



90533 Fee \$5.00 114675 VOL. 237 PG. 291

**Know all Men by these Presents**

That Robert A. Neill and Rebecca A. Neill, husband and wife,

of the Townships of Darby and Pike, County of Union and Madison and State of Ohio, Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to them paid by

Walter Beachy and Mary Jane Beachy, husband and wife,

of the Township of Pike, County of Madison and State of Ohio, Grantee, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee

following Real Estate situated in the County of Union and Madison in the State of Ohio and bounded and described as follows:

BEGINNING at a point in the center line of the Lombard-Chuckery Road in Pike Township, Madison County, Ohio, corner to Walter Thiergartner; thence with the North line of said Thiergartner, (passing an iron pin at 22 feet) S. 83° 41' W - 663.9 feet to an iron pin in a line of Harold J. Nicol et al; thence with his line for three calls N. 7° 07' E - 197 feet to a stone (found), N 2° 21' E - 229.04 feet to a stone (found) and N 19° 06' E - 586.74 feet to a second post; thence S. 79° 26' E - 453.75 feet to an iron pin; thence N. 31° 29' E - 210.7 feet to an iron pin; thence S. 68° 54' E - 25 feet to an iron pin; thence with the center line of the Lombard-Chuckery Road (produced) for two calls, S 19° 56' W - 775.5 feet to an iron pin and S 24° 15' E - 288.42 feet to the beginning, containing 10.806 acres of land, more or less, of which 0.803 acres are in V.M.S. 5743 Darby Twp. and 2.203 acres are in V.M.S. 4820 - 4945 - 5207 in Union Township, Union County, Ohio and 3.913 acres are in V.M.S. 5743 and 3.887 acres are in V.M.S. 4820 - 4945 - 5207 in Pike Township, Madison County, Ohio.

Auditor's Duplicate shows a total of 3 acres in Union County, and 7.790 acres in Madison County, or 10.790 in all.

Warren G. Sutton, Auditor  
JUL 8 1977

WALTER G. SUTTON, County Auditor  
JUL 14 1977

Last Transfer: Deed Record Volume 229, Page 31

To have and to hold said premises, with all the privileges and appurtenances thereto belonging to the said Grantee,

Walter Beachy and Mary Jane Beachy

And the said Grantor, Robert A. Neill and Rebecca A. Neill, their heirs and assigns forever,

do hereby covenant with the said Grantee, Walter Beachy and Mary Jane Beachy, for themselves and their heirs,

their heirs and assigns, that they are lawfully seized of the premises aforesaid, that the said premises are Free and Clear from all Encumbrances whatsoever

TRANSFERRED  
JUL 14 1977

WARREN G. SUTTON, Auditor  
MADISON COUNTY, OHIO

**PT. OF T.80 AC. - PART OF Co. Auditor's Tax Parcel No. 15.00008**

DESCRIPTION of a newly performed field survey of 167,999 square feet or 3.8567 acres of land situated within Pike Civil Township, Madison County, State of Ohio... being on both the westerly and the easterly side of Little Darby Creek (inclusive of the creek)... having 1.331 acres in VMS 4820, 4945 & 5207 and a portion of the 3.887 acres therein and having 2.526 acres in VMS 5743 and a portion of the 3.913 acres therein... being the southerly portion of the total 10.790 acres described in Madison County Deed Records Book 237 at Page 291... the easterly boundary herein is common with the center of Lombard-Chuckery Road (aka County Road # 29)... said 3.8567 acres being bounded and more particularly described as follows:

Commence as a point of reference with the centerline of State Route # 38 and State Route # 161 which intersection is on the westerly side of Little Darby Creek and in Union Township of Union County... then with the centerline of State Route # 38 go in a southwesterly direction 641.14 feet to a P.K. Nail (passing the county line at 618.91 feet)... then with the northerly line of a certain 18.294 acres S 56 deg 15 min 00 sec E - 373.74 feet to an iron pipe found (passing a pipe at 30.02 feet)... then S 19 deg 06 min 00 sec W 166.55 feet to a stone... then S 02 deg 23 min 08 sec W 132.23 feet to a 3/4 inch iron pipe set and being the true point of beginning;

Thence: N 83 deg 41 min 00 sec E 521.107 feet to a 3/4 inch pipe set in the centerline tangent of Lombard-Chuckery Road;

Thence: With said tangent... S 19 deg 56 min 00 sec W 14.400 feet to a 3/4 inch reinforcing rod found at the roadway P.I.;

Thence: Again with the centerline tangent... S 24 deg 15 min 00 sec E 228.420 feet to a P.K. Nail set at the southeasterly corner of said 10.790 acres described in Volume 237 at Page 291;

Thence: With the southerly boundary thereof... S 83 deg 41 min 00 sec W (passing a 3/4 inch reinforcing rod found at 22.00 feet)... a total distance of 663.900 feet to a 3/4 inch rod found;

Thence: N 07 deg 07 min 00 sec E 197.000 feet to a stone existing;

Thence: N 02 deg 21 min 00 sec E 96.817 feet to the point of beginning;

Containing 167,999 square feet or 3.8567 acres of land and found presently in the name of Walter Beachy and Mary Jane Beachy... the total tract found of record in Deed Volume 237 at Page 291.

Being a portion of County Engineer's Aerial Map... Parcel # 192

Being in Madison County and in Pike Township.

Bearings adapted to Book 237 at Page 291 and Book 171 at Page 134... this premises is on both sides of Little Darby Creek and contains a house trailer, a well and a septic tank with leaching field.

All corners were either found or set at the time of making this field survey in March, April and May, 1985.

I Certify that this plat and or map, this description and the survey on which they are based was made by the undersigned in accordance with the minimum standard detail requirements for land title surveys jointly established by American Land Title and the American Congress of Surveying and Mapping... adopted in 1962.

In my opinion the above description defines the actual boundary lines and this map does delineate the actual field conditions found to exist at the time of such field survey.

Rodney Irwin Baker May 10 th., 1985

Rodger Irwin Baker... Ohio Surveyor # S-05539  
395 Old State Route # 56, London, Ohio, 43140  
Telephone: 614-852-0347



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Rodger Irwin Baker...Ohio Surveyor # S-05539