

PLAT of SURVEY

FOX SURVEYING COMPANY

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

Prospect, Ohio 43342-0133
foxsurveying@frontier.com

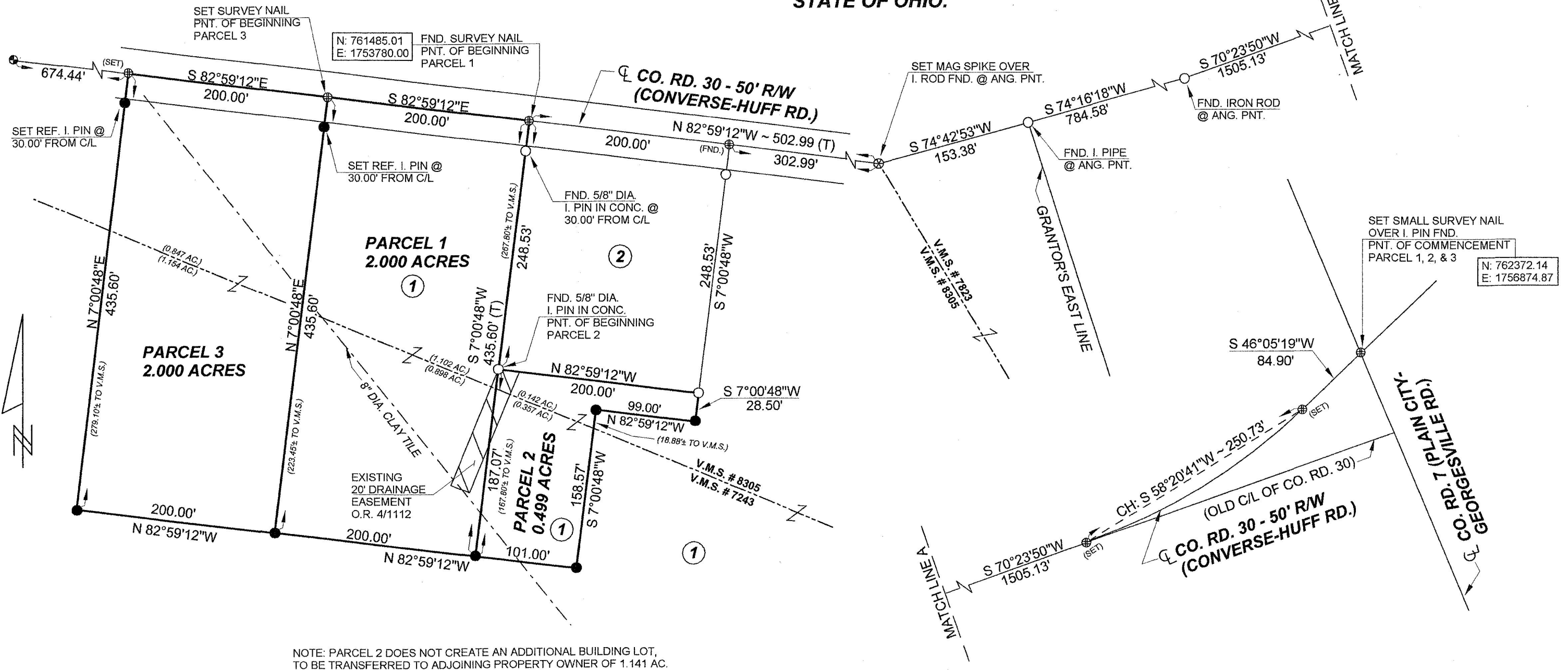
Ph. 740-494-2028
Fax: 740-494-2730



**V.M.S. # 8305 & 7243,
DARBY TOWNSHIP,
MADISON COUNTY,
STATE OF OHIO.**

PROPERTY OWNERS

- 1.) BURL J. MAYER, TRUST, 118.851 AC., O.R. 72/1080
- 2.) ANN MAYER WEEKS & ROGER D. WEEKS, 1.141 AC., O.R. 4/1112

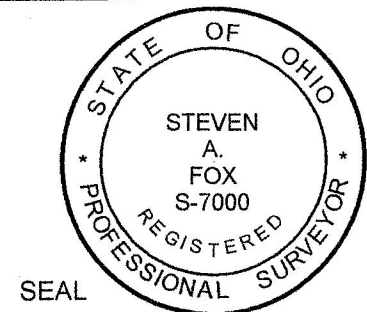


REFERENCE MATERIALS

- 1) SURVEY NUMBER 53-94
- 2) SURVEY NUMBER 23-99
- 3) SURVEY NUMBER 36-98
- 4) SURVEY NUMBER 84-97
- 5)

Official Record 72 Page 1080
 Prior Deed Volume _____ Page _____
 Basis of Bearing VRS. STATE PLANE COORS. (SOUTH ZONE)
C/L OF C.R. 30 - N 82°59'12"W

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: ANDY MAYER



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

REVISED 7-19-2016
 06-28-2016

Date of Survey

Isa. 28:17a

LEGEND

- R.R. spike fnd.
 - 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" = 100 feet
- 0 50 100 200



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Description of 2.000 Acres

Parcel 1

Being part of V.M.S. #8305 & #7243, and being part of a 118.851 acre tract of land, (PN 02-00168.000) now or formerly owned by Burl J. Mayer, Trustee, O.R. 72, page 1080, Darby Township, Madison County, State of Ohio, and being more particularly described as follows:

Commencing at a small survey nail set over an existing iron pin located at the intersection of the centerline of County Road 7 (Plain City-Georgesville Rd.) with the centerline of County Road 30 (Converse-Huff Rd.), said point referenced by State Plane Coors. (South Zone), N 762372.14, E 1756874.87;

Thence along the centerline of County Road 30, South 46 deg. 05 min. 19 sec. West for a distance of 84.90 feet to a survey nail set at a point of curvature;

Thence along a chord to a curve to the right South 58 deg. 20 min. 41 sec. West for a distance of 250.73 feet to a survey nail set at the point of tangency;

Thence continuing along said centerline South 70 deg. 23 min. 50 sec. West for a distance of 1505.13 feet to a iron rod found at an angle point;

Thence continuing along said centerline South 74 deg. 16 min. 18 sec. West for a distance of 784.58 feet to a 3/4 inch dia. iron pipe found at an angle point;

Thence continuing along said centerline South 74 deg. 42 min. 53 sec. West for a distance of 153.38 feet to a Survey (MAG) Spike set over an existing iron rod at an angle point, said point being on the common V.M.S. Line between #7823 and #8305;

Thence continuing along said centerline North 82 deg. 59 min. 12 sec. West for a distance of 502.99 feet to a survey nail found at the Northeast corner of hereinafter described 2.000 acre tract (passing over a survey nail found at a distance of 302.99 feet and the point of beginning, said point referenced by State Plane Coors. (South Zone), N 761485.01, E 1753780.00, said point also being the Northwest corner of a 1.141 acre tract of land, now or formerly owned by Ann Mayer & Roger D. Weeks, O.R. 4, page 1112;

Thence along Grantor's East Line and West Line of said 1.141 acre tract, and then crossing Grantor's 118.851 acre tract, **South 07 deg. 00 min. 48 sec. West** for a distance of **435.60 feet** to an iron pin set (passing over a 5/8 inch dia. iron pin found at a distance of 30.00 feet, and a 5/8 inch dia. iron pin found at the Southwest corner of said 1.141 acre tract at distance of 248.53 feet, and the South Line of V.M.S. #8305 at a distance of 267.80 feet, more or less);

Thence **North 82 deg. 59 min. 12 sec. West** for a distance of **200.00 feet** to an iron pin set;

Thence **North 07 deg. 00 min. 48 sec. East** for a distance of **435.60 feet** to a survey nail set on the centerline of County Road 30 (passing over the North Line of V.M.S. #7243 at a distance of 223.45 feet, more or less, and an iron pin set at a distance of 405.60 feet);

Thence along the centerline of County Road 30 **South 82 deg. 59 min. 12 sec. East** for a distance of **200.00 feet** to a survey nail found and the place of beginning.


Containing 1.102 acre, more or less, in V.M.S. #8305, and 0.898 acre, more or less, in V.M.S. #7243, for a total conveyed acreage of **2.000 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 June 28, 2016. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 72, page 1080

Basis of bearings, VRS State Plane Coors. (South Zone), centerline C.R. 30, North 82 deg. 59 min. 12 sec. West


Steven A. Fox, P.S. 7000




Date of Survey
Job No. 16201



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Description of 0.499 Acres

Parcel 2

Being part of V.M.S. #8305 & #7243, and being part of a 118.851 acre tract of land, (PN 02-00168.000) now or formerly owned by Burl J. Mayer, Trustee, O.R. 72, page 1080, Darby Township, Madison County, State of Ohio, and being more particularly described as follows:

Commencing at a small survey nail set over an existing iron pin located at the intersection of the centerline of County Road 7 (Plain City-Georgesville Rd.) with the centerline of County Road 30 (Converse-Huff Rd.), said point referenced by State Plane Coors. (South Zone), N 762372.14, E 1756874.87;

Thence along the centerline of County Road 30, South 46 deg. 05 min. 19 sec. West for a distance of 84.90 feet to a survey nail set at a point of curvature;

Thence along a chord to a curve to the right, South 58 deg. 20 min. 41 sec. West for a distance of 250.73 feet to a survey nail set at the point of tangency;

Thence continuing along said centerline South 70 deg. 23 min. 50 sec. West for a distance of 1505.13 feet to a iron rod found at an angle point;

Thence continuing along said centerline South 74 deg. 16 min. 18 sec. West for a distance of 784.58 feet to a 3/4 inch dia. iron pipe found at an angle point;

Thence continuing along said centerline South 74 deg. 42 min. 53 sec. West for a distance of 153.38 feet to a Survey (MAG) Spike set over an existing iron rod at an angle point, said point being on the common V.M.S. Line between #7823 and #8305;

Thence continuing along said centerline North 82 deg. 59 min. 12 sec. West for a distance of 502.99 feet to a survey nail found said point referenced by State Plane Coors. (South Zone), N 761485.01, E 1753780.00, said point also being the Northwest corner of a 1.141 acre tract of land, now or formerly owned by Ann Mayer & Roger D. Weeks, O.R. 4, page 1112 (passing over a survey nail found at a distance of 302.99 feet);

Thence along Grantor's East Line and West Line of said 1.141 acre tract, South 07 deg. 00 min. 48 sec. West for a distance of 248.53 feet to a 5/8 inch iron pin found at the Northwest corner of hereinafter described 0.499 acre tract, said point being the Southwest corner of aforesaid 1.141 acre tract (passing over a 5/8 inch dia. iron pin found at a distance of 30.00 feet) and the point of beginning.

Thence **South 82 deg. 59 min. 12 sec. East** for a distance of **200.00 feet** to a 5/8 inch dia. iron pin found, said point being the Southeast corner of aforesaid 1.141 acre tract;

Thence **South 07 deg. 00 min. 48 sec. West** for a distance of **28.50 feet** to an iron pin set;

Thence **North 82 deg. 59 min. 12 sec. West** for a distance of **99.00 feet** to an iron pin set;

Thence **South 07 deg. 00 min. 48 sec. West** for a distance of **158.57 feet** to an iron pin set (passing over the South Line of V.M.S. #8305 at a distance of 18.88 feet, more or less);

Thence **North 82 deg. 59 min. 12 sec. West** for a distance of **101.00 feet** to an iron pin set;


Thence **North 07 deg. 00 min. 48 sec. East** for a distance of **187.07 feet** to a 5/8 inch dia. iron pin found (passing over the North Line of V.M.S. #7243 at a distance of 167.80 feet, more or less), and the place of beginning.

Containing 0.142 acre, more or less, in V.M.S. #8305, and 0.357 acre, more or less, in V.M.S. #7243, for a total conveyed acreage of **0.499 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 June 28, 2016. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

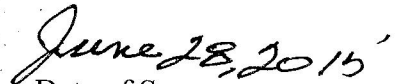
Prior Deed, O.R. 72, page 1080

Basis of bearings, VRS State Plane Coors. (South Zone), centerline C.R. 30, North 82 deg. 59 min. 12 sec. West

This does not create an additional building site, but is to be transferred to adjoining property of 1.141 acre.


Steven A. Fox, P.S. 7000




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Description of 2.000 Acres

Parcel 3

Being part of V.M.S. #8305 & #7243, and being part of a 118.851 acre tract of land, (PN 02-00168.000) now or formerly owned by Burl J. Mayer, Trustee, O.R. 72, page 1080, Darby Township, Madison County, State of Ohio, and being more particularly described as follows:

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Thence along the centerline of County Road 30, South 46 deg. 05 min. 19 sec. West for a distance of 84.90 feet to a survey nail set at a point of curvature;

Thence along a chord to a curve to the right South 58 deg. 20 min. 41 sec. West for a distance of 250.73 feet to a survey nail set at the point of tangency;

Thence continuing along said centerline South 70 deg. 23 min. 50 sec. West for a distance of 1505.13 feet to a iron rod found at an angle point;

Thence continuing along said centerline South 74 deg. 16 min. 18 sec. West for a distance of 784.58 feet to a $\frac{3}{4}$ inch dia. iron pipe found at an angle point;

Thence continuing along said centerline South 74 deg. 42 min. 53 sec. West for a distance of 153.38 feet to a Survey (MAG) Spike set over an existing iron rod at an angle point, said point being on the common V.M.S. Line between #7823 and #8305;

Thence continuing along said centerline North 82 deg. 59 min. 12 sec. West for a distance of 702.99 feet to a survey nail set at the Northeast corner of hereinafter described 2.000 acre tract (passing over survey nails found at distances of 302.99 feet and 502.99 feet, and the point of beginning;

Thence **South 07 deg. 00 min. 48 sec. West** for a distance of **435.60 feet** to an iron pin set (passing over an iron pin set at a distance of 30.00 feet and the South Line of V.M.S. #8305 at a distance of 212.15 feet, more or less);

Thence **North 82 deg. 59 min. 12 sec. West** for a distance of **200.00 feet** to an iron pin set;

Thence **North 07 deg. 00 min. 48 sec. East** for a distance of **435.60 feet** to a survey nail set on the centerline of County Road 30 (passing over the North Line of V.M.S. #7243 at a distance of 279.10 feet, more or less, and an iron pin set at a distance of 405.60 feet);

Thence along the centerline of County Road 30 **South 82 deg. 59 min. 12 sec. East** for a distance of **200.00 feet** to a survey nail set and the place of beginning.

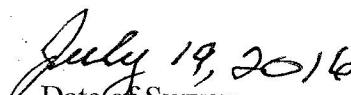
Containing 0.847 acre, more or less, in V.M.S. #8305, and 1.154 acre, more or less, in V.M.S. #7243, for a total conveyed acreage of **2.000 acres**, more or less, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated June 28, 2016, revised July 19, 2016. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 72, page 1080

Basis of bearings, VRS State Plane Coors. (South Zone), centerline C.R. 30, North 82 deg. 59 min. 12 sec. West


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