

# PLAT of SURVEY

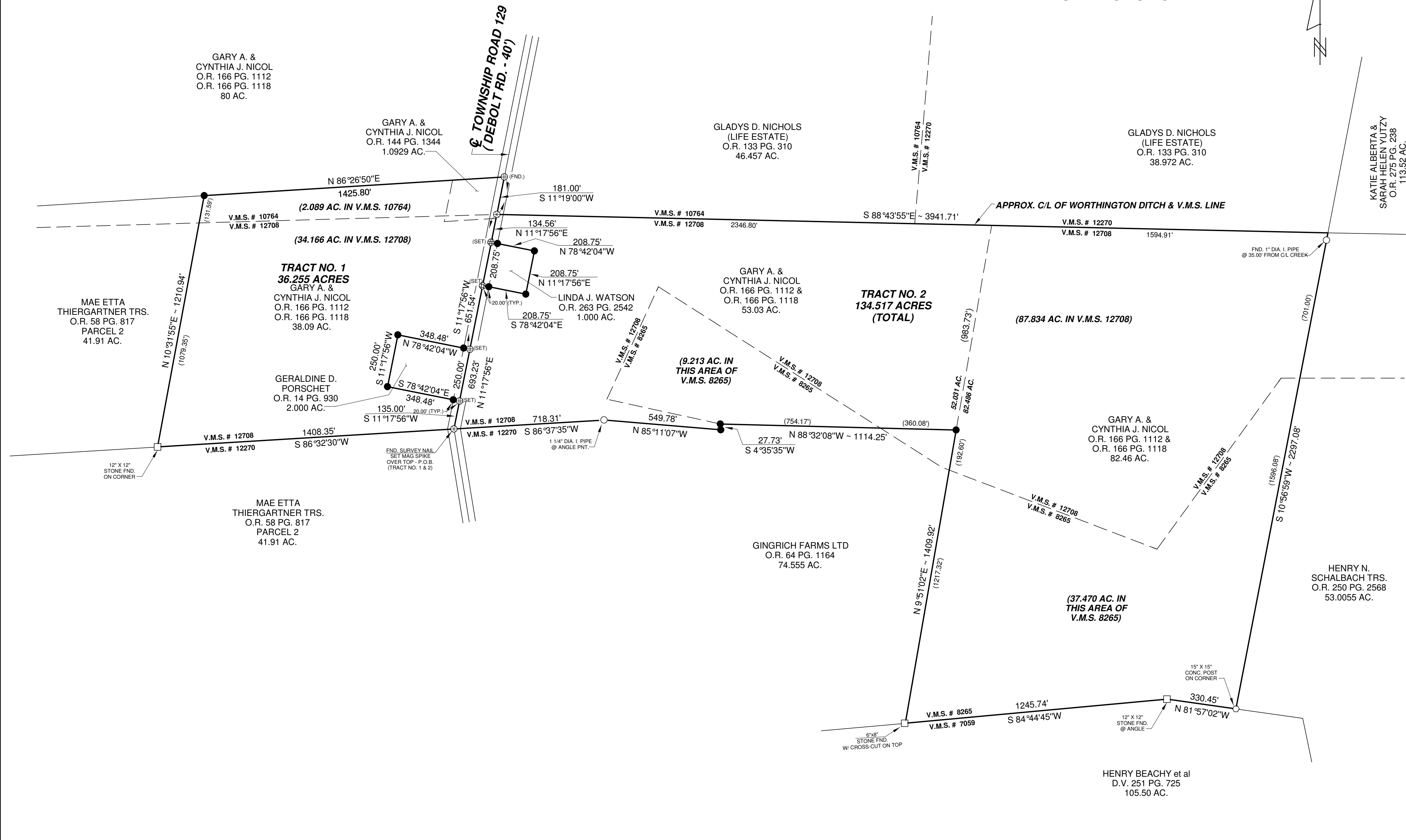
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**V.M.S. # 8265, 10764, & 12708**  
**DARBY TOWNSHIP, MADISON COUNTY,**  
**STATE OF OHIO.**



REFERENCE MATERIALS	
①	SURVEY BY HART-DATED 3-30-1968
②	SURVEY BY R.I. BAKER-DATED 4-17-2004
③	SURVEY BY R.I. BAKER-DATED 5-1-2005
④	SURVEY BY R.I. BAKER-DATED 11-10-2001
⑤	NICHOLS SUBDIVISION ( PLAT BOOK NO. B-101 )
	Official Record 166 Page 1112 & 1118 144 1344
	Basis of Bearing REF. NO. 2 - C/L TWP. RD. 129 S 11°19'00"W

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: JIM DUTTON

STATE OF OHIO

STEVEN  
A.  
FOX  
S-7000

REGISTERED  
SURVEYOR

**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*  
Steven A. Fox, Reg. P.S. No. 7000

NOV. 10, 2012  
Date of Survey

Isa. 28:17a

**LEGEND**

- R.R. spike (found unless noted)
- Iron pin / pipe found
- ⊕ Survey nail (set unless noted)
- Stone found (12"X12")
- State hwy R/W monument found
- 5/8" dia. dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"
- Conc. Post found (15"x15")
- ⊕ Survey (MAG) spike set
- ⊠ Monument box found

Scale 1" = 300 feet

0 150 300 600

Dwg. By: SAF JMM

Job No. 12198W

## Description of 36.255 Acres

### Tract No. 1

Being part of V.M.S. #10764 and #12708, and being a 1.0929 acre tract of land, now or formerly owned by Gary A. & Cynthia J. Nicol, O.R. 144, page 1344, and part of an original 38.09 acre tract (Parcel 2), now or formerly owned by Gary A. & Cynthia J. Nicol, O.R. 166, page 1112 & 1118, Darby Township, Madison County, State of Ohio and being more particularly described as follows:

Beginning at a Survey (MAG) spike set over an existing survey nail located at the intersection of the South Line of V.M.S. #12708 with the centerline of Township Road 129 (Debolt Rd.), said point being the Southeast corner of Grantor's original 38.09 acre tract and Southeast corner of hereinafter described 36.255 acre tract;

Thence along Grantor's South Line and the South Line of V.M.S. #12708, **South 86 deg. 32 min. 30 sec. West** for a distance of **1408.35 feet** to a 12 inch by 12 inch stone found at Grantor's Southwest corner;

Thence along Grantor's West Line **North 10 deg. 31 min. 55 sec. East** for a distance of **1210.94 feet** to an iron pin set at Grantor's Northwest corner (passing over the North Line of V.M.S. #12708 at a distance of 1079.35 feet);

Thence along Grantor's North Line **North 86 deg. 26 min. 50 sec. East** for a distance of **1425.80 feet** to a survey nail found on the centerline of Township Road 129;

Thence along the centerline of Township Road 129 **South 11 deg. 19 min. 00 sec. West** for a distance of **181.00 feet** to a Survey (MAG) Spike set on the South Line of V.M.S. #10764;

Thence continuing along the centerline of Township Road 129 **South 11 deg. 17 min. 56 sec. West** for a distance of **651.54 feet** to a survey nail set (passing over survey nails set at distances of 134.56 feet and 343.31 feet) ;

Thence **North 78 deg. 42 min. 04 sec. West** for a distance of **348.48 feet** to an iron pin set (passing over an iron pin set at a distance of 20.00 feet);

Thence **South 11 deg. 17 min. 56 sec. West** for a distance of **250.00 feet** to an iron pin set;

Thence **South 78 deg. 42 min. 04 sec. East** for a distance of **348.48 feet** to a survey nail set on the centerline of Township Road 129 (passing over an iron pin set at a distance of 328.48 feet);

Thence along said centerline **South 11 deg. 17 min. 56 sec. West** for a distance of **135.00 feet** to a Survey (MAG) Spike set over an existing survey nail and the place of beginning.

Containing 2.089 acres, more or less, in V.M.S. #10764, and 34.166 acres, more or less, in V.M.S. #12708, for a total conveyed acreage by this description of **36.255 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 and dated November 10, 2012. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed , O.R. 144, page 1344, O.R. 166, pages 1112 and 1118

Basis of bearings, Survey by R.I. Baker, dated 4/17/2004, centerline T.R. 129, South 11 deg. 19 min. 00 sec. West



Steven A. Fox, P.S. 7000



November 10, 2012

Date of Survey

Job No. 12198W