

0 10 20 30 40 50 100 150'

HORIZONTAL GRAPHIC SCALE 1" = 40'

ESTATE OF ELI C. BEACHY 70.369 ACRES Vol. 115 Pg. 446 AERIAL PARCEL N: 24 VMS 7754

TITLE: PLAT OF A LANDSPLIT FIELD SURVEY OF 1.0292 ACRES CIVIL TOWNSHIP OF DARBY - COUNTY OF MADISON AND STATE OF OHIO VMS 7754 SCALE: 1" = 40' PORTION OF 70.369 ACRES ELI C. BEACHY (ESTATE) LAFAYETTE-PLAIN CITY ROAD PLAIN CITY, OHIO



THIS IS TO CERTIFY THAT DURING THE MONTH OF AUGUST, 1986, I PERSONALLY MADE A FIELD SURVEY OF THE PREMISES PLATTED HEREON - BASED ON STEEL MARKERS FOUND AND AS PER DEED RECORDS. IN MY OPINION THIS PLAT IS TRUE & CORRECT.

Rodger Irwin Baker August 22, 1986
RODGER IRWIN BAKER SURVEYOR N: S. 05539
2121 U.S. RT. 42 SOUTH WEST
LONDON, OHIO 43140
TEL: 614-852-0347

AERIAL PARCEL N: 570 AUDITOR'S N: 02.00016
5.0009 ACRES Vol. 232 Pg. 235
ELI BEACHY, JR. & KATIE BEACHY
9830 LAFAYETTE-PLAIN CITY ROAD
PLAIN CITY, OHIO 43063
VMS 7754

DEED: 5.0009 ACRES
EXISTING RESIDENCE

NEW SURVEY AUGUST, 1986
HOUSE AND YARD SPLITOUT
44,831 SQ. FT.
OR
1.0292 ACRES

PART OF ORIGINAL 84 AC. & 3 RODS
CONVEYED TO ELI C. BEACHY YR. 1935
RECORDED Vol. 115 Pg. 446
CURRENTLY SHOWN AS 70.369 ACRES
AS PER AUDITOR'S TAX PARCEL N: 02.00015
EXISTING RESIDENCE

THIS PERIMETER ESTABLISHED IN ACCORDANCE WITH A PROVISION IN THE WILL OF MR. ELI C. BEACHY, SR. (DECEASED)

RIGHT OF WAY LINE (HWY.) N 31° 33' 53.8" E - 252.906'

HWY. RW PORTION 1953.08 SQ. FT. OR 0.0448 ACRE

N 30° 20' 00" W - 193.38' ALONG BERM & SHOULDER

N 30° 20' 00" E - 193.38' 1/2" PIPE FOUND DEED R. COR.

S 30° 20' 00" W - 254.770 FT.

N 61° 16' 00" W - 168.180 FT.

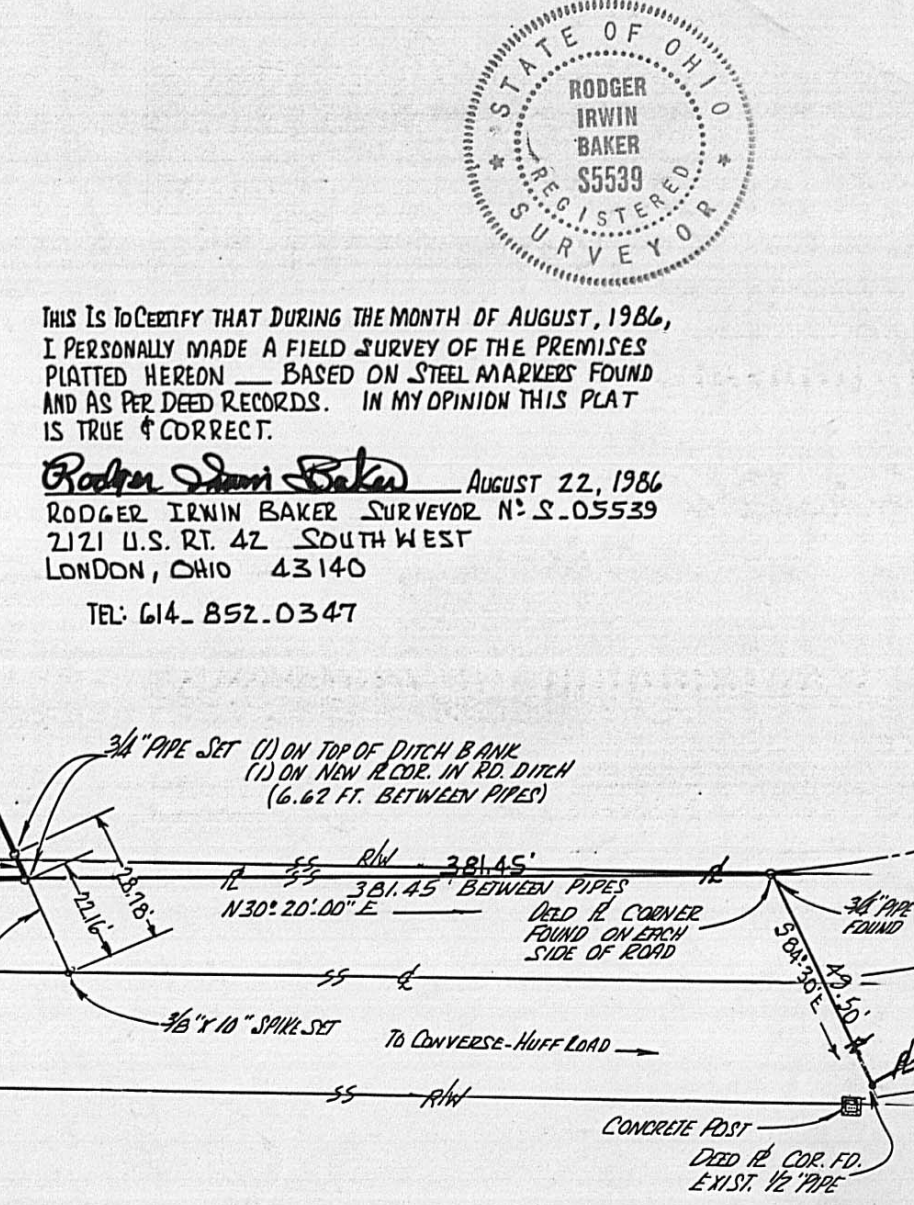
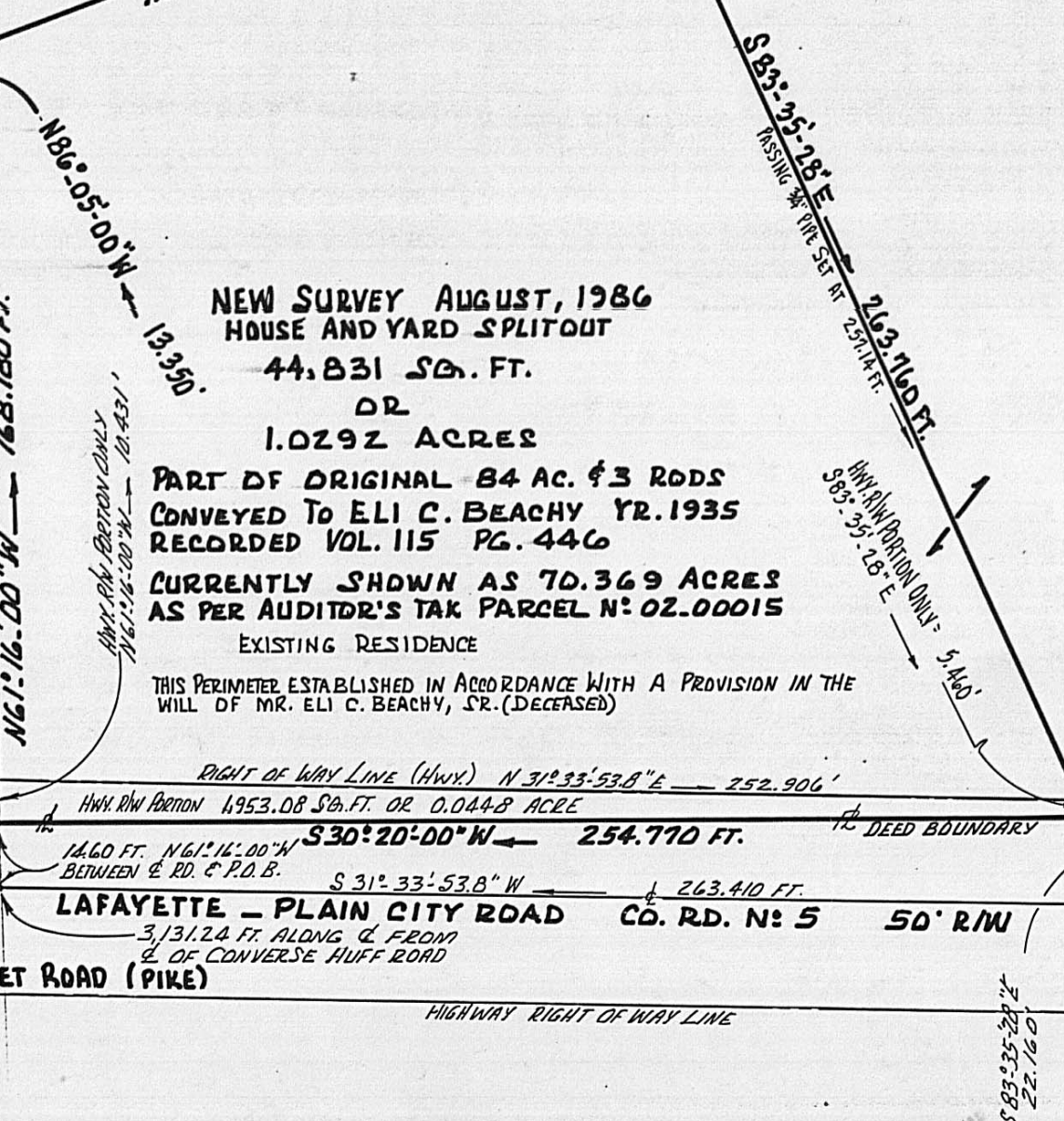
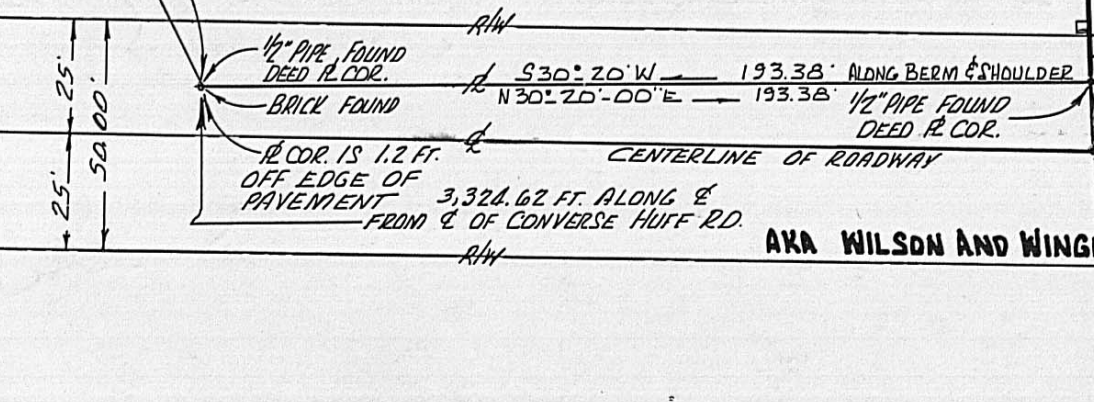
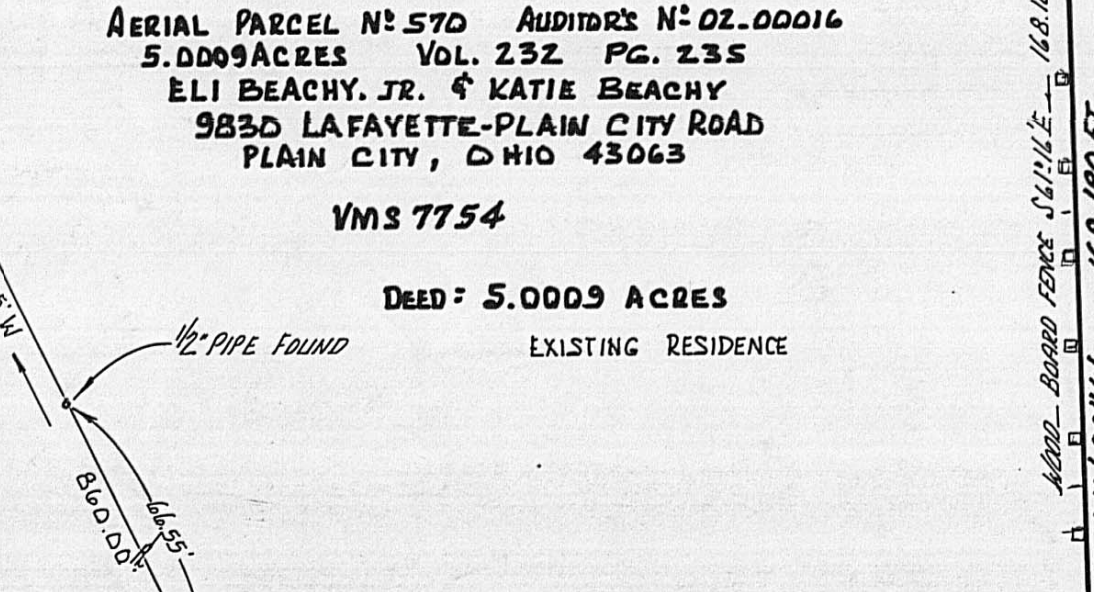
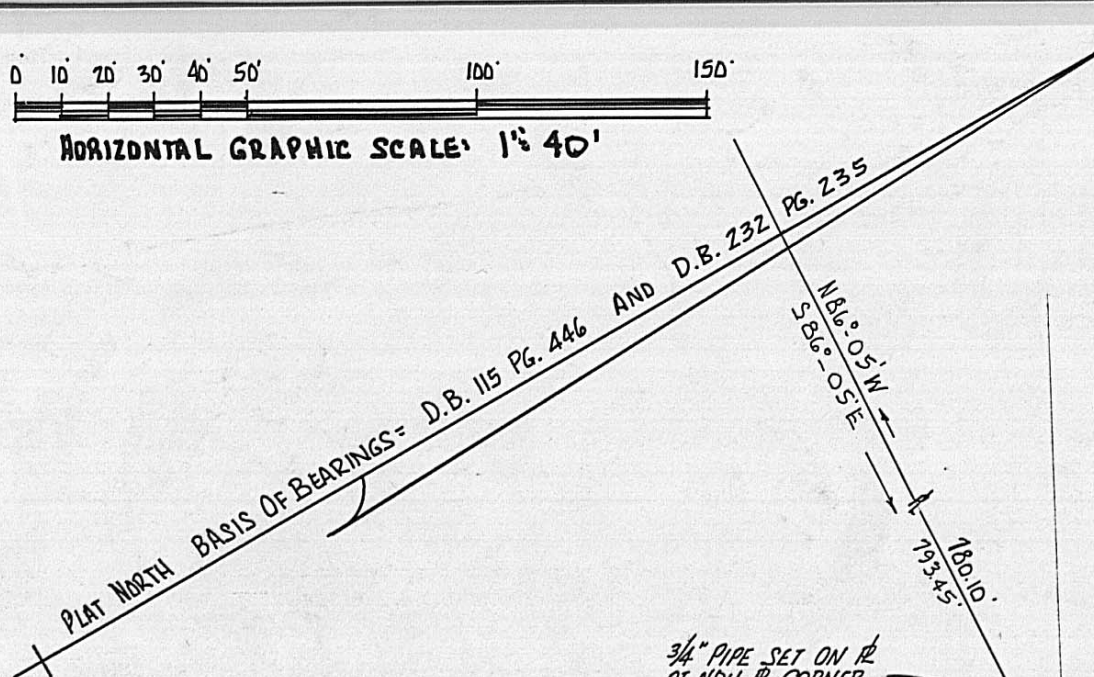
S 31° 33' 53.8" W - 263.410 FT.

LAFAYETTE - PLAIN CITY ROAD CO. RD. N: 5 50' RW

3,131.24 FT. ALONG & FROM & OF CONVERSE HUFF ROAD

HIGHWAY RIGHT OF WAY LINE

AKA WILSON AND WINGET ROAD (PIKE)



The following is a correct description of a newly surveyed parcel of land which contains an existing older residence, a well, septic tank and leaching absorption field...said premises surveyed as requested in a will by Eli C. Beachy, Sr. deceased....containing 44,831 square feet of land or 1.0292 acres...being a portion of that certain 70.369 acres shown as Auditor's Tax Parcel # 02-00015...the same shown as Co. Engr. Aerial Parcel # 24...in VMS 7754, Darby Township, Madison County, Ohio...fronting along Lafayette-Plain City Road (Co. Rd. # 5) and is found of record in Volume 115 at Page 446....said parcel being bounded and more particularly described as follows:

Commence as a point of reference with a P.K. spike found in the middle of Converse Huff Road and in the centerline of Lafayette-Plain City Road then with the centerline of Lafayette-Plain City Road go southwesterly 3,131.24 feet to a point...then at a near right angle but bearing N 61 deg 16 min 00 sec W go 14.60 feet to a 1/2 inch diameter steel pipe found on the roadway shoulder at the true point of beginning...said pipe being the northeasterly corner of 5.0009 acres conveyed to Eli Beachy, Jr. by a deed recorded in Volume 232 at Page 235.....

Thence: With the northerly boundary of aforesaid 5.0009 acres and with an existing board fence...N 61 deg 16 min 00 sec W 168.180 feet to a 1/2 inch diameter pipe found at the base of a wood end post

Thence: Again with the boundary of aforesaid 5.0009 acres...N 86 deg 05 min 00 sec W 13.350 feet to a 3/4 inch pipe set;

Thence: N 09 deg 16 min 05 sec E 169.789 feet to a 3/4 inch pipe set;

Thence: S 83 deg 35 min 28 sec E (passing a 3/4 inch pipe set at 257.140 feet) a total distance of 263.760 feet to a 3/4 inch pipe set in the roadside ditch;

Thence: With the easterly boundary of Beachy estate and along the ditch and shoulder of Lafayette-Plain City Road....S 30 deg 20 min 00 sec W 254.770 feet to the true point of beginning:

Containing 1.0292 acres....a portion of 70.369 acres.

Of the above described premises it is found that 1,953.08 square feet or 0.0448 acres is within that 25 feet strip of land westerly of the center of Lafayette-Plain City Road which is currently occupied for public road purposes.

Bearings based on Volume 115 at Page 446 and Volume 232 at Page 235.

Survey requested by the Estate Administrator..Mr. Mark Hostetler.

Prepared from a current field survey by:

Rodger Irwin Baker August 22, 1986
Rodger Irwin Baker..Surveyor Registration # S-05539
2121 U.S.Route # 42 Southwest
London, Ohio 43140

Tel: 614-852-0347 or 466-2668

This parcel has been discussed with the Madison County Subd. Review Bd and there is in excess of 500 feet of roadway frontage remaining with the residue of the former 70.369 acres.

There are no encroachments.

See accompanying plat of survey.