

# PLAT of SURVEY

FOX SURVEYING COMPANY  
 106 S. Elm St. Prospect, Ohio 43342-0133 Ph. 740-494-2028  
 P.O. Box 133 foxsurveying@frontier.com Fax: 740-494-2730



**V.M.S. # 7059,  
 V.M.S. # 11028  
 DARBY TWP.,  
 MADISON COUNTY,  
 STATE OF OHIO.**

JAMES L. & PATRICIA A. DUTTON  
 82.46 AC.  
 O.R. 283/911

GINGERICH FARMS LTD.  
 74.555 AC.  
 O.R. 64/1164

HENRY N. SCHLABACH, TRS.  
 53.0055 AC.  
 O.R. 250/2568

**TRACT NO. 1  
 50.000 AC.**

HENRY BEACHY ET AL  
 105.50 AC. (ORIG.)  
 D.V. 251/725

**TRACT NO. 2  
 50.000 AC.**

HENRY BEACHY ET AL  
 105.50 AC. (ORIG.)  
 D.V. 251/725

**TRACT NO. 3  
 5.493 AC.**

HENRY BEACHY ET AL  
 105.50 AC. (ORIG.)  
 D.V. 251/725

**COUNTY RD. 24  
 (PLAIN CITY-ROSEDALE RD.) - 50' R/W**

**TOWNSHIP RD. 129  
 (DEBOLT RD.) - 40 R/W**

STANLEY D. & LISA F. COOLEY  
 2.501 AC.  
 O.R. 179/968

MARVIN GINGERICH  
 107.668 AC.  
 O.R. 178/913

MARVIN GINGERICH  
 2.0901 AC.  
 D.V. 277/785

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: HENRY BEACHY	
<b>REFERENCE MATERIALS</b>	<b>LEGEND</b>
① SURVEY BY R. BAKER - DATED 12-10-2003 ② SURVEY BY S. FOX - DATED 11-10-2012 ③ SURVEY BY W. BROWNING - DATED 10-1994 ④ ⑤ Official Record _____ Page _____ Prior Deed Volume 251 Page 725 Basis of Bearing REF. NO. 1 - C/L CO.RD. 24 S 87°35'27"E	Scale 1" = 200 feet  R.R. spike-fnd. Iron pin fnd. (Unless Noted) Survey nail set Stone found State hwy R/W monument found 5/8" dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"

**CERTIFICATION**  
 I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.  
  
 Steven A. Fox, Reg. P.S. No. 7000  
 DECEMBER 18, 2013  
 Date of Survey  
 isa. 28:17a



106 S. Elm Street  
P.O. Box 133

## FOX SURVEYING COMPANY

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### Description of 50.000 Acres

#### Tract No. 1

Being part of V.M.S. #7059, and being part of a 105.50 acre tract of land, Parcel No. 02-00018.000, now or formerly owned by Henry Beachy, et al, Deed Vol. 251, page 725, Darby Township, Madison County, State of Ohio and being more particularly described as follows:

Commencing at an existing railroad spike located at the intersection of the centerline of Township Road 129 (Debolt Road) with the centerline of County Road 24 (Plain City-Rosedale Rd.) and South Line of V.M.S. #7059;

Thence along the centerline of County Road 24 and said V.M.S. Line South 87 deg. 35 min. 27 sec. East for a distance of 1476.49 feet to a railroad spike found at Grantor's Southwest corner and Southwest corner of hereinafter described 50.000 acre tract and the point of beginning.

Thence along Grantor's West Line **North 06 deg. 35 min. 52 sec. West** for a distance of **1256.69 feet** to a 15 inch square post found at an angle point (passing over a 15 inch square post found at a distance of 27.67 feet and a ¾ inch dia. iron pipe found at a distance of 542.05 feet);

Thence continuing along Grantor's West Line **North 06 deg. 41 min. 09 sec. West** for a distance of **1026.01 feet** to a ¾ inch dia. iron pipe found at Grantor's Northwest corner, said point being on the North Line of V.M.S. #7059;

Thence along Grantor's North Line and said V.M.S. Line **North 85 deg. 24 min. 03 sec. East** for a distance of **538.18 feet** to a 6 inch by 8 inch stone found with a cross-cut;

Thence continuing along said North Line **North 85 deg. 23 min. 44 sec. East** for a distance of **428.48 feet** to an iron pin set at the Northeast corner of said 50.000 acre tract;

Thence along the East Line of said 50.000 acre tract **South 06 deg. 38 min. 14 sec. East** for a distance of **2065.10 feet** to an iron pin set on the South Line of V.M.S. #7059, said point being on the South Right-of-Way Line of County Road 24 (passing over an iron pin set at a distance of 2008.79 feet);

Thence along said South Line and Grantor's South Line **South 55 deg. 58 min. 53 sec. West** for a distance of **560.59 feet** to a ¾ inch dia. iron pipe found on the centerline of County Road 24 extended (passing over a ¾ inch dia. iron pipe found at a distance of 556.21 feet);


Thence along the centerline of County Road 24 and South Line of V.M.S. #7059 **North 87 deg. 35 min. 27 sec. West** for a distance of **474.16 feet** to a railroad spike found and the place of beginning.

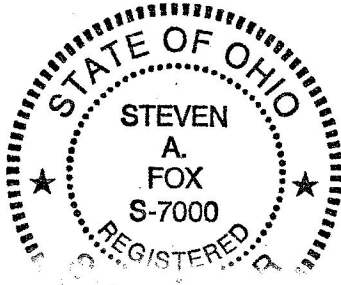
Containing **50.000 acres**, more or less, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated December 18, 2013. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox

Surveying Co.”

Prior Deed Vol. 251, page 725

Basis of bearings, Survey by R. Baker, dated 12/10/2003, centerline C.R. 24, South 87 deg.  
35 min. 27 sec. East

  
Steven A. Fox, P.S. 7000



*Dec. 18, 2013*  
Date of Survey  
Job No. 13269



106 S. Elm Street  
P.O. Box 133

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### Description of 50.000 Acres

#### Tract No. 2

Being part of V.M.S. #7059 and #11028, and being part of a 105.50 acre tract of land, Parcel No. 02-00018.000, now or formerly owned by Henry Beachy, et al, Deed Vol. 251, page 725, Darby Township, Madison County, State of Ohio and being more particularly described as follows:

Commencing at an existing railroad spike located at the intersection of the centerline of Township Road 129 (Debolt Road) with the centerline of County Road 24 (Plain City-Rosedale Rd.) and South Line of V.M.S. #7059;

Thence along the centerline of County Road 24 and said V.M.S. Line South 87 deg. 35 min. 27 sec. East for a distance of 1950.65 feet to a  $\frac{3}{4}$  inch dia. iron pipe found on the centerline of County Road 24 extended (passing over a railroad spike found at Grantor's original Southwest corner at a distance of 1476.49 feet);

Thence continuing along the South Line of V.M.S. #7059 and Grantor's original South Line and South Right-of-Way Line of County Road 24 North 55 deg. 58 in. 53 sec. East for a distance of 560.59 feet to an iron pin set at the Southwest corner of hereinafter described 50.000 acre tract (passing over a  $\frac{3}{4}$  inch dia. iron pipe found at a distance of 4.38 feet) and the point of beginning.

Thence **North 06 deg. 38 min. 14 sec. West** for a distance of **2065.10 feet** to an iron pin set on Grantor's North Line and North Line of V.M.S. #7059 (passing over an iron pin set at a distance of 56.31 feet);

Thence along said North Line **North 85 deg. 23 min. 44 sec. East** for a distance of **817.26 feet** to a 12 inch by 12 inch concrete stone found at an angle point;

Thence continuing along said North Line and V.M.S. Line and then crossing into V.M.S. #11028, **South 81 deg. 17 min. 44 sec. East** for a distance of **634.16 feet** to a 15 inch by 15 inch concrete post found at Grantor's Northeast corner (passing over a 15 inch by 15 inch concrete post found at the Northeast corner of V.M.S. #7059 at a distance of 330.45 feet);

Thence along Grantor's East Line **South 14 deg. 06 min. 31 sec. East** for a distance of **480.20 feet** to a 15 inch by 15 inch concrete post found on the common Line between V.M.S. #11028 and #7059;

Thence continuing along Grantor's East Line **South 13 deg. 52 min. 28 sec. East** for a distance of **586.98 feet** to a  $\frac{3}{4}$  inch dia. iron pipe found at Grantor's Southeast corner, said point being on the South Line of V.M.S. #7059;

Thence along Grantor's South Line and said V.M.S. Line and then along the South Right-of-Way Line of County Road 24 **South 55 deg. 58 min. 53 sec. West** for a distance of **447.50 feet** to an iron pin set (passing over a 15 inch by 15 inch concrete post found at a distance of 191.49 feet, and a railroad spike found on the centerline of County Road 24 at a distance of 319.55 feet);

Thence **North 13 deg. 25 min. 33 sec. West** for a distance of **592.79 feet** to an iron pin set (passing over an iron pin set at a distance of 53.41 feet);

Thence **South 55 deg. 58 min. 53 sec. West** for a distance of **431.19 feet** to an iron pin set;

Thence **South 13 deg. 25 min. 33 sec. East** for a distance of **592.79 feet** to an iron pin set on the South Line of V.M.S. #7059 and South Right-of-Way Line of County Road 24 (passing over an iron pin set at a distance of 539.38 feet);

Thence along said South Line and Grantor's South Line **South 55 deg. 58 min. 53 sec. West** for a distance of **882.70 feet** to an iron pin set and the place of beginning.

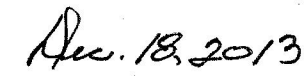
Containing 48.460 acres, more or less, in V.M.S. #7059, and 1.540 acres, more or less, in V.M.S. #11028, for a total conveyed acreage by this description of **50.000 acres**, more or less, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated December 18, 2013. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed Vol. 251, page 725

Basis of bearings, Survey by R. Baker, dated 12/10/2003, centerline C.R. 24, South 87 deg. 35 min. 27 sec. East

  
Steven A. Fox, P.S. 7000



  
Date of Survey  
Job No. 13269



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### Description of 5.493 Acres

#### Tract No. 3

Being part of V.M.S. #7059, and being part of a 105.50 acre tract of land, Parcel No. 02-00018.000, now or formerly owned by Henry Beachy, et al, Deed Vol. 251, page 725, Darby Township, Madison County, State of Ohio and being more particularly described as follows:

Commencing at an existing railroad spike located at the intersection of the centerline of Township Road 129 (Debolt Road) with the centerline of County Road 24 (Plain City-Rosedale Rd.) and South Line of V.M.S. #7059;

Thence along the centerline of County Road 24 and said V.M.S. Line South 87 deg. 35 min. 27 sec. East for a distance of 1950.65 feet to a 3/4 inch dia. iron pipe found on the centerline of County Road 24 extended (passing over a railroad spike found at Grantor's original Southwest corner at a distance of 1476.49 feet);

Thence continuing along the South Line of V.M.S. #7059 and Grantor's original South Line and South Right-of-Way Line of County Road 24 North 55 deg. 58 in. 53 sec. East for a distance of 1443.29 feet to an iron pin set at the Southwest corner of hereinafter described 5.493 acre tract (passing over a 3/4 inch dia. iron pipe found at a distance of 4.38 feet, and an iron pin set at a distance of 560.69 feet) and the point of beginning.

Thence **North 13 deg. 25 min. 33 sec. West** for a distance of **592.79 feet** to an iron pin set (passing over an iron pin set at a distance of 53.41 feet);

Thence **North 55 deg. 58 min. 53 sec. East** for a distance of **431.19 feet** to an iron pin set;

Thence **South 13 deg. 25 min. 33 sec. East** for a distance of **592.79 feet** to an iron pin set on the South Line of V.M.S. #7059 and South Right-of-Way Line of County Road 24 (passing over an iron pin set at a distance of 539.38 feet);

Thence along Grantor's South Line and said V.M.S. Line and then along the South Right-of-Way Line of County Road 24 **South 55 deg. 58 min. 53 sec. West** for a distance of **431.19 feet** to an iron pin set and the place of beginning.

Containing **5.493 acres**, more or less, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated December 18, 2013. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

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