

# PLAT of SURVEY

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

FOX SURVEYING COMPANY

Prospect, Ohio 43342-0133  
foxsurveying@frontier.com

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Fax: 740-494-2730



**V.M.S. # 7791  
CANAAN TWP.,  
MADISON COUNTY,  
STATE OF OHIO.**

NELSON R. HOSTETLER, ETAL  
177.22 AC.  
O.R. 253/2147

PARCEL NO. 01-00360.001

RAYMOND D. ALBERTA  
STUTZMAN  
87.25 AC.  
O.R. 245/781

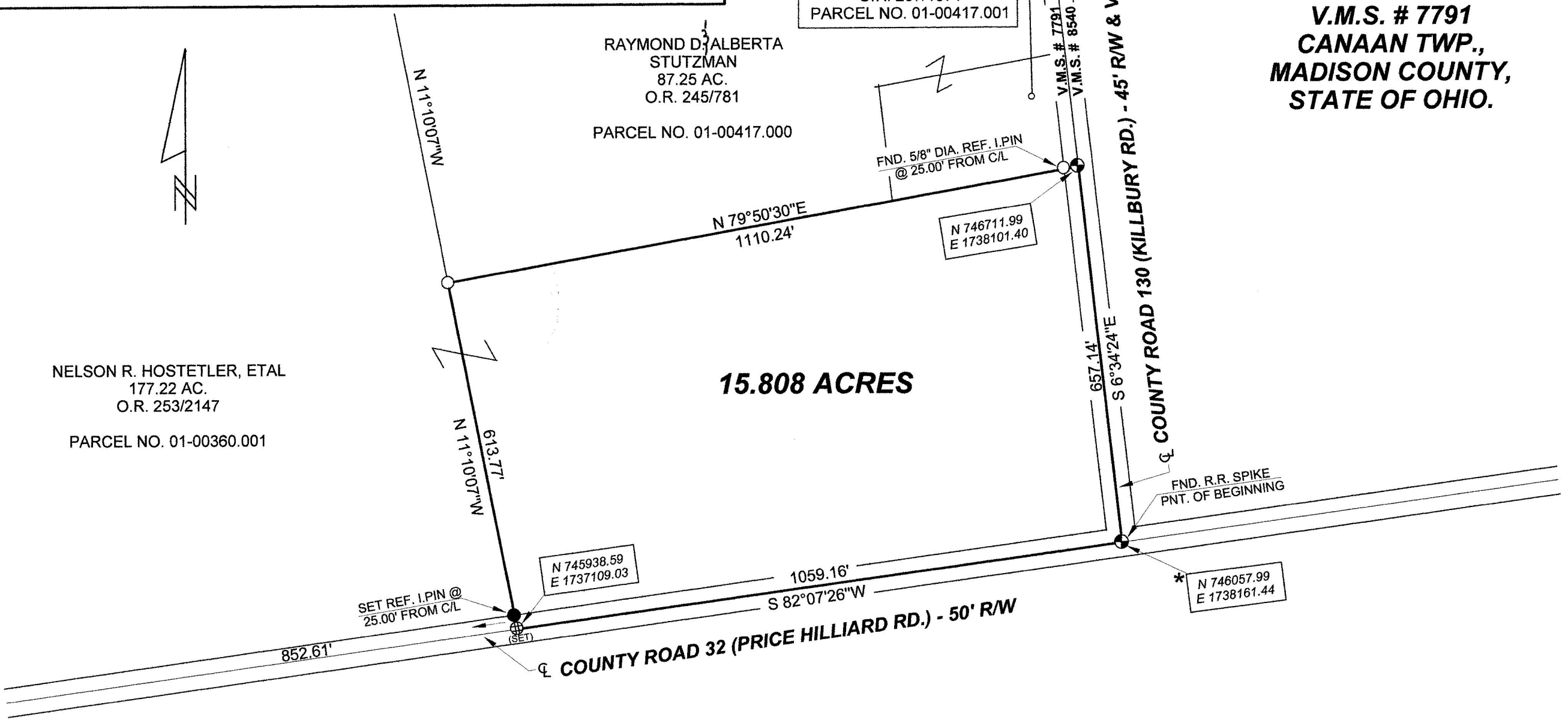
PARCEL NO. 01-00417.000

RAYMOND D. ALBERTA  
STUTZMAN 1.50 AC.  
O.R. 257/1571  
PARCEL NO. 01-00417.001

**15.808 ACRES**

☪ COUNTY ROAD 32 (PRICE HILLIARD RD.) - 50' RW

☪ COUNTY ROAD 130 (KILLBURY RD.) - 45' RW & V.M.S. LINE



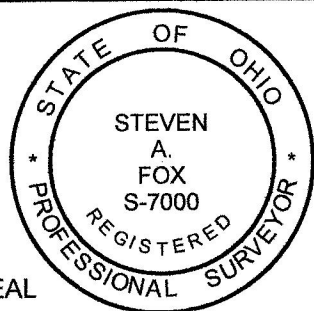
\* N 746057.99  
E 1738161.44  
NOTE: USED SURVEY VOL. 49-09 FOR BEARINGS  
STATE PLANE SOUTH COORDINATES FOR ROAD  
CORNERS.

### REFERENCE MATERIALS

- ① SURVEY NUMBER 49-09
- ② SURVEY NUMBER 17-95
- ③
- ④
- ⑤

Official Record 253 Page 2147  
Prior Deed Volume \_\_\_\_\_ Page \_\_\_\_\_  
Basis of Bearing VRS STATE PLANE COORDS. (SOUTH ZONE)  
C/L CO. RD. 130 - S 6° 34' 24" E

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JAMES DUTTON



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

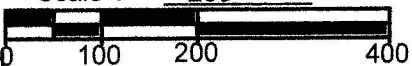
APRIL 2, 2016  
Date of Survey

Isa. 28:17a

### LEGEND

- ⊕ R.R. spike-fnd.
- Iron pin - 5/8" dia. fnd.
- ⊗ Survey nail- set
- ⊠ 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" = 200 feet





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### Description of 15.808 Acres

Being part of V.M.S. #7791, and being part of a 177.22 acre tract of land, (PN01-00360.001), now or formerly owned by Nelson R. Hostetler, et al, O.R. 253, page 2147, Canaan Township, Madison County, State of Ohio and being more particularly described as follows:

Beginning at an existing railroad spike located at the intersection of the centerline of County Road 130 (Killbury Rd.) and East Line of V.M.S. #7791 with the centerline of County Road 32 (Price Hilliard Rd.), said point being referenced by State Plane Coors. (South Zone) N 746057.99, E 1738161.44, said point being Grantor's Southeast corner and Southeast corner of hereinafter described 15.808 acre tract;

Thence along the centerline of County Road 32, **South 82 deg. 07 min. 26 sec. West** for a distance of **1059.16 feet** to a survey nail set; (said point referenced by State Plane Coors. (South Zone) N 745938.59, E 1737109.03);

Thence **North 11 deg. 10 min. 07 sec. West** for a distance of **613.77 feet** to a 5/8 inch dia. iron pin found at the Southwest corner of a 87.25 acre tract of land, now or formerly owned by Raymond D. & Alberta Stutzman, O.R. 245, page 781 (passing over an iron pin set at a distance of 25.00 feet);

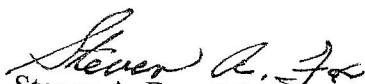
Thence along the South Line of said 87.25 acre tract and then along the South Line of a 1.50 acre tract of land, now or formerly owned by Raymond D. & Alberta Stutzman, O.R. 257, page 1571, **North 79 deg. 50 min. 30 sec. East** for a distance of **1110.24 feet** to a railroad spike found on the centerline of County Road 130 and East Line of V.M.S. #7791, said point referenced by State Plane Coors. (South Zone) N 746711.99, E 1738101.40 (passing over a 5/8 inch dia. iron pin found at a distance of 1085.24 feet);

Thence along said centerline **South 06 deg. 34 min. 24 sec. East** for a distance of **657.14 feet** to a railroad spike found on the centerline of County Road 32 and the place of beginning.

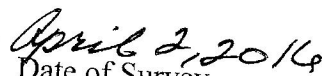
Containing **15.808 acres**, more or less, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated April 2, 2016. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 253, page 2147

Basis of bearings, VRS State Plane Coors (South Zone), centerline of C.R. 130, South 06 deg. 34 min. 24 sec. East

  
Steven A. Fox, P.S. 7000



  
Date of Survey

Job No. 16084