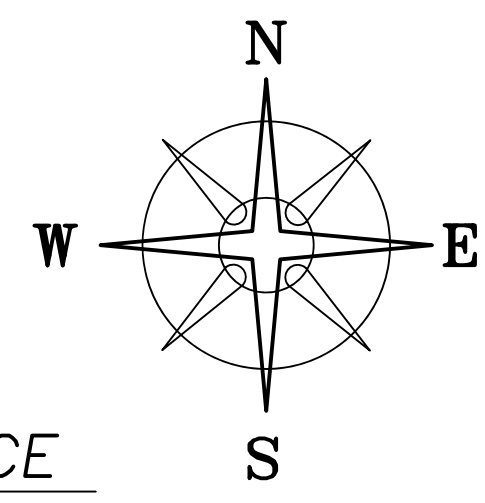


BEARINGS ARE BASED ON A
GPS OBSERVATION IN MAY 2017
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
CONNIE S BALLAH
OR 221 PG 962
PARCEL No. 07-00715.000
Ⓐ 64.6371 ACRES
PLAT 7-84

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ 12" WOOD FENCE POST (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - 1/2" Ø CONDUIT (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - RAILROAD SPIKE (FOUND)
 - MAG NAIL (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊙ 3/4" Ø PIPE & RED PLASTIC CAP STAMPED "ELSCO 5519" (FOUND)
 - ⊙ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "NCB 5969" (FOUND)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

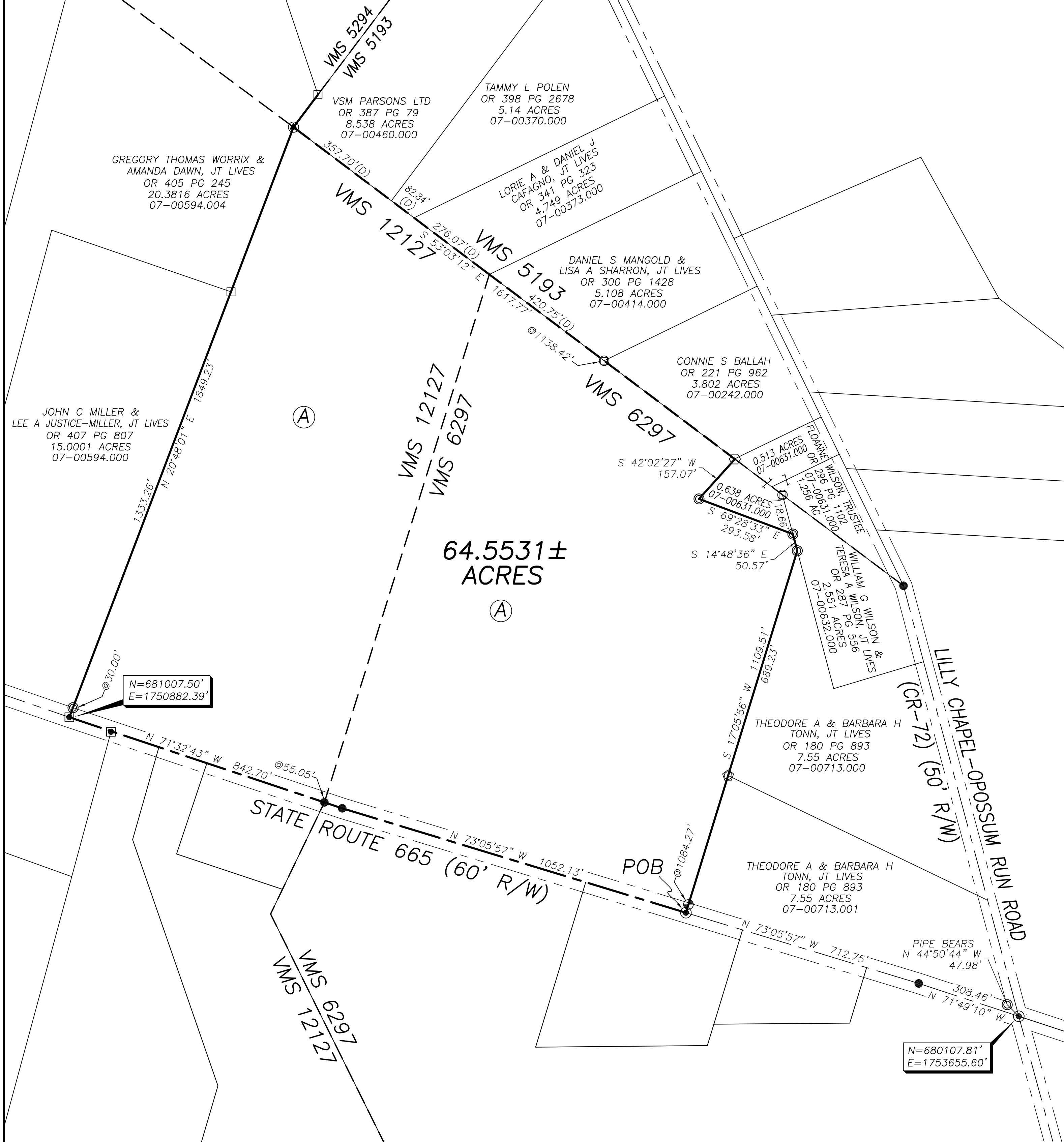


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
Nathan L. Cottrill, P.S. #8821
DATE: 09/15/25

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

**64.5531± ACRES,
VMS 6297 & 12127, FAIRFIELD TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CONNIE BALLAH**

SCALE : 1" = 200'
200' 100' 0 200'
JOB No. S250820 CREW: MW,BC
SURVEYED 09/10/25 DWN BY: NC
DRAWN 09/11/25 CHECK: JRC



COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

64.5531 Acre Tract Surveyed for Ballah

The following described 64.5531 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 6297 and VMS 12127, being all of a 64.6371 acre tract (Parcel 07-00715.000) as conveyed to Connie L Ballah by Official Record 221 page 962, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of State Route 665 (60 feet right-of-way) at the southwest corner of a 7.55 acre tract conveyed to Theodore A and Barbara H Tonn, Joint Lives by Official Record 180 page 893 and the southeast corner of said 64.6371 acre tract, said mag nail bears North 71° 49' 10" West a distance of 308.46 feet and North 73° 05' 57" West a distance of 712.75 feet from a mag nail set at the centerline intersection of State Route 665 and Lilly Chapel-Opossum Run Road (County Road 72, 50 feet right-of-way);

Thence, with the centerline of State Route 665 with the following two courses:

- 1) **North 73° 05' 57" West** a distance of **1052.13 feet** to a railroad spike found;
- 2) **North 71° 32' 43" West**, passing a railroad spike found in the line between VMS 6297 and VMS 12127 at 55.05 feet, a total distance of **842.70 feet** to a mag nail found at the southeast corner of a 15.0001 acre tract conveyed to John C Miller and Lee A Justice-Miller, Joint Lives by Official Record 407 page 807;

Thence, with the southeast line of said 15.0001 acre tract, **North 20° 48' 01" East**, passing a 3/4-inch diameter iron pipe found at 30.00 feet, passing a 5/8 inch diameter rebar found at a corner to a 20.3816 acre tract conveyed to Gregory Thomas Worrix and Amanda Dawn, Joint Lives by Official Record 405 page 245 at 1333.26 feet, a total distance of **1849.23 feet** to a 12 inch diameter wood fence post found at the west corner of an 8.538 acre tract conveyed to VSM Parsons LTD by Official Record 387 page 79 and being a corner to VMS 5294, VMS 5193 and VMS 12127;

Thence, with the northeast line of said 64.6371 acre tract and with the southwest line of said VMS 5193, **South 53° 03' 12" East**, passing a 1/2-inch diameter conduit found at the South corner of a 5.108 acre tract conveyed to Daniel S Mangold and Lisa A Sharron, Joint Lives by Official Record 300 page 1428 and the west corner of a 3.802 acre tract conveyed to Connie S Ballah by Official Record 221 page 962 at 1138.42 feet, a total distance of **1617.77 feet** to an iron pin and cap set at the northwest corner of a 0.638 acre tract conveyed to Floanne Wilson, Trustee by Official Record 296 page 1102;

Thence, around said 0.638 acre tract with the following two courses:

- 1) **South 42° 02' 27" West** a distance of **157.07 feet** to a 3/4-inch diameter iron pipe found;
- 2) **South 69° 28' 33" East** a distance of **293.58 feet** to a 3/4-inch diameter iron pipe found in the west line of a 2.551 acre tract conveyed to William G Wilson and Teresa A Wilson, Joint Lives by Official Record 287 page 556;

Thence, with the west line of said 2.551 acre tract, **South 14° 48' 36" East** a distance of **50.57 feet** to a 3/4-inch diameter iron pipe found at the north corner of a 7.55 acre tract conveyed to Theodore A and Barbara H Tonn, Joint Lives by Official Record 180 page 893;

Thence, with the west line of said 7.55 acre tract, **South 17° 05' 56" West**, passing a 3/4-inch diameter iron pipe and red plastic cap stamped "Elsco 5519" found at the northwest corner of said 7.55 acre tract at 689.23 feet, passing a 3/4-inch diameter iron pipe and

yellow plastic cap stamped "NCB 5969" found at 1084.27 feet, a total distance of **1109.51 feet** returning to the **Point of Beginning**, containing **64.5531 Acres** more or less.

Bearings are based on a GPS observation on May 2017, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed September 10, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250820-64.5531)



Nathan L. Cottrill, PS #8821