

# PLAT of SURVEY

FOX SURVEYING COMPANY

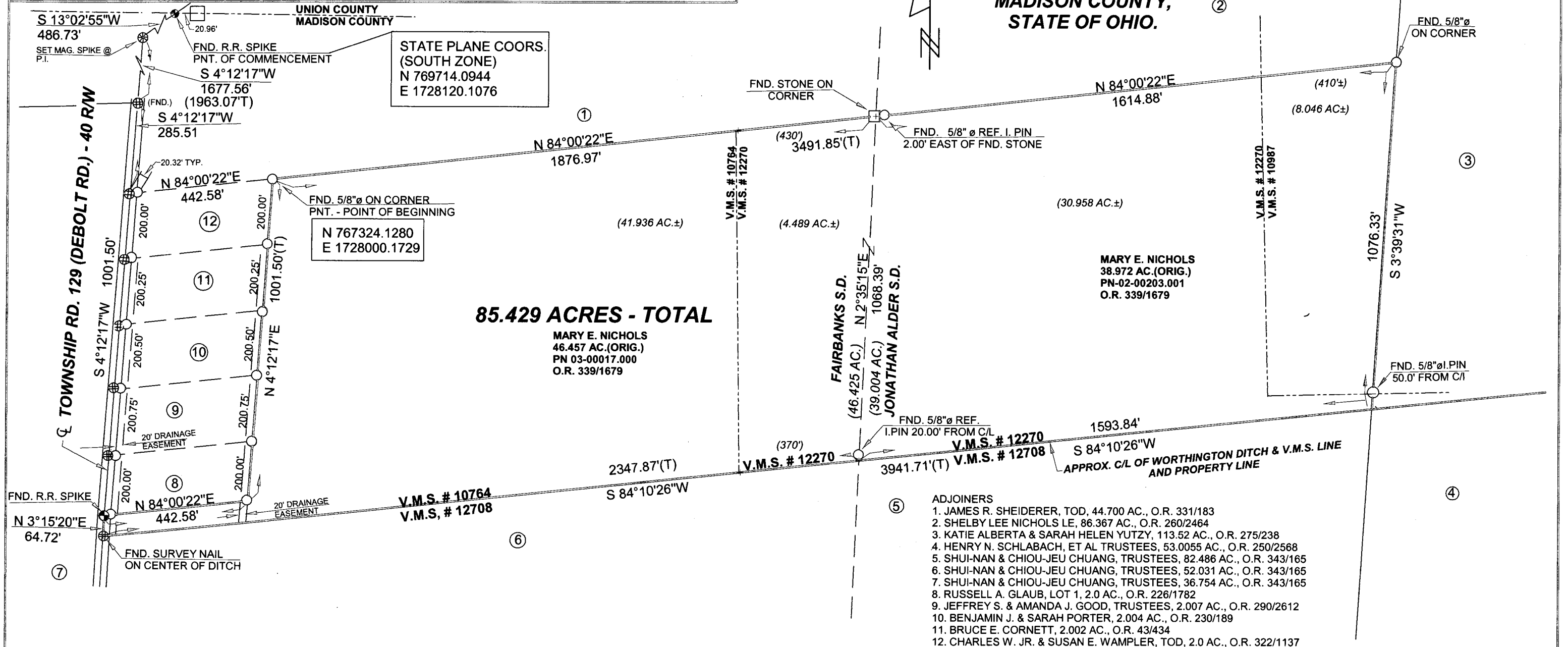
106 S. Elm St.  
P.O. Box 133

Prospect, Ohio 43342-0133  
foxsurveying@frontier.com

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



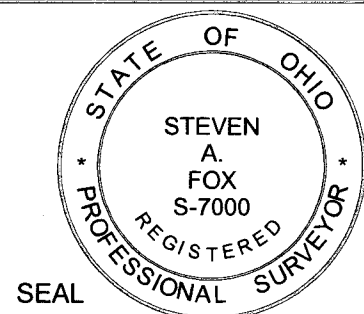
V.M.S. # 10764, 12770, 10987,  
DARBY TOWNSHIP,  
MADISON COUNTY,  
STATE OF OHIO.



### REFERENCE MATERIALS

- ① S # 21-14
  - ② S # 54-94
  - ③ S # 91-96
  - ④ S # 55-98
  - ⑤
- Official Record 339 Page 1679  
 Prior Deed Volume \_\_\_\_\_ Page \_\_\_\_\_  
 Basis of Bearing REF. NO. 3 - C/L OF TWP. RD. 129  
(S 4°12'17"W)

THIS SURVEY WAS PERFORMED AT THE REQUEST OF: FIRST OHIO TITLE AGENCY, LTD.



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

REV'D. JAN. 31, 2019  
JANUARY 26, 2019

Date of Survey

Isa. 28:17a

### LEGEND

- Scale 1" = 300 feet
- ⊙ R.R. spike - fnd.
  - Iron pin - 5/8" fnd.
  - ⊕ Survey nail - fnd.
  - Stone found
  - ⊙ State hwy R/W monument found
  - 5/8" dia. iron pin set with a plastic cap stamped "FOX SURVEYING CO"
- 0 150 300 600
- ⊕ Survey (MAG) spike set
  - ⊠ Monument box found



## FOX SURVEYING COMPANY

Prospect, Ohio 43342

Fax. (740) 494-2730

Ph. (740) 494-2028

Cell: (740) 802-3269

106 S. Elm Street  
P.O. Box 133

### Description of 85.429 Acres

Being part of V.M.S. #10764, #12270, and #10987, and being an original 46.457 acre tract (PN 03-00017.000) and 38.972 acre tract (PN 02-00203.001) of land, now or formerly owned by Mary E. Nichols, O.R. 339, page 1679, Darby Township, Madison County, State of Ohio and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the Union County-Madison County Line with the centerline of Township Road 129 (DeBolt Rd.), said point referenced by State Plane Coordinates (South Zone), N 769714.0944, E 1728120.1076;

Thence along the centerline of Township Road 129, South 13 deg. 02 min. 55 sec. West for a distance of 486.73 feet to a Survey (Mag) Spike set at an angle point;

Thence continuing along said centerline, South 04 deg. 12 min. 17 sec. West for a distance of 1963.07 feet to a survey nail found at the Southwest corner of a 44.7 acre tract of land now or formerly owned by James R. Sheiderer, TOD, O.R. 331, page 183, and the Northwest corner of a 2.0 acre tract of land, now or formerly owned by Charles W. & Susan E. Wampler, TOD, O.R. 322, page 1127 (passing over a survey nail found at a distance of 1677.56 feet);

Thence along the Southerly Line of said 44.7 acre tract and the Northerly Line of said 2.0 acre tract, North 84 deg. 00 min. 22 sec. East for a distance of 442.58 feet to a 5/8 inch dia. iron pin found at Grantor's Northernmost Northwest corner, said point being the Northeast corner of said 2.0 acre tract and in the South Line of said 44.7 acre tract, and point of beginning of hereinafter described 85.429 acre tract, referenced by State Plane coordinates (South Zone), N767324.1280, E1728000.1729 (passing over a 5/8 inch dia iron pin found at a distance of 20.32 feet);

Thence along Grantor's North Line, and South Line of aforesaid 44.7 acre tract, and then along the South Line of an 86.367 acre tract of land, now or formerly owned by Shelby Lee Nichols, LE, O.R. 260, page 2464, **North 84 deg. 00 min. 22 sec. East** for a distance of **3491.85 feet** to a 5/8 inch dia. iron pin found at Grantor's Northeast corner and Southeast corner of said 86.367 acre tract, said point also being in the West Line of a 113.52 acre tract of land, now or formerly owned by Katie Alberta & Sarah Helen Yutzy, O.R. 275, page 238 (passing over the East Line of V.M.S. #10764 at a distance of 1446.97 feet, more or less, a stone found on a parcel line and Southeast corner of aforesaid 44.7 acre tract and the line between Fairbanks School District and Jonathan Alder School District at a distance of 1876.97 feet, a 5/8 inch dia. iron pin found at a distance of 1878.97 feet, and the East Line of V.M.S. #12270 at a distance of 3081.85 feet, more or less;

Thence along Grantor's East Line, and West Line of said 113.52 acre tract **South 03 deg. 39 min. 31 sec. West** for a distance of **1076.33 feet** to a point on or near the centerline of Worthington Ditch and South Line of V.M.S. #12270, said point being Grantor's Southeast

corner and Southwest corner of said 113.52 acre tract and Northwest corner of a 53.0055 acre tract of land, now or formerly owned by Henry N. Schlabach, O.R. 250, page 2568, said point also being the Northeast corner of an 82.486 acre tract of land, now or formerly owned by Shui-Nan & Chiou-Jeu Chuang, Trustees, O.R. 343, page 165 (passing over a 5/8 inch dia. iron pin found on the approximate South Line of V.M.S. #10987 at a distance of 1026.33 feet);

Thence along Grantor's South Line and North Line of said 82.486 acre tract, and approximate centerline of Worthington Ditch and South Line of V.M.S. 12270, and then also along the South Line of V.M.S. #10764, and North Line of a 52.031 acre tract of land, now or formerly owned by Shui-Nan & Chiou-Jeu Chuang, Trustees, O.R. 343, page 165, **South 84 deg. 10 min. 26 sec. West** for a distance of **3941.71 feet** to a survey nail found on the centerline of Township Road 129, said point being Grantor's Southwest corner, said point also being the Northwest corner of aforesaid 52.031 acre tract (passing over a parcel line and Northwest corner of aforesaid 82.486 acre tract, and Line between Jonathan Alder School District and Fairbanks School District at a distance of 1593.84 feet, and the West Line of V.M.S. #12270 at a distance of 1963.84 feet, more or less.);

Thence along the centerline of Township Road 129, **North 03 deg. 15 min. 20 sec. East** for a distance of **64.72 feet** to a railroad spike found at the Southwest corner of a 2.0 acre tract of land, now or formerly owned by Russell A. Glaub, O.R. 226 page 1782;

Thence along the Southerly Line of said 2.0 acre tract, **North 84 deg. 00 min. 22 sec. East** for a distance of **442.58 feet** to a 5/8 inch dia. iron pin found at the Southeast corner of said 2.0 acre tract (passing over a 5/8 inch dia. iron pin found at a distance of 20.32 feet);

Thence along Grantor's West Line and East Line of aforesaid Glaub 2.0 acre tract, then along the East Line of a 2.007 acre tract of land, now or formerly owned by Jeffrey S. & Amanda J. Good, Trustees, O.R. 290, page 2612, then along the East Line of a 2.004 acre tract of land, now or formerly owned by Benjamin & Sarah Porter, O.R. 230, page 189, then along the East Line of a 2.002 acre tract of land, now or formerly owned by Bruce E. Cornett, O.R. 43, page 434, and then along the East Line of aforesaid 2.0 acre tract owned by Wampler, **North 04 deg. 12 min. 17 sec. East** for a distance of **1001.50 feet** to a 5/8 inch dia. iron pin found at Grantor's Northern most Northwest corner and Wampler's Northeast corner (passing over 5/8 inch dia. iron pins found at the Southeast corner of aforesaid 2.007 acre tract at a distance of 200.00 feet, the Southeast corner of aforesaid 2.004 acre tract at a distance of 400.75 feet, the Southeast corner of aforesaid 2.002 acre tract at a distance of 601.25 feet, and the Southeast corner of aforesaid 2.0 acre tract at a distance of 801.50 feet) and the place of beginning.

Containing **85.429 acres**, more or less, of which 41.936 acres, more or less, is in V.M.S. #10764, 35.447 acres, more or less, is in V.M.S. #12270, and 8.046 acres, more or less, is in V.M.S. #10987, 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 January 26, 2019, revised January 31, 2019.

Prior Deed, O.R. 339, page 1679

Basis of bearings, Survey # 91-96, centerline of Twp. Rd. 129, South 04 deg. 12 min. 17 sec. West

For Auditor's Purposes: PN 03-00017.000 now 46.425 acres, more or less

PN 02-00203.001 now 39.004 acres, more or less

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



*Revised Jan. 31, 2019*  
*Jan. 26, 2019*  
Date of Survey  
Job No. 19020