

Noah J. & Lovina Beachy
90.8534 Acres
Less This Survey
256/34

N 56°-36'-56" E 202.06'

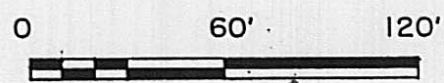
1452.81'

N 33°-23'-04" W 300.00'

1.632 Ac

S 34°-36'-48" E 600.14'

S 56°-36'-56" W 180.00'



SCALE: 1" = 60'

Close
wt 1.142
Leb .489

Robert B. Patterson
59.71 Acres
257/305

Levi, Jr. & Celesta Gingerich
1.3774 Acres
271/466

Gary & Ina Yutzy
1.2397 Acres
270/559-561

Right-of-way Occupied

Reference Bearing
S 56°-36'-56" W
2583.71'

VMS 3685

VMS 3743

Centerline Cemetery Pike
(No Right-of-way of Record,
40' Occupied)

Point of Beginning

VMS 1479

NOTES:

REFERENCE BEARING S 56°-36'-56" W
ASSUMED FROM YUTZY SURVEY

- ⊕ RAILROAD SPIKE FOUND
- PONY SPIKE SET
- IRON PIPE SET
- IRON PIPE FOUND (P.S. 5969)

(300.00') DENOTES DEED DISTANCE
270/559 DENOTES DEED REFERENCE

1.632 ACRES DENOTES AREA OF THIS SURVEY

IRON PIPES SET ARE 3/4" X 30" GALVANIZED PIPE
WITH YELLOW SURVEY CAPS STAMPED S-5456/S-6034.

UNLESS DENOTED OTHERWISE HEREON.



PLAT OF BOUNDARY SURVEY
GARY J. & INA YUTZY
VIRGINIA MILITARY SURVEY NUMBER 3685
DARBY TOWNSHIP, MADISON COUNTY, OHIO

I hereby certify that this plat was prepared from an actual
field survey and that monuments were placed as indicated.

Benjamin H. Cartwright 7/6/1995

Benjamin H. Cartwright PS-5456 May 25, 1995

Page Engineering, Inc.

112 East Fifth Street • Marysville, Ohio 43040

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey Number 3685; being part of the 90.8534 acre tract of Noah J. and Lovina Beachy (Deed Record 256, page 34) and being further bounded and described as follows:

Beginning at a pony spike set on a point common to the northwesterly line of Virginia Military Survey Number 1479, the southernmost corner of Virginia Military Survey Number 3743, the easternmost corner of said Virginia Military Survey Number 3685, the southernmost corner of a 59.71 acre tract of land owned by Robert B. Patterson (Deed Record 257, page 305) and the centerline of Cemetery Road (no right-of-way of record);

thence South 56 degrees 36 minutes 56 seconds West (reference bearing), 34.94 feet along the line common to said northwesterly line of said Virginia Military Survey Number 1479, the southeasterly line of said Virginia Military Survey Number 3685 and said centerline for Cemetery Road to a railroad spike found on the easternmost corner of a 1.2397 acre tract of land owned by Gary and Ina Yutzy (Deed Record 270, page 559);

thence the following two (2) consecutive courses along said Yutzy 1.2397 acre tract:

1. North 33 degrees 23 minutes 04 seconds West, 300.00 feet to a point on the northernmost corner thereof;
2. South 56 degrees 36 minutes 56 seconds West, 180.00 feet to a point on the northernmost corner of a 1.3774 acre tract of land owned by Levi, Jr. and Celesta Gingerich (Deed Record 271, page 466);

thence the following two (2) consecutive courses, creating a new division of said Beachy 90.8534 acre tract:

1. North 33 degrees 23 minutes 04 seconds West, 300.00 feet to an iron pipe set;
2. North 56 degrees 36 minutes 56 seconds East, 202.06 feet to an iron pipe set on the line common to said Virginia Military Survey Number 3743 and said Virginia Military Survey Number 3685, and the southwesterly line of said Patterson 59.71 acre tract, a found iron pipe with a P.S. 5969 identification cap bears North 34 degrees 36 minutes 48 seconds West, 1452.81 feet therefrom;

thence South 34 degrees 36 minutes 48 seconds East, 600.14 feet along said line common to said Virginia Military Survey Number 3743 and said Virginia Military Survey Number 3685, and said southwesterly line of said Patterson 59.71 acre tract to the point of beginning (passing over an iron pipe with a P.S. 5969 identification cap found at 579.33 feet).

Bearing (South 56 degrees 36 minutes 56 seconds West) assumed from previous surveys.

The tract as described from an actual field survey performed on or about May 15, 1995, by registered surveyor Benjamin H. Cartwright (S-5456) of Page Engineering, Inc., Marysville, Ohio, contains 1.632 acre, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034/S-5456. The survey is on file in the office of the Madison County Engineer.

Benjamin H. Cartwright, PS
S-5456
May 15, 1995
JN 95-33