

PLAT of SURVEY

FOX SURVEYING COMPANY

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

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JUDITH M. SCHEIDERER TRS.
O.R. 183, PAGE 1028
175.06 AC. TOTAL
[121.91 AC. MADISON CO.]

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

ADAMS BROTHERS FARMS LLC
O.R. 253, PAGE 2380
175.06 AC. TOTAL (ORIG.)
[84.34 AC. MADISON CO. (ORIG.)]

FND. 1" DIA. IRON
PIN ON CORNER

N 12°09'15"E
657.40'

V.M.S. # 7916
V.M.S. # 12708

(21.969 AC. IN
V.M.S. 12708)

FND. 1" DIA. I.PIPE
@ ANGLE PNT.

N 4°27'15"E
510.18'

V.M.S. # 7916
V.M.S. # 12708

MAE ETTA
THIERGARTNER TRS.
O.R. 58, PAGE 817
PARCEL 1
57.22 AC.

N 12°09'15"E
657.40'

(296.09')

(716.00')

MAE ETTA
THIERGARTNER TRS.
O.R. 58, PAGE 817
PARCEL 2
41.91 AC.

FND. 5/8" DIA.
I. PIN ON-LINE

(468.65'±)

(459.35'±)

N 86°34'19"E ~ 2580.61' (TOTAL)

(1652'±)

74.089 ACRES

(52.120± AC. IN
V.M.S. 10764)

GARY A & CYNTHIA J. NICOL
O.R. 166, PAGE 1112 (1/2 INTEREST)
O.R. 166, PAGE 1118 (1/2 INTEREST)
80 AC. (ORIG.)

(APPROX. V.M.S. LINE)

V.M.S. # 12708
V.M.S. # 10764

(893.73')

S 86°26'50"W ~ 3035.52' (TOTAL)

(1425.80')

V.M.S. # 10764
V.M.S. # 12708

GARY A & CYNTHIA J. NICOL
O.R. 144, PAGE 1344
1.0929 AC.

FND. SURVEY NAIL
PNT. OF BEGINNING

S 11°19'00"W
555.45'

NICHOLS SUBD'N
P. B. No. B-101
LOT 1

N 11°19'00" E
116.45'

FND. R.R. SPIKE
PNT. OF COMMENCEMENT
S.W. CORNER OF NICHOLS
SUBD. NO. 1 (PL. BK. B-101)

S 11°19'00"W ~ 486.24'
200.00' (PLAT)
200.00' (PLAT)

29.96'

RUTH MILLER
O.R. 276, PAGE 1284
1.598 AC.

ALAN J. FARGO
O.R. 260, PAGE 1130
2.2506 AC.

KEITH M. &
ANGIE N. LESTER
O.R. 206, PAGE 553
2.2506 AC.

S 78°41'00"E -
489.59'

(20' TYP.)

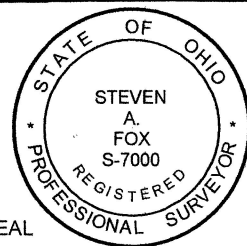
V.M.S. # 12708
V.M.S. # 10764

TOWNSHIP ROAD 129 (DEBOLT RD. ~ 40')

REFERENCE MATERIALS

- ① SURVEY BY: J. D. 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 NICHOLS SUBDIVISION (PLAT BOOK No. B-101)
- Official Record 166 Page 1112 & 1118
 Prior Deed Volume _____ Page _____
 Basis of Bearing REF. #2 ABOVE & T.R. 129
S 11° 19' 00" W

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: RON SPENCER REAL ESTATE



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

NOVEMBER 10, 2012
Date of Survey

Isa. 28:17a

LEGEND

- R.R. spike-fnd.
 - I. pin / pipe - fnd.
 - ⊕ Survey nail-fnd.
 - 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 set
 - ⊠ Monument box found
- Scale 1" = 300 feet
 0 150 300 600



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Description of 74.089 Acres

Being part of V.M.S. #10764 and #12708, and being the remainder of an original 80 acre tract of land, now or formerly owned by Gary A. & Cynthia J. Nicol, O.R. 166, page 1112, & 1118, Darby Township, Madison County, State of Ohio and being more particularly described as follows:

Commencing at an existing railroad spike located at the Southwest corner of Nichols Subdivision No. 1, (Plat Book B-101), said point being on the centerline of Township Road 129 (Debolt Rd.);

Thence along the centerline of Township Road 129 North 11 deg. 19 min. 00 sec. East for a distance of 116.45 feet to a survey nail found at Grantor's Southeast corner and the Southeast corner of hereinafter described 74.089 acre tract and the point of beginning.

Thence along Grantor's South Line **South 86 deg. 26 min. 50 sec. West** for a distance of **3035.52 feet** to an iron pin set at Grantor's Southwest corner, said point being on the West Line of V.M.S. #12708 (passing over iron pins set at distances of 20.00 feet, and 1425.80 feet and the West Line of V.M.S. #10764 at a distance of 2319.53 feet);

Thence along Grantor's West Line and the West Line of V.M.S. #12708 **North 04 deg. 27 min. 15 sec. East** for a distance of **510.18 feet** to a 1 inch dia. Iron pipe found at an angle point (passing over an iron pin set at a distance of 296.09 feet);

Thence continuing along said West Line **North 12 deg. 09 min. 15 sec. East** for a distance of **657.40 feet** to a 1 inch dia. Iron pin found at Grantor's Northwest corner;

Thence along Grantor's North Line **North 86 deg. 33 min. 19 sec. East** for a distance of **2580.61 feet** to an iron pin set (passing over a 5/8 inch dia. Iron pin found at a distance of 468.65 feet, more or less, and the East Line of V.M.S. #12708 at a distance of 928 feet, more or less);

Thence **South 11 deg. 19 min. 00 sec. West** for a distance of **486.24 feet** to a 5/8 inch dia. Iron pin found;

Thence **South 78 deg. 41 min. 00 sec. East** for a distance of **489.59 feet** to a survey nail found on the centerline of Township Road 129 (passing over a 5/8 inch dia. Iron pin found at a distance of 469.29 feet);

Thence along the centerline of Township Road 129 **South 11 deg. 19 min. 00 sec. West** for a distance of **555.45 feet** to a survey nail found and the place of beginning.

Containing 52.120 acres, more or less, in V.M.S. #10764, and 21.969 acres, more or less, in V.M.S. #12708, for a total conveyed acreage by this description of **74.089 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 and dated November 10, 2012. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 166, pages 1112 & 1118

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. 10, 2012
Date of Survey
Job No. 12198