

# PLAT of SURVEY

FOX SURVEYING COMPANY

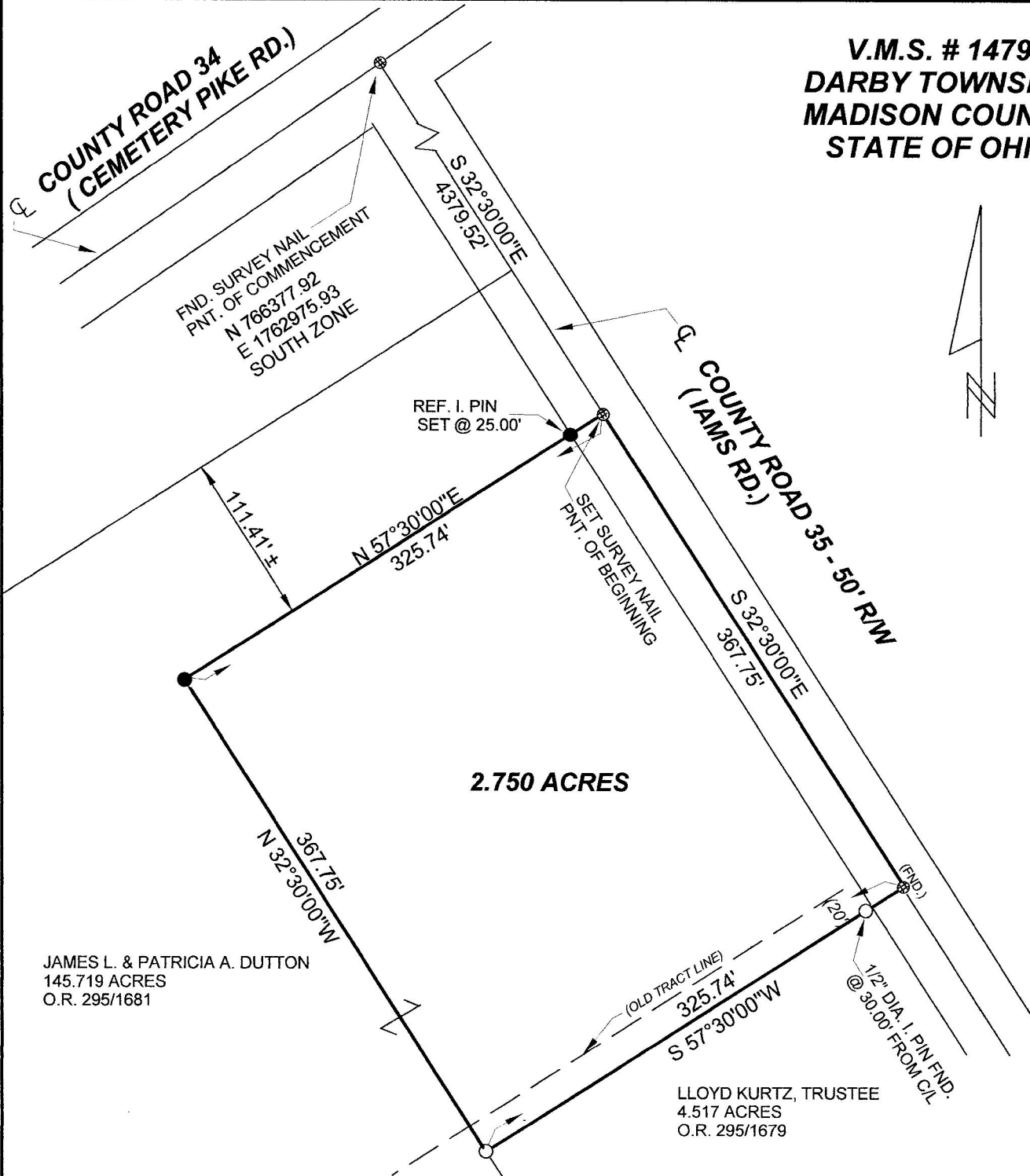
106 S. Elm St.  
P.O. Box 133

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.



THIS SURVEY WAS PERFORMED AT THE REQUEST OF : JIM DUTTON

## REFERENCE MATERIALS

- ① SURVEY BY J.P.PRIDAY-DATED 4-8-2013
- ② SURVEY BY J.P.PRIDAY-DATED 6-3-2003
- ③ SURVEY BY J.P.PRIDAY-DATED 1-10-2007
- ④
- ⑤

Official Record 295 Page 1681

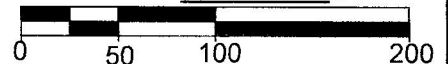
Prior Deed Volume Page

Basis of Bearing REF. NO. 1 - C/L CO. RD. 35

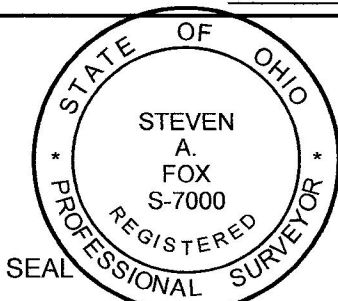
S 32°30'00"E

## LEGEND

Scale 1" = 100 feet



- R.R. spike
- Iron pin - 1/2" dia. fnd.
- Survey nail- as noted
- 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



## 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

03-15-2016  
Date of Survey

Isa. 28:17a

Dwg. By: SAF JMM

Job No. 16057



## FOX SURVEYING COMPANY

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### Description of 2.750 Acres

Being part of V.M.S. #1479, and being part of a 145.719 acre tract of land, (Parcel No. 02-00287.002) now or formerly owned by James L. & Patricia A. Dutton, O.R. 295, page 1681, 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 34 (Cemetery Pike Rd.) with the centerline of County Road 35 (Iams Rd.);

Thence along the centerline of County Road 35, South 32 deg. 30 min. 00 sec. East for a distance of 4379.52 feet to a survey nail set at the Northeasterly corner of hereinafter described 2.750 acre tract and the point of beginning.

Thence continuing along the centerline of County Road 35, **South 32 deg. 30 min. 00 sec. East** for a distance of **367.75 feet** to a survey nail found;

Thence **South 57 deg. 30 min. 00 sec. West** for a distance of **325.74 feet** to a 1/2 inch dia. iron pin found (passing over a 1/2 inch dia. iron pin found at a distance of 30.00 feet);

Thence **North 32 deg. 30 min. 00 sec. West** for a distance of **367.75 feet** to an iron pin set;

Thence **North 57 deg. 30 min. 00 sec. East** for a distance of **325.74 feet** to a survey nail set on the centerline of County Road 35 (passing over an iron pin set at a distance of 300.74 feet) and the place of beginning.

Containing **2.750 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 March 15, 2016. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 295, page 1681

Basis of bearings, Survey by J.P. Priday, dated 4/8/2013, centerline C.R. 35, South 32 deg. 30 min. 00 sec. East

  
Steven A. Fox, P.S. 7000



*Mar. 15, 2016*  
Date of Survey  
Job No. 16057