

# PLAT of SURVEY

FOX SURVEYING COMPANY

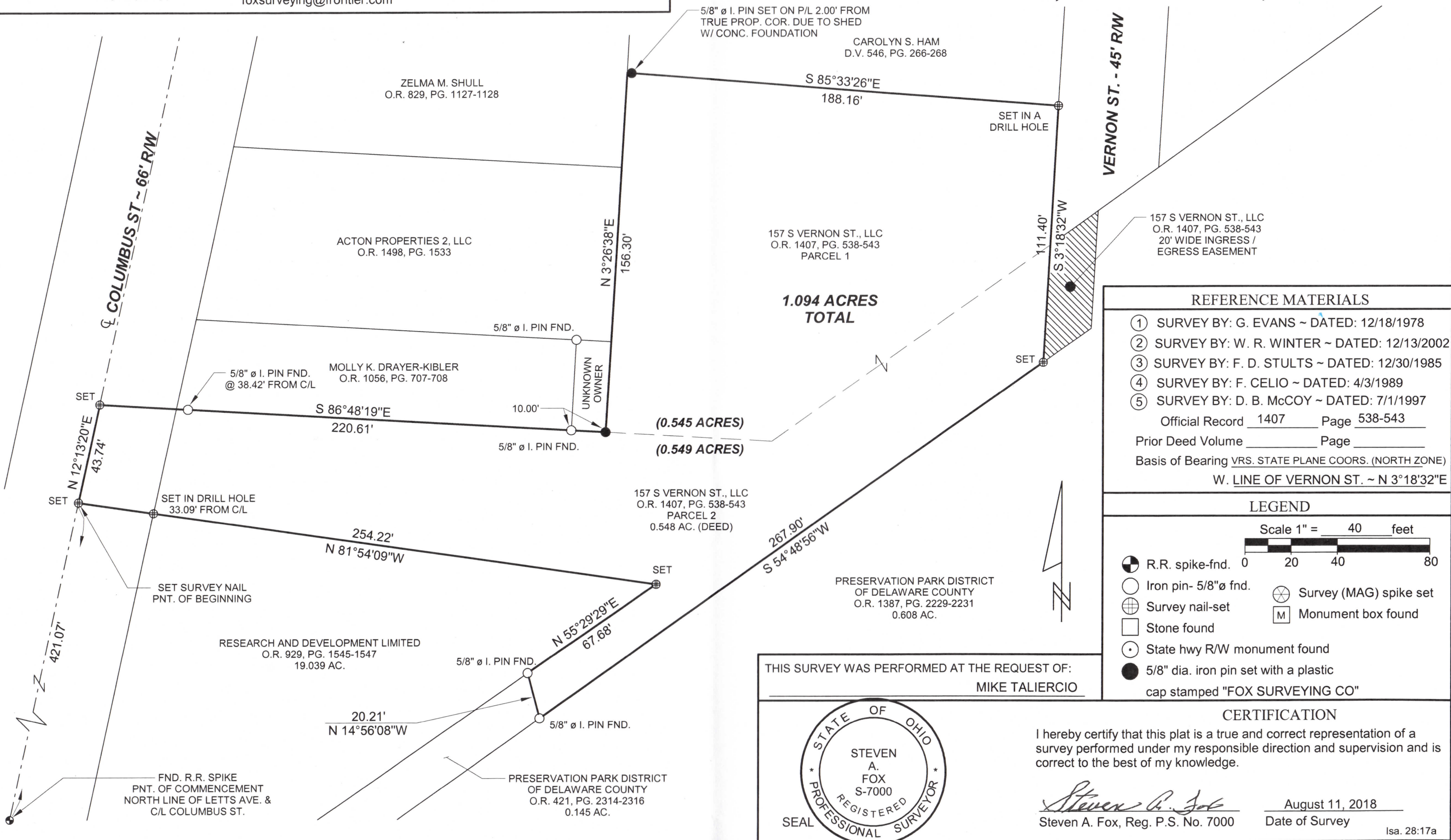
106 S. Elm St.  
P.O. Box 133

Prospect, Ohio 43342-0133  
foxsurveying@frontier.com

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



BEING PART OF F.L. 10 OF QUARTER TWP. 4  
TWP.-4-NORTH, RANGE-17-WEST, VILLAGE OF,  
SUNBURY, DELAWARE COUNTY, STATE OF OHIO.



## REFERENCE MATERIALS

- ① SURVEY BY: G. EVANS ~ DATED: 12/18/1978
  - ② SURVEY BY: W. R. WINTER ~ DATED: 12/13/2002
  - ③ SURVEY BY: F. D. STULTS ~ DATED: 12/30/1985
  - ④ SURVEY BY: F. CELIO ~ DATED: 4/3/1989
  - ⑤ SURVEY BY: D. B. MCCOY ~ DATED: 7/1/1997
- Official Record 1407 Page 538-543  
Prior Deed Volume \_\_\_\_\_ Page \_\_\_\_\_  
Basis of Bearing VRS. STATE PLANE COORS. (NORTH ZONE)  
W. LINE OF VERNON ST. ~ N 3°18'32"E

## LEGEND

- Scale 1" = 40 feet
- 0 20 40 80
- R.R. spike-fnd.
  - Iron pin- 5/8"  $\varnothing$  fnd.
  - Survey nail-set
  - 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

**DESCRIPTION OF A 1.094 ACRE TRACT**  
**As Shown on the Plat Recorded in**  
**VOLUME 15 , PAGE 86 of the SURVEY RECORDS**  
**of the DELAWARE COUNTY ENGINEER**  
**as Found in the**  
**DELAWARE COUNTY MAP DEPARTMENT**  
**DELAWARE COUNTY, OHIO**

Being part of Quarter-Township 4, Township – 4 North, Range – 17 – West, Village of Sunbury, Delaware County, State of Ohio and being all of Parcel 1 and Parcel 2 as conveyed to 157 S Vernon St., LLC as recorded in Official Record 1407, pages 538 through 543, and being more particularly described as follows:

**COMMENCING** at a Railroad Spike found at the intersection of the centerline of Columbus Street with the extension of the North right-of-way line of Letts Avenue, thence with said centerline of Columbus Street (66' R/W), North 12 deg. 13 min. 20 sec. East for a distance of 421.07 feet to a survey nail set at a Southwest corner of the hereinafter described 1.094 acre tract and the **TRUE POINT OF BEGINNING**

Thence continuing with said centerline of Columbus St. **North 12 deg. 13 min. 20 sec. East** for a distance of **43.74 feet** to a survey nail set;

Thence along a North line of said Parcel 2 **South 86 deg. 48 min. 19 sec. East** for a distance of **220.61 feet** to an iron pin set (passing over a 5/8 inch dia. iron pin found at a distances of 38.42 feet, and a 5/8 inch dia. iron pin found at a distances of 210.61 feet;

Thence along the West line of said Parcel 1 **North 3 deg. 26 min. 38 sec. East** for a distance of **156.30 feet** to an iron pin set;

Thence along a North line of said Parcel 1 **South 85 deg. 33 min. 26 sec. East** for a distance of **188.16 feet** to a survey nail set in a drill hole on the West line of Vernon Street (45' R/W);

Thence along the West line Vernon St. and the East line of said Parcel 1 and Parcel 2 **South 3 deg. 18 min. 32 sec. West** for a distance of **111.40 feet** to a survey nail set;

Thence along the South line of said Parcel 2 **South 54 deg. 48 min. 56 sec. West** for a distance of **267.90 feet** to a 5/8 inch dia. iron pin found;

Thence along a West line of said Parcel 2 **North 14 deg. 56 min. 08 sec. West** for a distance of **20.21 feet** to a 5/8 inch dia. iron pin found;

Thence along a North line of said Parcel 2 **North 55 deg. 29 min. 29 sec. East** for a distance of **67.68 feet** to a survey nail set;

Thence along a South line of said Parcel 2 **North 81 deg. 54 min. 09 sec. West** for a distance of **254.22 feet** to a survey nail set (passing over a survey nail set in a drill hole at a distance of 221.13 feet) to the **TRUE PLACE OF BEGINNING**.

DESCRIPTION FOR CLOSING ONLY  
☒ RPC Approval Required  
☒ Municipal Approval Required  
☒ Delaware County Engineer

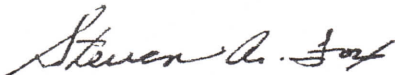
8-30-18



Containing **1.094 acres**, more or less, of which 0.545 acres are out of Parcel 1 and 0.549 acres are out of Parcel 2, 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 August 11, 2018. All 5/8 inch dia. Iron pins set have a plastic identity cap with the inscription "Fox Surveying Co."

Prior Deed: Official Record 1407, Pages 538 - 543

Basis of bearings, Ohio State Plane Coordinate System (North Zone) as observed along the West line of Vernon St. (North 3 deg. 18 min. 32 sec. East)

  
Steven A. Fox, P.S. 7000



*Aug. 11, 2018*  
Date of Survey  
Job No. 18288