

# PLAT of SURVEY

FOX SURVEYING COMPANY

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

Prospect, Ohio 43342-0133  
foxsurveying@frontier.com

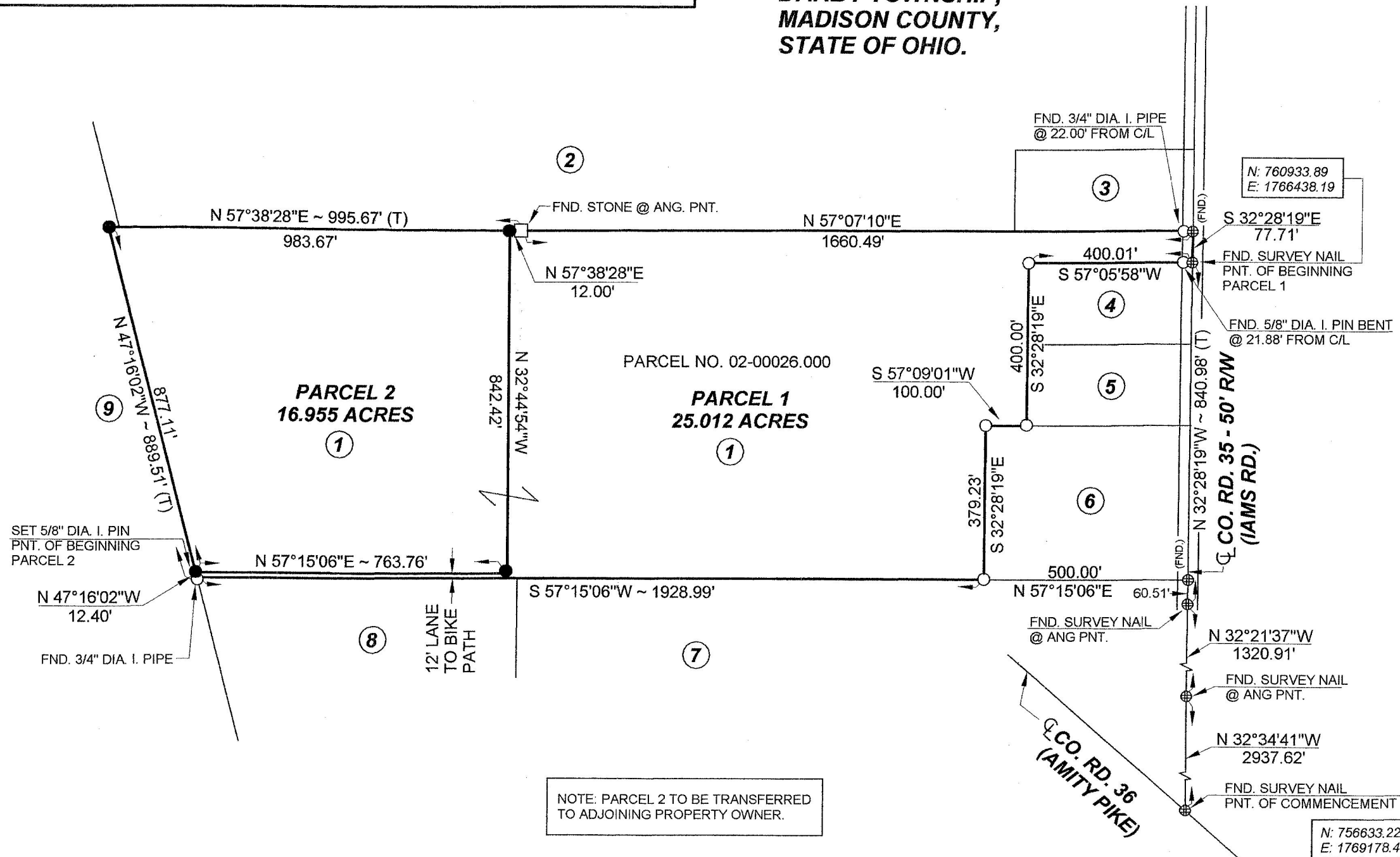
Ph. 740-494-2028  
Fax: 740-494-2730



**V.M.S. # 1479**  
**DARBY TOWNSHIP,**  
**MADISON COUNTY,**  
**STATE OF OHIO.**

## PROPERTY OWNERS

- 1.) JAMES L. & PATRICA A. DUTTON  
41.986 AC. (ORIG.)  
O.R. 293/1690
- 2.) JAMES L. & PATRICA A. DUTTON  
142.969 AC.  
O.R. 295/1681
- 3.) DOUG J. & ROBERTA M. CARPENTER  
2.0 AC.  
O.R. 156/861
- 4.) KEVIN & BROOKE DREWES  
1.8365 AC.  
O.R. 295/771
- 5.) CHAD J. & ALEXIS A. GREULICH  
1.8365 AC.  
O.R. 298/2354
- 6.) STEVEN C. & VALERIE P. HERMILLER  
4.359 AC.  
O.R. 252/938
- 7.) JOSEPH O. & ADA A. BEACHY, TRUSTEES  
57.262 AC.  
D.V. 288/781
- 8.) JOSEPH O. & ADA A. BEACHY, TRUSTEES  
22.1 AC.  
D.V. 288/781
- 9.) COLUMBUS & FRANKLIN CO. METRO PARK DISTRICT  
18.645 AC.  
O.R. 106/784

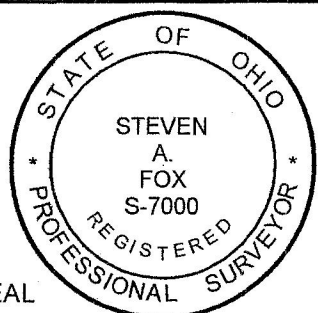


### REFERENCE MATERIALS

- ① SURVEY NUMBER 53-12
- ② SURVEY NUMBER DA-19C
- ③ SURVEY NUMBER 22-09
- ④ SURVEY NUMBER 16-09
- ⑤

Official Record 293 Page 1690  
 Prior Deed Volume \_\_\_\_\_ Page \_\_\_\_\_  
 Basis of Bearing VRS. STATE PLANE COORS. (SOUTH ZONE)  
C/L OF C.R. 35 - S 32°28'19"E

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: JOHN HENRY WARD



SEAL

### 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

04-09-2016

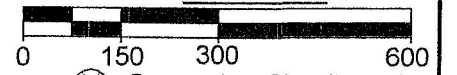
Date of Survey

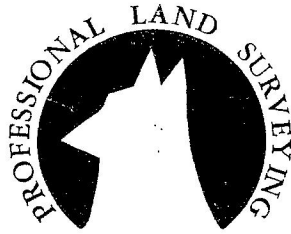
Isa. 28:17a

### LEGEND

- R.R. spike
- 5/8" dia. I. pin fnd.
- Survey nail fnd.
- Stone found
- State hwy R/W monument found
- 5/8" dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"
- Survey (MAG) spike set
- Monument box found

Scale 1" = 300 feet





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### Description of 25.012 Acres

#### Parcel 1

Being part of V.M.S. #1479, and being part of an original 41.986 acre tract of land, (PN 02-00026.000), now or formerly owned by James L. & Patricia A. Dutton, O.R. 293, page 1690, Darby Township, Madison County, State of Ohio and being more particularly described as follows:

Commencing at an existing survey nail located at the intersection of the centerline of County Road 36 (Amity Pike) with the centerline of County Road 35 (Iams Rd.), said point referenced by State Plane Coors. (South Zone), N 756633.22, E 1769178.47);

Thence along the centerline of County 35, North 32 deg. 34 min. 41 sec. West for a distance of 2937.62 feet to a survey nail found at an angle point;

Thence continuing along said centerline North 32 deg. 21 min. 37 sec. West for a distance of 1320.91 feet to a survey nail found at an angle point;

Thence along the centerline of County Road 35 North 32 deg. 28 min. 19 sec. West for a distance of 840.98 feet to a survey nail found at Grantor's Northeasterly corner and Northeasterly corner of hereinafter described 25.012 acre tract, said point being the Northwesterly corner of a 1.8365 acre tract of land, now or formerly owned by Kevin & Brooke Drewes, O.R. 295, page 771, said point referenced by State Plane Coors. (South Zone), N 760933.89, E 1766438.19, (passing over a survey nail found at a distance of 60.51 feet) and the point of beginning.

Thence along the Westerly Line of said 1.8365 acre tract, **South 57 deg. 05 min. 58 sec. West** for a distance of **400.01 feet** to a 5/8 inch dia. iron pin found (passing over a 5/8 inch dia. iron pin found at a distance of 21.88 feet);

Thence along the Southerly Line of said 1.8365 acre tract, and then along the Southerly Line of a 1.8365 acre tract of land, now or formerly owned by Alexis A. & Chad J. Greulich, O.R. 298, page 2354, **South 32 deg. 28 min. 19 sec. East** for a distance of **400.00 feet** to a 5/8 inch dia. iron pin found on the Westerly Line of a 4.359 acre tract of land, now or formerly owned by Steven C. & Valerie P. Hermiller, O.R. 252, page 938;

Thence along the Westerly Line of said 4.359 acre tract, **South 57 deg. 09 min. 01 sec. West** for a distance of **100.00 feet** to a 5/8 inch dia. iron pin found at the Southwesterly corner of said 4.359 acre tract;

Thence along the Southerly Line of said 4.359 acre tract, **South 32 deg. 28 min. 19 sec. East** for a distance of **379.23 feet** to a 5/8 inch dia. iron pin found at the Southeasterly corner of said 4.359 acre tract, said point being on the Northwest Line of a 57.262 acre tract of land, now or formerly owned by Joseph O. & Ada A. Beachy, Trustees, Deed Vol. 224, page 362;

Thence along Grantor's Southeast Line and Northwest Line of said 57.262 acre tract and

then along the Northwest Line of a 22.1 acre tract of land, now or formerly owned by Joseph O. & Ada A. Beachy, Trustees, Deed Vol. 224, page 362, **South 57 deg. 15 min. 06 sec. West** for a distance of **1928.99 feet** to a 3/4 inch dia. iron pipe found at Grantor's Southeasterly corner;

Thence along Grantor's Southerly Line and Northerly Line of an 18.645 acre tract of land, now or formerly owned by Columbus & Franklin Co. Metro Park District, O.R. 106, page 784, **North 47 deg. 16 min. 02 sec. West** for a distance of **12.40 feet** to an iron pin set;

Thence **North 57 deg. 15 min. 06 sec. East** for a distance of **763.76 feet** to an iron pin set;

Thence **North 32 deg. 44 min. 54 sec. West** for a distance of **842.42 feet** to an iron pin set on Grantor's Northwesterly Line;

Thence along Grantor's Northwesterly Line and Southeasterly Line of a 142.969 acre tract of land, now or formerly owned by James L. & Patricia A. Dutton, O.R. 294, page 1681, **North 57 deg. 38 min. 28 sec. East** for a distance of **12.00 feet** to a stone found at an angle point;

Thence continuing along said common property Line, and then along the Southeasterly Line of a 2.0 acre tract of land, now or formerly owned by Doug J. & Roberta M. Carpenter, O.R. 156, page 861, **North 57 deg. 07 min. 10 sec. East** for a distance of **1660.49 feet** to a survey nail found on the centerline of County Road 35 (passing over a 3/4 inch dia. iron pipe found at a distance of 1638.49 feet);

Thence along said centerline, **South 32 deg. 28 min. 19 sec. East** for a distance of **77.71 feet** to a survey nail found and the place of beginning.

Containing **25.012 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 April 9, 2016. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 293, page 1690

Basis of bearings, VRS State Plane Coors. (South Zone), centerline C.R. 35, South 32 deg. 28 min. 19 sec. East

  
Steven A. Fox, P.S. 7000



*April 9, 2016*  
Date of Survey

Job No. 16057A



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### Description of 16.955 Acres

#### Parcel 2

Being part of V.M.S. #1479, and being part of an original 41.986 acre tract of land, (PN 02-00026.000), now or formerly owned by James L. & Patricia A. Dutton, O.R. 293, page 1690, Darby Township, Madison County, State of Ohio and being more particularly described as follows:

Commencing at an existing survey nail located at the intersection of the centerline of County Road 36 (Amity Pike) with the centerline of County Road 35 (Iams Rd.), said point referenced by State Plane Coors. (South Zone), N 756633.22, E 1769178.47);

Thence along the centerline of County Road 35, North 32 deg. 34 min. 41 sec. West for a distance of 2937.62 feet to a survey nail found at an angle point;

Thence continuing along said centerline North 32 deg. 21 min. 37 sec. West for a distance of 1320.91 feet to a survey nail found at an angle point;

Thence continuing along said centerline North 32 deg. 28 min. 19 sec. West for a distance of 60.51 feet to a survey nail found at the Northwesterly corner of a 57.262 acre tract of land, now or formerly owned by Joseph O. & Ada A. Beachy, Trustee, Deed Vol. 288, page 781;

Thence following the Northwest lines of said 57.262 acre tract, and then the Northwest line of a 22.1 acre tract of land, now or formerly owned by Joseph O. & Ada A. Beachy, Trustees, Deed Vo.. 288, page 781, South 57 deg. 15 min. 06 sec. West for a distance of 2428.99 feet to a ¾ inch dia. iron pipe found at Grantor's original Southeast corner and Southwest corner of said 22.1 acre tract (passing over a 5/8 inch dia. iron pin found at a distance of 500.00 feet);

Thence along Grantor's Southwesterly Line and Northeasterly Line of an 18.645 acre tract of land, now or formerly owned by Columbus & Franklin Co. Metro Park District, O.R. 106, page 784, North 47 deg. 16 min. 02 sec. West for a distance of 12.40 feet to an iron pin set at the Southwest corner of hereinafter described 16.955 acre tract and the point of beginning.

Thence continuing along said common property line, **North 47 deg. 16 min. 02 sec. West** for a distance of **877.11 feet** to an iron pin set at Grantor's Southwest corner;

Thence along Grantor's Westerly Line and Easterly Line of a 142.969 acre tract of land, now or formerly owned by James L. & Patricia A. Dutton, O.R. 294, page 1681, **North 57 deg. 38 min. 28 sec. East** for a distance of **983.67 feet** to an iron pin set;

Thence **South 32 deg. 44 min. 54 sec. East** for a distance of **842.42 feet** to an iron pin set;

Thence **South 57 deg. 15 min. 06 sec. West** for a distance of **763.76 feet** to an iron pin set and the place of beginning.

Containing **16.955 acres**, more or less, and subject to easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated April 9, 2016. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

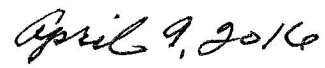
This 16.955 acre tract must be transferred to adjoining property owner.

Prior Deed, O.R. 293, page 1690

Basis of bearings, VRS State Plane Coors. (South Zone), centerline C.R. 35, South 32 deg. 28 min. 19 sec. East

  
Steven A. Fox, P.S. 7000



  
Date of Survey  
Job No. 16057A