

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

PLAT of SURVEY

FOX SURVEYING COMPANY

Prospect, Ohio 43342-0133
foxsurveying@frontier.com

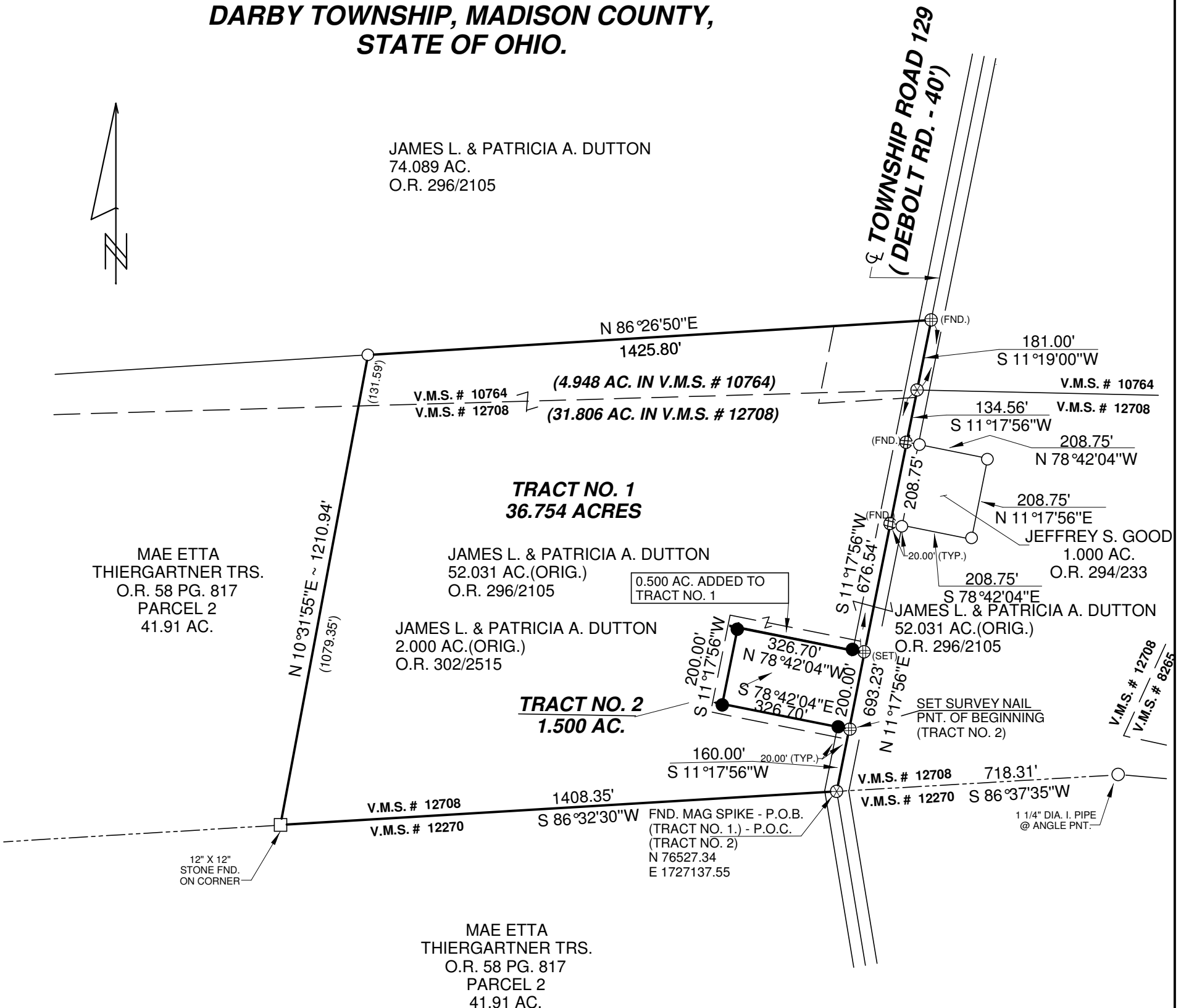
Ph. 740-494-2028
Fax: 740-494-2730



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

JAMES L. & PATRICIA A. DUTTON
74.089 AC.
O.R. 296/2105

TOWNSHIP ROAD 129
(DEBOLT RD. - 40')



EXISTING PARCEL NUMBERS

- 03-00020.000 - 2.000 AC.
- 03-00020.003 - 36.255 AC.

N 765274.34 (NOTE STATE PLANE COORDINATES USED TO ESTABLISH
E 1727137.55 PNT. OF BEGINNING OF 36.754 AC. - SOUTH ZONE)

THIS SURVEY WAS PERFORMED AT THE REQUEST OF : JAMES DUTTON

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	SURVEY BY S.FOX - DATED 11-08-2012
	Official Record <u>296</u> Page <u>2105</u>
	Prior Deed Volume _____ Page _____
	Basis of Bearing <u>REF. NO. 2 - C/L TWP. RD. 129</u>
	<u>S 11°19'00" W</u>

LEGEND	
Scale 1" = 300 feet	
	R.R. spike
	Iron pin- 5/8" dia. fnd.
	Survey nail-as noted
	Stone found
	State hwy R/W monument found
	5/8" dia. dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"
	Survey (MAG) spike fnd.
	Monument box found

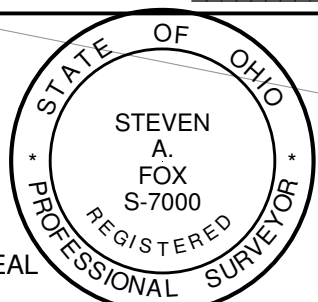
CERTIFICATION

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

lsa. 28:17a





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Description of 36.754 Acres

Being part of V.M.S. #10764 and #12708, and being part of a 2.00 acre tract of land, now or formerly owned by James L. & Patricia A. Dutton, O.R. 302, page 2515, and part of an original 52.031 acre tract of land, now or formerly owned by James L. & Patricia A. Dutton, O.R. 296, page 2105, Darby Township, Madison County, State of Ohio and being more particularly described as follows:

Beginning 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), said point being the Southeast corner of hereinafter described 36.754 acre tract;

Thence along Grantor's South Line and said South V.M.S. Line and North Line of V.M.S. #12270 and property line of a 41.91 acre tract of land, (Parcel 2), now or formerly owned by Mae Etta Thiergartner, Trustee, O.R. 58, page 817, **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 and East Line of said 41.91 acre tract (Parcel 2), **North 10 deg. 31 min. 55 sec. East** for a distance of **1210.94 feet** to a 5/8 inch dia. iron pin found on Grantor's North Line (passing over the North Line of V.M.S. #12708 at a distance of 1079.35 feet);

Thence along Grantor's North Line and South Line of a 74.089 acre tract of land, now or formerly owned by James L. & Patricia A. Dutton, O.R. 296, page 2105, **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 found on the South Line of V.M.S. #10764 and an angle point;

Thence continuing along the centerline of Township Road 129 **South 11 deg. 17 min. 56 sec. West** for a distance of **676.54 feet** to a survey nail set (passing over survey nails found at distances of 134.56 feet and 343.31 feet);

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 **South 11 deg. 17 min. 56 sec. West** 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 **160.00 feet** to a Survey (MAG) Spike found on the South Line of V.M.S.

#12708 and the place of beginning.

Containing 4.948 acre, more or less, in V.M.S. #10764, and 31.806 acres, more or less, in V.M.S. #12708, for a total conveyed acreage by this description of **36.754 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."

PN 03-00020.000 originally 2.00 acres, more or less, now 1.500 acres, more or less

PN 03-00020.003 originally 36.255 acres, more or less, now 36.754 acres, more or less

Prior Deed, O.R. 296, page 2105, 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. 12198E