

106 S. Elm St.
P.O. Box 133

PLAT of SURVEY

FOX SURVEYING COMPANY

Prospect, Ohio 43342-0133
foxsurveying@frontier.com

Ph. 740-494-2028
Fax: 740-494-2730



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

JAMES L. & PATRICIA A. DUTTON
52.031 AC. (ORIG.)
O.R. 296/2105
PARCEL NO. 03-00020.003

0.500 AC. TO BE ADDED
TO THE 36.254 ACRES

1.500 ACRES

JAMES L. & PATRICIA A. DUTTON
2.000 AC.
O.R. 302/2515
PARCEL NO. 03-00020.000

0.500 AC.

JAMES L. & PATRICIA A. DUTTON
52.031 AC. (ORIG.)
O.R. 296/2105
PARCEL NO. 03-00020.003

TOWNSHIP ROAD 129
(DEBOLT RD. - 40')

JAMES L. & PATRICIA A. DUTTON
52.031 AC.
O.R. 296/2105
PARCEL NO. 03-00020.002

SET SURVEY NAIL
PNT. OF BEGINNING
(1.500 ACRE PARCEL)

N 765274.34
E 1727137.55
FND. MAG. SPIKE
PNT. OF COMMENCEMENT

V.M.S. # 12708
V.M.S. # 12270

N 765274.34 (NOTE STATE PLANE COORDINATES USED TO ESTABLISH
E 1727137.55 PNT. OF COMMENCEMENT OF 1.500 AC. PARCEL - SOUTH ZONE)

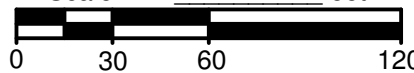
THIS SURVEY WAS PERFORMED AT THE REQUEST OF: JAMES DUTTON

REFERENCE MATERIALS

- ① SURVEY BY S.FOX - DATED 11-08-2012
 - ② SURVEY BY R.I. BAKER-DATED 4-17-2004
 - ③
 - ④
 - ⑤
- Official Record 296 Page 2105
302 Page 2515
- Prior Deed Volume _____ Page _____
- Basis of Bearing REF. NO. 2 - C/L TWP. RD. 129
S 11°19'00"W

LEGEND

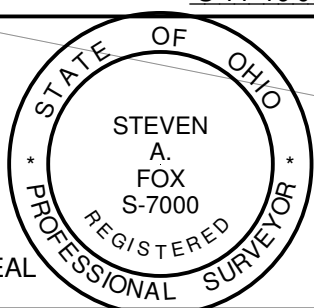
Scale 1" = 60 feet



- ⊕ R.R. spike
- Iron pin- 5/8" dia. fnd.
- ⊗ Survey nail- as noted
- ⊗ Survey (MAG) spike fnd.
- Stone found
- ⊞ Monument box found
- ⊙ State hwy R/W monument found
- 5/8" dia. 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
Steven A. Fox, Reg. P.S. No. 7000

11-08-2014
Date of Survey

Isa. 28:17a



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CELL: (740) 341-9027

Description of 1.500 Acres

Being part of V.M.S. #12708, and being part of a 2.00 acre tract of land, (PN 03-00020.000), now or formerly owned by James L. & Patricia A. Dutton, O.R. 302, page 2515, Darby Township, Madison County, State of Ohio and being more particularly described as follows:

Commencing at an existing Survey (MAG) Spike 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 referenced by State Plane Coordinates South Zone (N 765274.34, E 1727137.55);

Thence along the centerline of Township Road 129 North 11 deg. 17 min. 56 sec. East for a distance of 160.00 feet to a survey nail set at the Southeast corner of hereinafter described 1.500 acre tract (passing over a survey nail found at a distance of 135.00 feet) and the point of beginning.

Thence **North 78 deg. 42 min. 04 sec. West** for a distance of **326.70 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 **200.00 feet** to an iron pin set;

Thence **South 78 deg. 42 min. 04 sec. East** for a distance of **326.70 feet** to a survey nail set on the centerline of Township Road 129 (passing over an iron pin set at a distance of 306.70 feet);

Thence along the centerline of Township Road 129 **South 11 deg. 17 min. 56 sec. West** for a distance of **200.00 feet** to a survey nail set and the place of beginning.

Containing **1.500 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 November 8, 2014. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 302, page 2515

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



Nov. 8, 2014
Date of Survey

Job No. 12198WE