

PLAT of SURVEY

FOX SURVEYING COMPANY

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

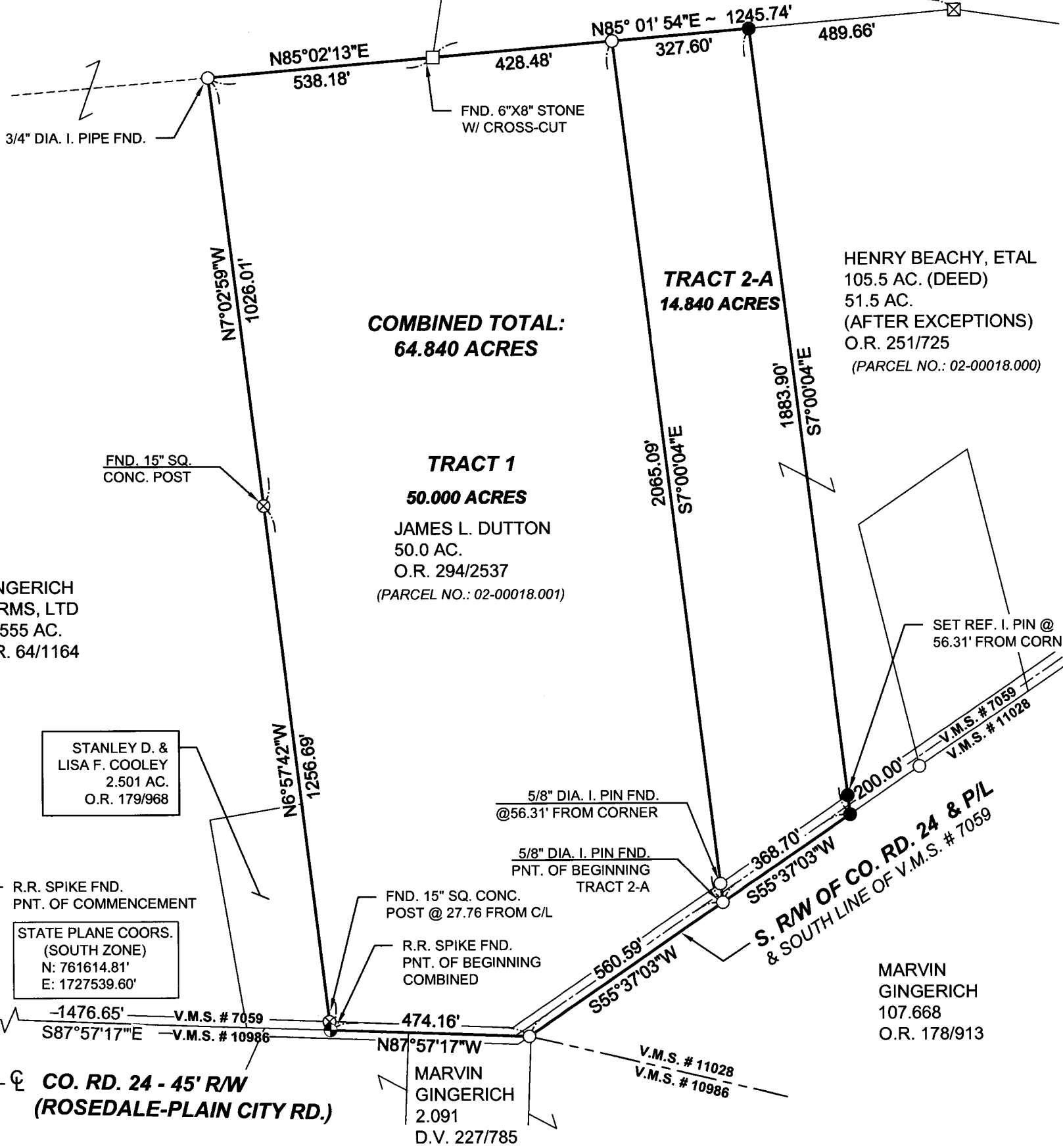
Prospect, Ohio 43342-0133
foxsurveying@frontier.com

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



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

JAMES L. DUTTON
82.486 AC.
O.R. 296/2105



THIS SURVEY WAS PERFORMED AT THE REQUEST OF : HENRY BEACHY

| REFERENCE MATERIALS |
|---|
| ① SURVEY BY S. FOX - DATED 12-03-2016 |
| ② SURVEY BY S. FOX - DATED 12-18-2013 |
| ③ SURVEY BY S. FOX - DATED 11-10-2012 |
| ④ SURVEY BY R. BAKER - DATED 12-10-2003 |
| ⑤ SURVEY BY W. BROWNING - DATED OCT. 1994 |
| Official Record 294 Page 2537 |
| Prior Deed Volume _____ Page _____ |
| Basis of Bearing VRS. STATE PLANE COORS. (SOUTH ZONE) |
| C/L OF C.R. 24 - S 87°57'17"E |

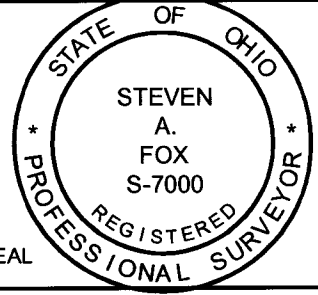
| LEGEND |
|---|
| Scale 1" = 300 feet |
| R.R Spike Fnd. |
| 5/8" dia. Iron pin fnd. |
| Survey nail set |
| Stone found |
| State hwy R/W monument fnd. |
| 5/8" dia. iron pin set with a plastic cap stamped " FOX SURVEYING CO" |
| Survey (MAG) spike set |
| Monument Box found |

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

02-06-2018
Date of Survey





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Description of 64.840 Acres

Tract 1 and Tract No. 2-A Combined

Being part of V.M.S. #7059, and being a 50.000 acre tract of land, Parcel No. 02-00018.001, now or formerly owned by James L. Dutton, O.R. 294, page 2537, and being part of a 105.50 acre tract of land, Parcel No. 02-00018.000, now or formerly owned by Henry Beachy, et al, O.R. 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 Road) with the centerline of County Road 24 (Plain City-Rosedale Rd.) and South Line of V.M.S. #7059, said point referenced by State Plane Coordinates (South Zone), (N:761614.81', E:1727539.60');

Thence along the centerline of County Road 24 and said V.M.S. Line, South 87 deg. 57 min. 17 sec. East for a distance of 1476.65 feet to a railroad spike found at the Southwest corner of aforesaid 50.000 acre tract, said point being the Southwest corner of hereinafter described 64.840 acre tract and the point of beginning.

Thence along the West Line of aforesaid 50.000 acre tract, and East Line of a 2.501 acre tract of land, now or formerly owned by Stanley D. & Lisa F. Cooley, O.R. 179, page 968, and then along the East Line of a 74.555 acre tract of land, now or formerly owned by Gingerich Farms, Ltd, O.R. 64, page 1164, **North 06 deg. 57 min. 42 sec. West** for a distance of **1256.69 feet** to a 15 inch dia. square post found at an angle point (passing over a 15 inch square concrete post found at a distance of 27.76 feet);

Thence continuing along said West Line, and East Line of said 74.555 acre tract, **North 07 deg. 02 min. 59 sec. West** for a distance of **1026.01 feet** to a 3/4 inch dia. iron pipe found at the Northwest corner of said original 50.000 acre tract, said point being a corner of said 74.555 acre tract;

Thence along the North Line of said original tract, and South Line of said 74.555 acre tract, **North 85 deg. 02 min. 13 sec. East** for a distance of **538.18 feet** to a 6 inch by 8 inch stone with a cross-cut found at a Southeast corner of said 74.555 acre tract, said point being the Southwest corner of an 82.486 acre tract of land, now or formerly owned by James L. Dutton, O.R. 296, page 2105;

Thence continuing along said North Line, and South Line of said 82.486 acre tract, and then along the North Line of aforesaid 105.50 acre tract, **North 85 deg. 01 min. 54 sec. East** for a distance of **756.08 feet** (passing over a 5/8 inch dia. iron pin found at a distance of 428.48 feet);

Thence **South 07 deg. 00 min. 04 sec. East** for a distance of **1883.90 feet** to an iron pin set on the South Right-of-Way of County Road 24 and South Line of V.M.S. #7059 (passing

over an iron pin set at a distance of 1827.59 feet);

Thence along said South Right-of-Way Line and South V.M.S. Line, and North Line of V.M.S. #11028, **South 55 deg. 37 min. 03 sec. West** for a distance of **929.29 feet** to a 5/8 inch dia. iron pin found on the centerline of County Road 24 extended (passing over a 5/8 inch dia. iron pin found at a distance of 368.70 feet);

Thence along the centerline of County Road 24 and South Line of V.M.S. #7059, and North Line of V.M.S. #10986, **North 87 deg. 57 min. 17 sec. West** for a distance of **474.16 feet** to a railroad spike found and the place of beginning.

Containing **64.840 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 February 6, 2018. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

For Auditor's Purposes: 50.000 acres, more or less, from PN 02-00018.001

14.840 acres, more or less, from PN 02-00018.000

Prior Deed, O.R. 251, page 725, O.R. 294, page 2537

Basis of bearings, VRS State Plane Coors. (South Zone), centerline of C.R. 24, South 87 deg. 57 min. 17 sec. East

Steven A. Fox
Steven A. Fox, P.S. 7000



Feb. 6, 2018
Date of Survey
Job No.18021



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Description of 14.840 Acres

Tract No. 2-A

Being part of V.M.S. #7059, and being part of a 105.50 acre tract of land, Parcel No. 02-00018.000, now or formerly owned by Henry Beachy, et al, O.R. 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 Road) with the centerline of County Road 24 (Plain City-Rosedale Rd.) and South Line of V.M.S. #7059, said point referenced by State Plane Coordinates (South Zone), (N:761614.81', E:1727539.60');

Thence along the centerline of County Road 24 and said V.M.S. Line, South 87 deg. 57 min. 17 sec. East for a distance of 1950.81 feet to a 5/8 inch dia. iron pin found on the centerline of County Road 24 extended, said point being the corner to V.M.S. #10986 and #11028 (passing over a railroad spike found at a distance of 1476.65 feet);

Thence continuing along the South Line of V.M.S. #7059 and South Right of Way Line of County Road 24, and North Line of V.M.S. #11028, North 55 deg. 37 min. 03 sec. East for a distance of 560.59 feet to a 5/8 inch dia. iron pin found at the Southwest corner of said 105.50 acre tract, and Southwest corner of hereinafter described 14.840 acre tract and the point of beginning.

Thence **North 07 deg. 00 min. 04 sec. West** for a distance of **2065.09 feet** to a 5/8 inch dia. iron pin found on Grantor's North Line and South Line of an 82.486 acre tract of land, now or formerly owned by James L. Dutton, O.R. 296, page 2105 (passing over a 5/8 inch dia. iron pin found at a distance of 56.31 feet);

Thence along Grantor's North Line, and South Line of said 82.486 acre tract, **North 85 deg. 01 min. 54 sec. East** for a distance of **327.60 feet** to an iron pin set;

Thence **South 07 deg. 00 min. 04 sec. East** through Grantor's property for a distance of **1883.90 feet** to an iron pin set on the South Right-of-Way of County Road 24 and South Line of V.M.S. #7059 and North Line of V.M.S. #11028 (passing over an iron pin set at a distance of 1827.59 feet);

Thence along said South Right-of-Way Line and V.M.S. Line, **South 55 deg. 37 min. 03 sec. West** for a distance of **368.70 feet** to a 5/8 inch dia. iron pin found and the place of beginning.

Containing **14.840 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 February 6, 2018. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed, O.R. 251, page 725

Basis of bearings, VRS State Plane Coors. (South Zone), centerline of C.R. 24, South 87 deg. 57 min. 17 sec. East

Steven A. Fox
Steven A. Fox, P.S. 7000



Feb. 6, 2018
Date of Survey
Job No. 18021