



BEARINGS BASED ON THE C OF AMITY PIKE
(S84°42'W) AS DESCRIBED IN D.B. 288
PAGE 781.

JOSEPH D. & ADA A.
BEACHY
VOL. 288 PG. 781
45.31 ACRES (TRACT 4)

20' DRAINAGE
EASEMENT

JOSEPH D. & ADA A.
BEACHY

VOL. 288 PG. 781
45.31 ACRES (TRACT 4)
TAX MAP # 32 & 51

CON RAIL (RAIL REMOVED)

2.0438+/-

(0.8156+/- ACRES)

(1.2282+/- ACRES)

ACRES

TOWNSHIP LINE SCALED FROM TAX MAP
DARBY TOWNSHIP
CANAAN TOWNSHIP

AMITY PIKE CR 36 (50'R/W)

LEGEND

- △ MAGNETIC NAIL (SET)
- RAIL ROAD SPIKE (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

DATE: 6-3-97

JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

2.0438± ACRES, VMS 3464,
CANAAN & DARBY TOWNSHIPS,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JOSEPH BEACHY

DATE DRAWN:
6-3-97
JOB #S970601
F. B. # 16

SCALE: 1" = 60'
60' 30' 0 60'

CREW: JJ, BM
DWN. BY: RC
CK. BY: RC

The following described 2.0438 acre tract is situated in the State of Ohio, Madison County, Canaan and Darby Townships, VMS 3464 and being part of a 45.31 acre (Tract #4) conveyed to Joseph O. and Ada A. Beachy by deed Volume 288, Page 781, and being more particularly described as follows:

Beginning at a railroad spike set in the centerline Amity Pike (County Road 36) (50' right of way), said railroad spike is also in the southwest line of Con Rail (80' Wide), said spike is also in the southern line of said 45.31 acre tract;

thence with the centerline of Amity Pike South 84° 42' 00" West a distance of 273.01' to a magnetic nail set in said centerline;

thence across said 45.31 acre tract North 32° 11' 34" West, passing an iron pin and cap set at 31.58', a total distance of 731.30' to an iron pin and cap set in the southwest line of said Con Rail;

thence with said southwest line South 48° 05' 32" East, passing an iron pin and cap set at 850.40' a total distance of 888.79' returning to the point of beginning.

CONTAINING 2.0438 ACRES, more or less, of which 0.8156 acres is in Darby Township and 1.2282 acres is in Canaan Township.

SUBJECT to a 20' drainage easement, said drainage easement is 20' wide and 10' left and right of the following described centerline:

Beginning at a point in the southwest line of Con Rail and the northeast line of the hereinabove described 2.0438 acre tract, said point bears North 48° 05' 32" West a distance of 685.73' from a railroad set at the southeast corner of said 2.043 acre tract;

thence across said 2.0438 acre tract South 58° 57' 40" West a distance of 55.64' to a point in the southwest line of the hereinabove described 2.0438 acre tract, said point bears North 32° 11' 34" West a distance of 537.13' from the southwest corner of the hereinabove described 2.0438 acre tract, said point also being the western terminus of said 20' drainage easement.

Bearings are based on the centerline of Amity Pike (South 84° 42' West) as described in Deed Book 288, Page 781.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, conditions, limitations, and reservations of record, if any.

All iron pins set are 5/8 in diameter rebar with yellow plastic caps stamped "Cottrill #6858".

This description is based on the field survey performed June 2, 1997, by James R. Cottrill, Registration #6858.