

Paul R. Clapsaddle and Associates
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 Paul R. Clapsaddle, P.E., P.S.



Filename BlatterJohn55ac
 Date: December 23, 2001
 Scale: 1" = 250'

1-02

SURVEY FOR THE OHIO DEPARTMENT OF NATURAL RESOURCES

55.000 Acres

December 24, 2001

The following described 55.000 acre tract of land is situated in the State of Ohio, County of Madison, Township of Jefferson, V.M.S. 2678 and 2836, being part of John C. and Carol A. Blatter's 62.759 acre tract described in Deed Volume 268, page 293, said 55.000 acre tract being more particularly described as follows:

Beginning at a magnetic nail set in the centerline of the east bound lane of the National Road (U.S. Route 40, variable R/W) and in the south line of said 62.759 acre tract, said magnetic nail being South 85°00'00" West 901.58 feet from the point of intersection of the centerline of the east bound lane of U.S. Route #40 with the centerline of Plain City-Georgesville Road (S.R. #142), said magnetic nail also being South 85°00'00" West 190.22 feet from a magnetic nail set at the southeast corner of said 62.759 acre tract and at the southwest corner of Suzanne T. Marlin et al's 66.120 acre tract described in Deed Volume 252, page 416, said first described magnetic nail set marking the **place of beginning**;

Thence **South 85°00'00" West 812.42 feet**, following the centerline of the east bound lane of U.S. Route #40 and the south line of said 62.759 acre tract, passing at 794.07 feet a point in the westerly line of V.M.S. 2678 and in the easterly line of V.M.S. 2836, to a magnetic nail set at the southeast corner of David Huebner's 3.716 acre tract described in Deed Volume 252, page 550;

Thence **North 02°42'20" West 99.00 feet**, departing from said Road and following a west line of said 62.759 acre tract and an east line of said 3.716 acre tract, passing at 33.19 feet the easterly line of said V.M.S. 2836 and the westerly line of V.M.S. 2678, to a point;

Thence **North 49°27'20" West 405.00 feet**, following a westerly line of said 62.759 acre tract and an easterly line of said 3.716 acre tract, passing at 108.94 feet the westerly line of V.M.S. 2678 and the easterly line of V.M.S. 2836, to an iron pin set;

Thence **North 64°17'20" West 333.00 feet**, following a westerly line of said 62.759 acre tract and an easterly line of said 3.716 acre tract, to an iron pin set;

Thence **North 64°57'20" West 193.00 feet**, following a westerly line of said 62.759 acre tract, an easterly line of said 3.716 acre tract, and an easterly line of a tract not covered by deed, to an iron pin set;

Thence **North 40°00'20" West 155.00 feet**, following a westerly line of said 62.759 acre tract and an easterly line of said tract not covered by deed, to an iron pin set;

Thence **North 39°42'20" West 81.00 feet**, following a westerly line of said 62.759 acre tract and an easterly line of said tract not covered by deed, to an iron pin set;

Thence **North 03°55'40" East 145.00 feet**, following a westerly line of said 62.759 acre tract and an easterly line of said tract not covered by deed, entering The Nature Conservancy's 25.979 acre tract described in Official Record 103, page 991 (overlap exist between said 62.759 acre deed and said 25.979 acre deed), to an iron pin set;

Thence **North 43°17'40" East 168.00 feet**, following a westerly line of said 62.759 acre tract and continuing through said 25.979 acre tract, passing at approximately 100 feet the easterly line of said 25.979 acre tract, continuing thereafter with an easterly line of a tract not covered by deed, to an iron pin set;

Thence **North 01°25'04" West 299.67 feet**, following a westerly line of said 62.759 acre tract and an easterly line of a tract not covered by deed, to a point in the westerly line of V.M.S. 2678 and in the easterly line of V.M.S. 2836;

Thence **North 32°10'11" West 329.12 feet**, following a westerly line of said 62.759 acre tract and V.M.S. 2678 and an easterly line of said tract not covered by deed and V.M.S. 2836, to a point in the southerly line of property now or formerly owned by Consolidated Rail Corporation and recorded in Deed Volume 237, page 269;

Thence **North 56°18'45" East 1173.22 feet**, following the northerly line of said 62.759 acre tract and the southerly line of said Consolidated Rail Corporation's property, to a 3/4 inch steel "T" bar found at the northwest corner of said 66.120 acre tract;


Thence **South 29°31'11" East 1243.95 feet**, following a westerly line of said 66.120 acre tract and an easterly line of said 62.759 acre tract, to an iron pin set;

Thence **South 02°15'00" West 884.86 feet**, entering said 62.759 acre tract, to an iron pin set;

Thence **South 47°47'46" East 339.06 feet**, passing at 216.40 feet an iron pin set, to the **place of beginning, containing 55.000 acres**, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of December 2001. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE R.S. #6140." Basis of bearings is the centerline of U.S. Route 40 being South 85°00'00" West shown on plans for Madison County, project S.H. 1, SEC. A and J (PT) & West Jefferson (PT) on file in ODOT's London office.

ATTEST:


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(937) 747-2599

