

# PLAT of SURVEY

FOX SURVEYING COMPANY

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

Prospect, Ohio 43342-0133  
foxsurveying@verizon.net

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



## REFERENCE MATERIALS

- ① SURVEY BY: S. A. FOX ~ DATED: 12/18/2013
- ② SURVEY BY: R. BAKER ~ DATED: 12/10/2003
- ③ SURVEY BY: S. A. FOX ~ DATED: 11/10/2012
- ④ SURVEY BY: W. BROWNING ~ DATED: 10/1994
- ⑤

Official Record \_\_\_\_\_ Page \_\_\_\_\_  
 Prior Deed Volume 251 Page 725  
 Basis of Bearing REF. NO. 1 ~ C/L CO. RD. 24  
N 55°58'53" E

**V.M.S. # 7059**  
**DARBY TOWNSHIP,**  
**MADISON COUNTY,**  
**STATE OF OHIO.**

HENRY BEACHY ET AL  
 105.5 AC. (DEED)  
 55.5 AC. (AFTER EXCEPTION)  
 PN 02-00018.000

**4.000**  
**ACRES**

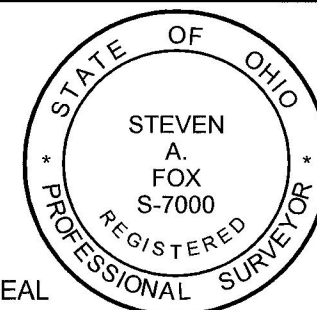
5.493  
 ACRE  
 PREVIOUSLY  
 SURVEYED  
 AS TRACT NO. 3

MARVIN  
 GINGERICH  
 107.668 AC.  
 O.R. 178/913

## LEGEND

- Scale 1" = 200 feet
- R.R. spike
  - Iron pin / pipe found
  - Survey nail
  - Stone found
  - State hwy R/W monument found
  - 5/8" dia. iron pin set with a plastic cap stamped "Fox P.S. 7000"

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: HENRY BEACHY



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, Reg. P.S. No. 7000

DECEMBER 3, 2016  
 Date of Survey

Isa. 28:17a



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### Description of 4.000 Acres

Being part of V.M.S. #7059, and being part of an original 105.5 acre tract of land (55.5 acres on tax duplicate (PN 02-00018.000), now or formerly owned by Henry Beachy et al, Deed Vol. 251, page 725, Darby Township, Madison County, State of Ohio and being more particularly described as follows:

Commencing at an existing railroad spike located at the intersection of the centerline of Township Road 129 (DeBolt Rd.) with the centerline of County Road 24 (Rosedale-Plain City Rd. NE), said point referenced by State Plane Coors. (South Zone) N 761547.72, E 1729489.15:

Thence along the centerline of County Road 24, South 87 deg. 35 min. 27 sec. East for a distance of 1950.65 feet to a 3/4 inch dia. iron pipe found on the South Line of V.M.S. #7059 and South Right of Way Line of County Road 24;

Thence along said South Line, North 55 deg. 58 min. 53 sec. East for a distance of 1129.29 feet to an iron pin set at the Southwest corner of hereinafter described 4.000 acre tract, (passing over a 3/4 inch dia. iron pipe found at a distance of 4.38 feet) and the point of beginning.

Thence **North 13 deg. 25 min. 33 sec. West** for a distance of **592.79 feet** to an iron pin set (passing over an iron pin set at a distance of 53.41 feet);

Thence **North 55 deg. 58 min. 54 sec. East** for a distance of **314.00 feet** to a 5/8 inch dia. iron pin found;

Thence **South 13 deg. 25 min. 33 sec. East** for a distance of **592.79 feet** to a 5/8 inch dia. iron pin found on the South Line of V.M.S. #7059 and South Right of Way Line of County Road 24 (passing over a 5/8 inch dia. iron pin found at a distance of 539.38 feet);

Thence along said South Line, **South 55 deg. 58 min. 53 sec. West** for a distance of **314.00 feet** to an iron pin set and the place of beginning.

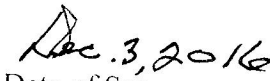
Containing **4.000 acres**, more or less, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated December 3, 2016. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed Vol. 251, page 725

Basis of bearings, Survey by Steven Fox, dated 12/18/2013, centerline C.R. 24, North 55 deg. 58 min. 53 sec. East

  
Steven A. Fox, P.S. 7000



  
Date of Survey

Job No. 16438