

PLAT of SURVEY

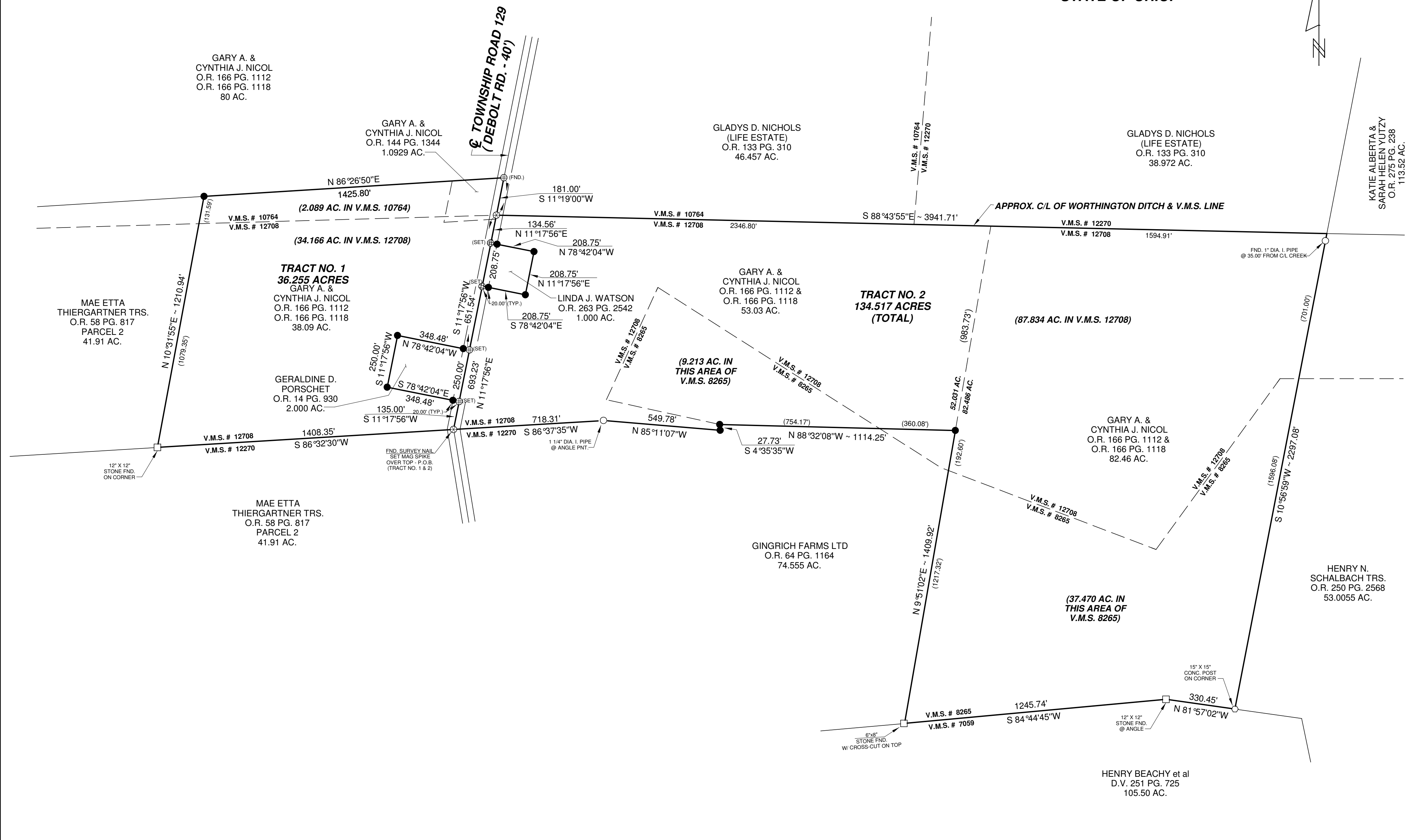
FOX SURVEYING COMPANY
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V.M.S. # 8265, 10764, & 12708
DARBY TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.



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 134.517 Acres

Tract No. 2

Being part of V.M.S. #8265 and #12708, and being an original 82.46 acre tract of land (Parcel 1), and part of an original 53.03 acre tract (Parcel 3), 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 Southwest corner of Grantor's original 53.03 acre tract and Southwest corner of hereinafter described 134.517 acre tract;

Thence along the centerline of Township Road 129 **North 11 deg. 17 min. 56 sec. East** for a distance of **693.23 feet** to a survey nail set (passing over survey nails set at distances of 135.00 feet and 385.00 feet);

Thence **South 78 deg. 42 min. 04 sec. East** for a distance of **208.75 feet** to an iron pin set (passing over an iron pin set at a distance of 20.00 feet);

Thence **North 11 deg. 17 min. 56 sec. East** for a distance of **208.75 feet** to an iron pin set;

Thence **North 78 deg. 42 min. 04 sec. West** for a distance of **208.75 feet** to a survey nail set on the centerline of Township Road 129 (passing over an iron pin set at a distance of 188.75 feet);

Thence along the centerline of Township Road 129 **North 11 deg. 17 min. 56 sec. East** for a distance of **134.56 feet** to a Survey (MAG) Spike set on the North Line of V.M.S. #12708;

Thence along said V.M.S. Line and Grantor's North Line and along or near the centerline of Worthington Ditch, **South 88 deg. 43 min. 55 sec. East** for a distance of **3941.71 feet** to a point at Grantor's Northeast corner (passing over a tract line at a distance of 2346.80 feet);

Thence along Grantor's East Line **South 10 deg. 56 mn. 59 sec. West** for a distance of **2297.08 feet** to a 15 inch by 15 inch concrete post found at Grantor's Southeast corner, said point being on the Line between V.M.S. #8265 and #7059 (passing over a 1 inch dia. Iron pipe found at a distance of 35.00 feet and the Line between V.M.S. #12708 and #8265 at a distance of 701.00 feet);

Thence along Grantor's South Line and aforesaid V.M.S. Line **North 81 deg. 57 min. 02 sec. West** for a distance of **330.45 feet** to a 12 inch by 12 inch dia. Stone found at an angle point;

Thence continuing along said Line **South 84 deg. 44 min. 45 sec. West** for a distance of **1245.74 feet** to a 6 inch by 8 inch stone found with a cross-cut on top at the Southwest corner of Grantor's original 82.46 acre tract;

Thence along the West Line of said tract **North 09 deg. 51 min. 02 sec. East** for a distance of **1409.92 feet** to an iron pin set at the Southeast corner of Grantor's original 53.03 acre tract (passing over the Line between V.M.S. #8265 and #12708 at a distance of 1217.32

feet);

Thence along the South Line of said tract **North 88 deg. 32 min. 08 sec. West** for a distance of **1114.25 feet** to an iron pin set on the Line between V.M.S. #8265 and #12708 (passing over the Line between V.M.S. #12708 and #8265 at a distance of 360.08 feet);

Thence along said Line **South 04 deg. 35 min. 35 sec. West** for a distance of **27.73 feet** to an iron pin set on the Line between V.M.S. #12708 and #12270;

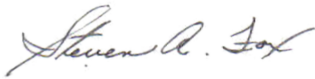
Thence along said Line **North 85 deg. 11 min. 07 sec. West** for a distance of **549.78 feet** to a 1 and ¼ inch dia. Iron pipe found at an angle point;

Thence continuing along said Line **South 86 deg. 37 min. 35 sec. West** for a distance of **718.31 feet** to a Survey (MAG) Spike set over an existing survey nail and the place of beginning.

Containing 46.683 acres, more or less, in V.M.S. #8265, and 87.834 acres, more or less, in V.M.S. #12708, for a total conveyed acreage by this description of **134.517 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. 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