

PLAT of SURVEY

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

FOX SURVEYING COMPANY
Prospect, Ohio 43342-0133
foxsurveying@frontier.com

Ph. 740-494-2028
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V.M.S. # 9435-9436 & 6000,
JEFFERSON TOWNSHIP,
MADISON COUNTY,
STATE OF OHIO.

MARK A. WATSON
158.28 AC.
O.R. 148/1014

SUSAN C. PARKER
47.2 AC.
D.V. 242/436

313.924 ACRES
PARCEL NO. 08-00021.00
THOMAS R. ATKINSON,
JOSEPH T. ATKINSON,
MATTHEW R. ATKINSON,
JOHN W. AUGUSTINE,
& JAMES T. AUGUSTINE,
308.50 AC. (DEED)
O.R. 306/511

ROBERT A. ROSENFELD
43.093 AC.
O.R. 287/979

STATE OF OHIO DEPARTMENT
OF NATURAL RESOURCES
103.24 AC.
O.R. 160/2143

ROGER L. TIMMONS
100.114 AC.
O.R. 63/874

REFERENCE PINS:
A.) N 14°37'44" E - 100.00'
B.) N 33°34'12" E - 100.00'
C.) N 47°38'10" W - 100.00'
D.) N 33°41'00" E - 100.00'
E.) N 43°02'17" E - 100.00'

APPROX. C/L OF
LITTLE DARBY CREEK

NOTE: ORIGINAL C/L OF
LITTLE DARBY CREEK

STATE PLANE COORS.
(SOUTH ZONE)
N: 720682.25
E: 1729709.93

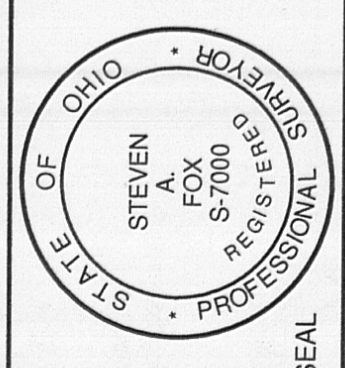
LEGEND

- R.R. spike (found unless noted)
- Iron pin / pipe found
- ⊕ Survey nail (set unless noted)
- Stone found
- ⊙ State hwy RW monument found
- ⊗ 5/8" dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"

CERTIFICATION

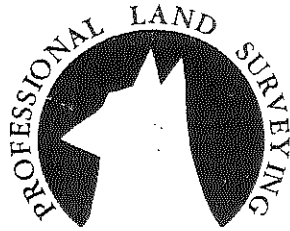
I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

Steven A. Fox
Steven A. Fox, Reg. P.S. No. 7000
MAY 2017
Date of Survey



- REFERENCE MATERIALS
- 1 STA. HWY. RW PLANS - MAD-42 (9.82)(14.27)
 - 2 STA. HWY. RW PLANS - MAD CO. S.H. 241 SEC. B
 - 3 S.V. 36-10
 - 4
 - 5

Official Record Page 511
Prior Deed Volume Page
Basis of Bearing VRS. STATE PLANE COORS. (SOUTH ZONE)
C/L OF U.S. 42 - S 42°20'43"W



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Description of 313.924 Acres

Being part of V.M.S. #9435-9436 & #6000, and being an original 308.50 acre tract of land, (PN 08-00021.00) now or formerly owned by Thomas R. Atkinson, Joseph T. Atkinson, Matthew R. Atkinson, John W. Augustine, & James T. Augustine, O.R. 306, page 511, Jefferson Township, Madison County, State of Ohio and being more particularly described as follows:

Beginning at an existing monument box located at the intersection of the centerline of U.S. Route 42 with the centerline of Township Road 137 (Byerly Mill Rd.), said point being on the Easterly Line of hereinafter described 313.924 acre tract, said point referenced by State Plane Coors. (South Zone) N 720682.25, E 1729709.93;

Thence along the centerline of U.S. Route 42, **South 42 deg. 19 min. 21 sec. West** for a distance of **492.18 feet** to a Survey (MAG) Spike set at an angle point;

Thence continuing along said centerline, **South 42 deg. 25 min. 06 sec. West** for a distance of **781.10 feet** to a Survey (MAG) Spike set at an angle point (passing over the V.M.S. Line between #6000 and #9435-9436 at a distance of 455.75 feet, more or less);

Thence continuing along said centerline, **South 42 deg. 10 min. 06 sec. West** for a distance of **619.85 feet** to a survey nail set at Grantor's Southeast corner;

Thence along Grantor's Line and common Line with a 100.114 acre tract of land, now or formerly owned by Roger L. Timmons, O.R. 63, page 874, and original centerline of the Little Darby Creek, **North 15 deg. 44 min. 28 sec. West** for a distance of **508.27 feet** to a point on or near present centerline of Little Darby Creek, said point being referenced North 43 deg. 02 min. 17 sec. East for a distance of 100.00 feet to an iron pin set (passing over a Highway Monument found at a distance of 88.53 feet);

Thence continuing along or near said centerline and aforesaid common property Line the following courses and distances:

North 46 deg. 57 min. 43 sec. West for a distance of **418.75 feet** to a point, said point referenced North 33 deg. 41 min. 00 sec. East for a distance of 100.00 feet to an iron pin set;

North 74 deg. 26 min. 55 sec. West for a distance of **659.67 feet** to a point, said point referenced North 47 deg. 38 min. 10 sec. West for a distance of 100.00 feet to an iron pin set;

South 82 deg. 58 min. 01 sec. West for a distance of **130.16 feet** to a point, said point referenced North 33 deg. 34 min. 12 sec. East for a distance of 100.00 feet to an iron pin set;

North 69 deg. 19 min. 15 sec. West for a distance of **322.55 feet** to a point at Grantor's Southwest corner, said point being the Southeast corner of a 103.24 acre tract of land, now or formerly owned by State of Ohio Department of Natural Resources, O.R. 160, page 2143;

Thence along the common property Line between Grantor and said 103.24 acre tract, **North 14 deg. 37 min. 44 sec. East** for a distance of **1372.89 feet** to an iron pin set (passing over an iron pin set at a distance of 100.00 feet);

Thence continuing along said common Line, **North 77 deg. 51 min. 16 sec. West** for a distance of **689.70 feet** to an iron pin set on the common V.M.S. Line between #9435-9436 and #6000;

Thence continuing along said common property Line, **South 72 deg. 37 min. 44 sec. West** for a distance of **165.00 feet** to an iron pin set on aforesaid common V.M.S. Line;

Thence continuing along said common property Line and common V.M.S. Line, **North 61 deg. 22 min. 16 sec. West** for a distance of **1617.00 feet** to a 6 inch by 6 inch stone found at the Southwest corner of V.M.S. #6000, said point being on the Westerly Jefferson Township Line, said point also being the Southeast corner of a 158.28 acre tract of land, now or formerly owned by Mark A. Watson, O.R. 148, page 1014;

Thence along Grantor's Westerly Line and said V.M.S. and Township Line and Easterly Line of said 158.28 acre tract, **North 57 deg. 29 min. 58 sec. East** for a distance of **3704.66 feet** to an iron pin set in the remains of a wood post found;

Thence along the common property Line between Grantor and a 43.093 acre tract of land, now or formerly owned by Robert A. Rosenfeld, O.R. 287, page 979, **South 43 deg. 27 min. 11 sec. East** for a distance of **3753.17 feet** to a survey nail set on the centerline of U.S. Route 42 (passing over an iron pin set at a distance of 3723.17 feet);

Thence along said centerline **South 42 deg. 25 min. 42 sec. West** for a distance of **300.82 feet** to a Survey (MAG) Spike set at an angle point;

Thence continuing along said centerline **South 42 deg. 20 min. 43 sec. West** for a distance of **1207.94 feet** to a monument box found and the place of beginning.

Containing 99.184 acres, more or less, in V.M.S. #9435-9436, and 241.740 acres, more or less, in V.M.S. #6000, for a total conveyed acreage by this description of **313.924 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 May, 2017. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 306, page 511

Basis of bearings, VRS State Plane Coors. (South Zone), centerline U.S. Rte. 42, South 42 deg. 20 min. 43 sec. West


Steven A. Fox, P.S. 7000



May, 2017
Date of Survey
Job No. 17133