



BASIS OF BEARINGS: © LAFAYETTE-PLAIN CITY ROAD, BEING N 38° 10' 00" E,
AS SHOWN OF RECORD IN DEED BOOK 247, PAGE 817.



FREEMAN & RUTH ANN BEACHY
ORIG. 19.0808 AC.
D.B. 247, PG. 817
P.N. 01-00019

TRUE PLACE OF BEGINNING
FOR 2.938 AC. TRACT

FREEMAN & RUTH ANN BEACHY
1.533 AC.
D.B. 162, PG. 58
P.N. 01-00018

WILLIS & MABEL SOMMERS
21.432 AC. TRACT ONE
D.B. 275, PG. 321
P.N. 01-00022

3/4" I.D. Iron Pipe Set Unless Otherwise Shown

I hereby certify that this plat was prepared from an actual field survey performed under my supervision in November, 1998. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

Arthur L. Burford P.E.
Arthur L. Burford - Ohio Surveyor No. 7634



REFERENCE POINT OF BEGINNING
FOR 2.938 ACRE TRACT

V.M.S. 10982
V.M.S. 7791

83-99

C.F. BIRD & R.J. BULL, INC. ENGINEERS / SURVEYORS 2875 N. DUBLIN-GRANVILLE RD. COLUMBUS, OHIO			
P & W MILLWORKS			
BOUNDARY SURVEY 8005 B LAFAYETTE-PLAIN CITY RD. CANAAN TWP., MADISON CO., OHIO			
2.938 AC. IN V.M.S. 10982			
SCALE: 1" = 50'	JOB NO.	1	
DWN: TLR CKD: RJB	DEC. 11, 1998	98-080	1

Situated in the State of Ohio, County of Madison, Township of Canaan, in Virginia Military Survey No. 10982, and being portions of the following two (2) tracts of land:

1. 0.065 acre out of a 0.9342 acre tract conveyed to Freeman Beachy by deed of record in Deed Book 200, Page 253, Recorder's Office, Madison County, Ohio, and
2. 2.873 acres out of an original 19.0808 acre tract conveyed to Freeman and Ruth Ann Beachy by deed of record in Deed Book 247, Page 817, Recorder's Office, Madison County, Ohio,

all bounded and described as follows:

Beginning, for reference, at a 5/8-inch solid iron pin found at the intersection of the centerline of Lafayette-Plain City Road-County Road No. 5 (50 feet wide) with the south line of said Virginia Military Survey No. 10982 and the north line of Virginia Military Survey No. 7791;

thence N 38° 38' 56" E along the centerline of Lafayette-Plain City Road a distance of 943.64 feet to a 3/8-inch solid iron pin found at an angle point in the centerline of Lafayette-Plain City Road;

thence N 38° 28' 57" E along the centerline of Lafayette-Plain City Road a distance of 1,233.91 feet to a railroad spike found at an angle point in the centerline of Lafayette-Plain City Road, at the northernmost corner of said 0.9342 acre tract and at a corner of said original 19.0808 acre tract;

thence N 38° 10' 00" E along the centerline of Lafayette-Plain City Road and along a portion of a northwest line of said original 19.0808 acre tract a distance of 16.53 feet to a P.K. Nail set at the true place of beginning of the tract herein intended to be described;

thence continuing N 38° 10' 00" E along the centerline of Lafayette-Plain City Road and along a portion of a northwest line of said original 19.0808 acre tract a distance of 171.15 feet to a P.K. Nail set;

thence S 51° 41' 17" E crossing a portion of said original 19.0808 acre tract a distance of 455.91 feet to a 3/4-inch I.D. iron pipe set (passing a 3/4-inch I.D. iron pipe set at 30.00 feet);

thence S 38° 18' 43" W crossing a portion of said original 19.0808 acre tract a distance of 270.91 feet to a 3/4-inch I.D. iron pipe set in the south line of said original 19.0808 acre tract and in the north line of a 21.432 acre tract of land conveyed as Tract One to Willis and Mabel Sommers by deed of record in Deed Book 275, Page 321, Recorder's Office, Madison County, Ohio;

thence S 79° 57' 00" W along a portion of the south line of said original 19.0808 acre tract and along a portion of the north line of said 21.432 acre tract a distance of 611.78 feet to a 3/4-inch Ann Beachy by deed of record in Deed Book 162, Page 58, Recorder's Office, Madison County, Ohio;

thence N 78° 24' 06" E along a line of said original 19.0808 acre tract and along a portion of the south line of said 1.533 acre tract a distance of 453.02 feet to a 3/4-inch I.D. iron pipe set at a corner of said original 19.0808 acre tract and at the southeast corner of said 1.533 acre tract;

thence N 9° 06' 56" W along a west line of said original 19.0808 acre tract and along the east line of said 1.533 acre tract a distance of 113.30 feet to a 3/4-inch I.D. iron pipe set at a corner of said original 19.0808 acre tract, at the northeast corner of said 1.533 acre tract and at the southeast corner of said 0.9342 acre tract;

thence N 89° 15' 25" W along a portion of the south line of said 0.9342 acre tract and along a portion of the north line of said 1.533 acre tract a distance of 56.79 feet to a 3/4-inch I.D. iron pipe set;

thence N 3° 13' 52" E crossing said 0.9342 acre tract a distance of 99.09 feet to a 3/4-inch I.D. iron pipe set in the northeast line of said 0.9342 acre tract and in a west line of said original 19.0808 acre tract;

thence N 38° 19' 59" E crossing a portion of said original 19.0808 acre tract a distance of 87.17 feet to a 3/4-inch I.D. iron pipe set;

thence N 51° 38' 44" W crossing a portion of said original 19.0808 acre tract a distance of 155.36 feet to the true place of beginning (passing a 3/4-inch I.D. iron pipe set at 125.36 feet);

containing 2.938 acres of land more or less and being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Arthur L. Burford, Ohio Surveyor No. 7634, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under his supervision in November, 1998. Basis of bearings is the centerline of Lafayette-Plain City Road, being N 38° 10' 00" E, as shown of record in Deed Book 247, Page 817, Recorder's Office, Madison County, Ohio.

Arthur L. Burford P.S.

Arthur L. Burford
Ohio Surveyor #7634

