

# BEACHY SUBDIVISION

PART OF VIRGINIA MILITARY SURVEY NO. 2883, 2884, & 5606,  
MONROE TOWNSHIP, MADISON COUNTY, OHIO

1  
2

20.171 ACRES  
**FINAL PLAN**  
**(SHEET 1 OF 2)**

**OWNERS CONSENT:**

Situated in V.M.S. 2883, V.M.S. 2884 and V.M.S. 5606, Township of Monroe, Madison County, Ohio, containing 20.171 acres and being part of the 79.620 acre tract and part of the 33.5172 acre tract as conveyed to Freeman & Ruth Ann Beachy and described in Deed Record 231, page 232 and Deed Record 293, page 263, in the Recorder's records of Madison County, Ohio.

We, the undersigned, being all the owners and lien holders of the lands herein platted, do hereby voluntarily consent to the execution of the said plat and to dedicate 1.156 acres in roads as shown hereon to the public use forever.

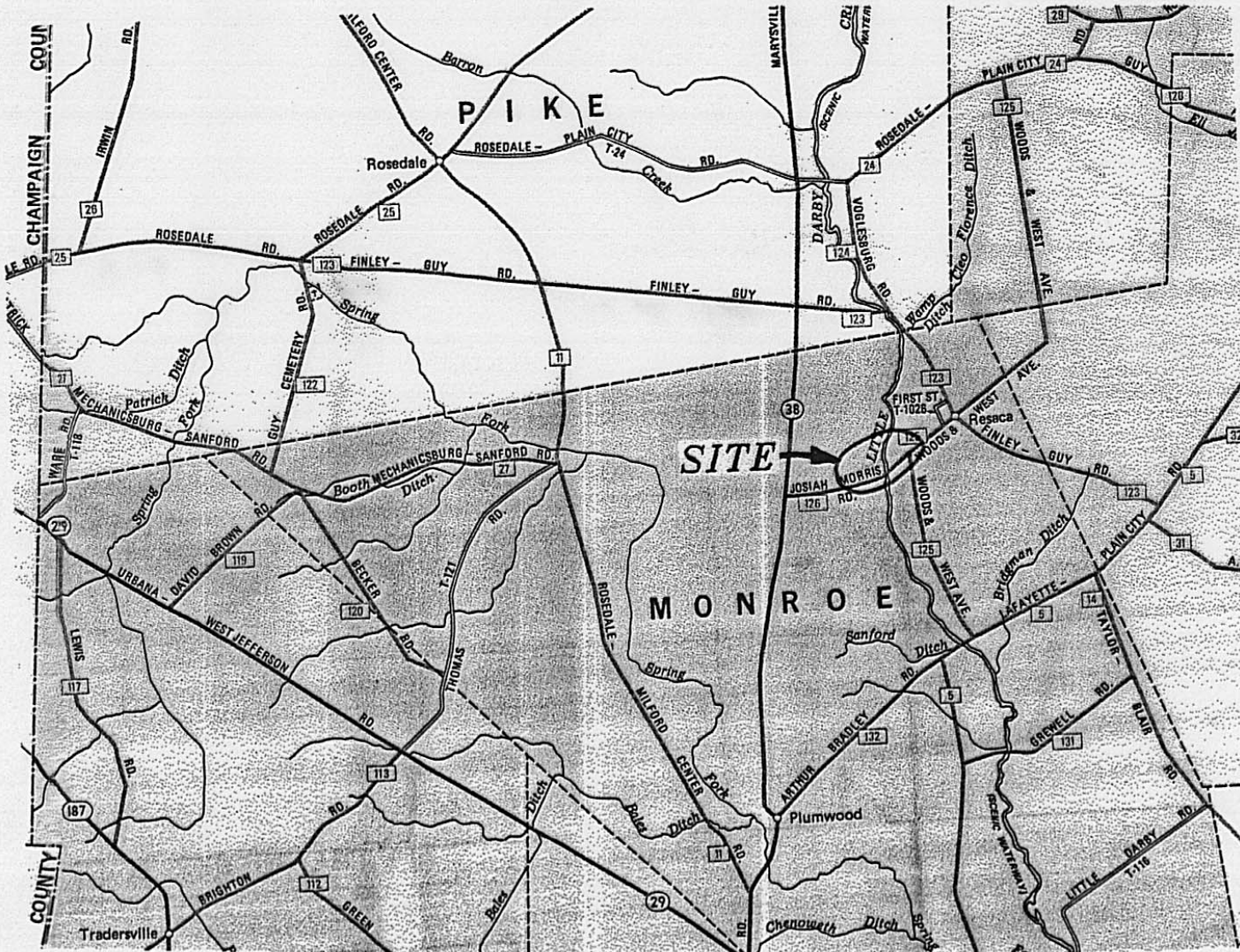
Easements are reserved where indicated on the plat for the construction, operation and maintenance of all public and private utilities, above and beneath the surface of the ground, and where necessary are for the construction, operation and maintenance of service connections to all adjacent lots and land and for stormwater drainage. Structures are not permitted within easements. Landscaping, if constructed within easements, shall not interfere with the right to construction, operate and maintain utilities and service connections and shall not interfere with stormwater drainage.

In Witness thereof, Freeman and Ruth Ann Beachy, landowners of said property, has hereunto set their hands this 29 day of October 2001.

Signed and acknowledged in the presence of

Witness  
[Signature]  
Witness  
[Signature]

BY [Signature]  
(Landowner) Freeman Beachy  
BY [Signature]  
(Landowner) Ruth Ann Beachy



VICINITY MAP  
(NO SCALE)

**APPROVALS:**

Approved this 20 day of November 2001 [Signature]  
Madison County Board of Health  
Approved this 20 day of November 2001 [Signature]  
Madison County Engineer  
Approved this 13 day of November 2001 [Signature]  
Chairman, Regional Planning Commission

We the Board of County Commissioners of Madison County, Ohio, do hereby approve this plat on this 26 day of November 2001.

[Signature]  
Commissioner  
[Signature]  
Commissioner  
[Signature]  
Commissioner

This plat shall not be transferred or recorded until all above required signatures are placed on this plat.

Transferred this 26 day of November 2001.

[Signature]  
County Auditor

**NOTARY PUBLIC CERTIFICATION:**

State of Ohio, Madison County SS

Be it remembered that on this 30th day of October, 2001, before me the undersigned, a Notary Public in and for said County and State, personally came Freeman and Ruth Ann Beachy acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof, I have set my hand and Notary Seal on the day and date above written.

My Commission Expires \_\_\_\_\_

RICHARD S. MICKLEY, Attorney at Law  
Notary Public, State of Ohio  
My commission has no expiration date,  
Section 147.03 O.R.C.

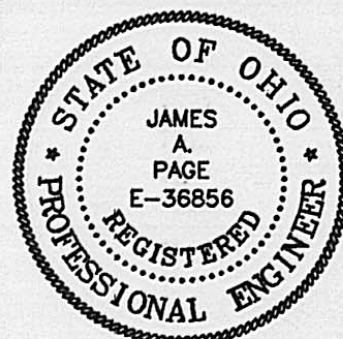
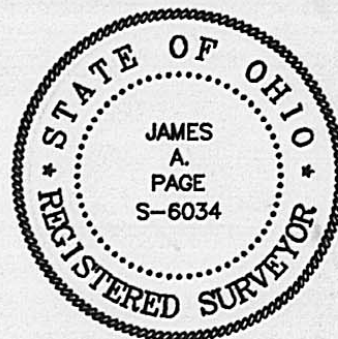
[Signature]  
Notary Public

**SURVEYOR'S CERTIFICATION:**

We do hereby certify that we have surveyed the premises and prepared the attached plat, and that said plat is correct and meets the minimum standards for boundary surveys in the State of Ohio. The dimensions of the lots and streets are shown in feet and decimal parts thereof.

Surveyed and Platted by:  
Page Engineering, Inc.

[Signature] 10/26/01  
James A. Page, PE, PS



Permanent monuments on all lot corners will consist of 3/4" x 30" iron pipe, with a plastic survey cap stamped S-6034, will be set upon completion of the construction necessary for the improvements of the land.

**COVENANTS AND RESTRICTIONS**

**STORMWATER EASEMENT**

An easement along the north side of lots 1 thru 5 is provided for surface, subsurface and curtain drain stormwaters.

This easement includes the right to enter upon the Grantors' property to install, repair, and/or replace the subsurface tile from time to time as necessary. The Grantee for himself and his heirs/assigns agrees to repair or pay for any damage caused to the Grantor's property (including fences) and/or growing crops by such installation, repair, or replacement.

Grantor shall not be held liable for any injuries or damages caused by the use of the easement. Further, Grantees and Grantee's heirs and assigns will indemnify and hold harmless the Grantor, Grantor's heirs and assigns from any and all liability concerning the usage of the easement by anyone (including any government orders resulting from sewage or non-biodegradable matters within the tile from any source.)

Grantee, Grantee's heirs and assigns shall have the right to further assign nonexclusive rights to use this easement.

This easement is permanent and shall run with the title to Grantor's and Grantee's lands.

**SCENIC RIVER EASEMENT**

A natural buffer of one hundred and twenty (120) feet shall be maintained along both sides of the stream channels which are designated as components of the state scenic river system. The minimum boundary of the buffer area shall be set at one hundred and twenty (120) feet in a horizontal plane outward from the normal high water mark of the stream channel. The buffer area shall be preserved in its natural state. No structure shall be constructed within the one hundred and twenty (120) foot buffer zone. Uses shall be permitted within the buffer area only to the extent that the use is permitted within the zoning district controlling the use of said land and provided that said uses do not require structures, fill, or storage of materials or equipment, or the cutting of natural vegetation.

Selective harvesting of timber is permitted where no more than 25% of the crown cover is removed and trees on the immediate stream banks are not harvested. Damaged or diseased trees or those in imminent danger of being uprooted or falling in or along the stream may be removed. The stump and root structure of the trees on the stream bank shall be left in place to retard bank erosion.

Filed for record this 26th day of NOVEMBER 2001 at 2:16 PM

Recorded this 26th day of NOVEMBER 2001, Plat Book B page 205-206

[Signature]  
County Recorder

Deputy Recorder

200100009131  
Filed for Record in  
MADISON COUNTY, OHIO  
CYNTHIA E. ANDREWS  
11-26-2001 02:16 pm.  
PLAT 21.80

**SUBDIVISION AREA SUMMARY**

AREA IN LOTS = 19.015 ACRES  
AREA IN STREETS = 1.156 ACRES  
TOTAL AREA = 20.171 ACRES

<b>FINAL PLAN BEACHY SUBDIVISION</b>	
L.B.	VIRGINIA MILITARY SURVEY NO. 2883, 2884, & 5606, MONROE TOWNSHIP, MADISON COUNTY, OHIO
7/10/01	
REVISED	<b>Page Engineering, Inc.</b>
10/25/01	112 East Fifth Street Marysville, Ohio 43040 PH. (937) 644-1272 FAX (937) 644-3272
AUTOCAD 00-82FIN-PLAT1.DWG	DISK #154 00-82

**OWNERS / DEVELOPERS:**

FREEMAN BEACHY  
8005 LAFAYETTE PLAIN CITY RD.  
PLAIN CITY, OHIO 43064  
PH.: 614-873-8698

**ENGINEER / SURVEYOR:**

JAMES A. PAGE, PE, PS  
PAGE ENGINEERING, INC.  
112 EAST FIFTH STREET  
MARYSVILLE, OHIO 43040

108-01

**BENCH MARKS:**

**BM #1:** PONY SPIKE SET IN CENTERLINE OF COUNTY ROAD #126 AT SOUTHWEST CORNER OF LOT 1. ELEVATION= 100.00 (ASSUMED)

**BM #2:** PONY SPIKE SET IN CENTERLINE OF COUNTY ROAD #126 AT SOUTHWEST CORNER OF LOT 2. ELEVATION= 99.34

**BM #3:** PONY SPIKE SET IN CENTERLINE OF COUNTY ROAD #126 AT SOUTHWEST CORNER OF LOT 3. ELEVATION= 98.29

**BM #4:** PONY SPIKE SET IN CENTERLINE OF COUNTY ROAD #126 AT SOUTHWEST CORNER OF LOT 3. ELEVATION= 97.27

**BM #5:** PONY SPIKE SET IN CENTERLINE OF COUNTY ROAD #126 AT SOUTHWEST CORNER OF LOT 4. ELEVATION= 94.94

**NOTES:**

SCALE 1" = 100'

REFERENCE BEARING N 80° 01' 30" E ASSUMED FROM A PLAT OF SURVEY OF A 97.1089 ACRE SURVEY AND A 57.7209 ACRE SURVEY FOR MAX H. PHILLIPS AND MARIE GRACE AND PERFORMED BY R.E. THOMAS ENGINEERING AND SURVEYING COMPANY IN JUNE OF 1992.

- P.K. NAIL FOUND
- IRON PIPE SET
- 5/8 INCH DIAMETER IRON BAR FOUND
- 3/4 INCH DIA. IRON PIPE FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊗ PONY SPIKE SET
- △ ANGLE POINT (NO MONUMENT)

231/232 DENOTES DEED REFERENCE (VOL./PG.)

(--- ACRES) DENOTES PARTIAL AREA OF THIS SURVEY

(--- ACRES) DENOTES AREA OF THIS SURVEY

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

UNLESS DENOTED OTHERWISE HEREON

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 390773 0003 A DATED 1/27/78, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE BUILDING SITE SHOWN HEREON IS LOCATED IN ZONE "X", AND PART OF THE LOT, AS NOTED, IS LOCATED IN ZONE "A", ZONE "A" BEING A SPECIAL FLOOD HAZARD AREA AND ZONE "X" BEING AN AREA OF MINIMAL FLOODING.

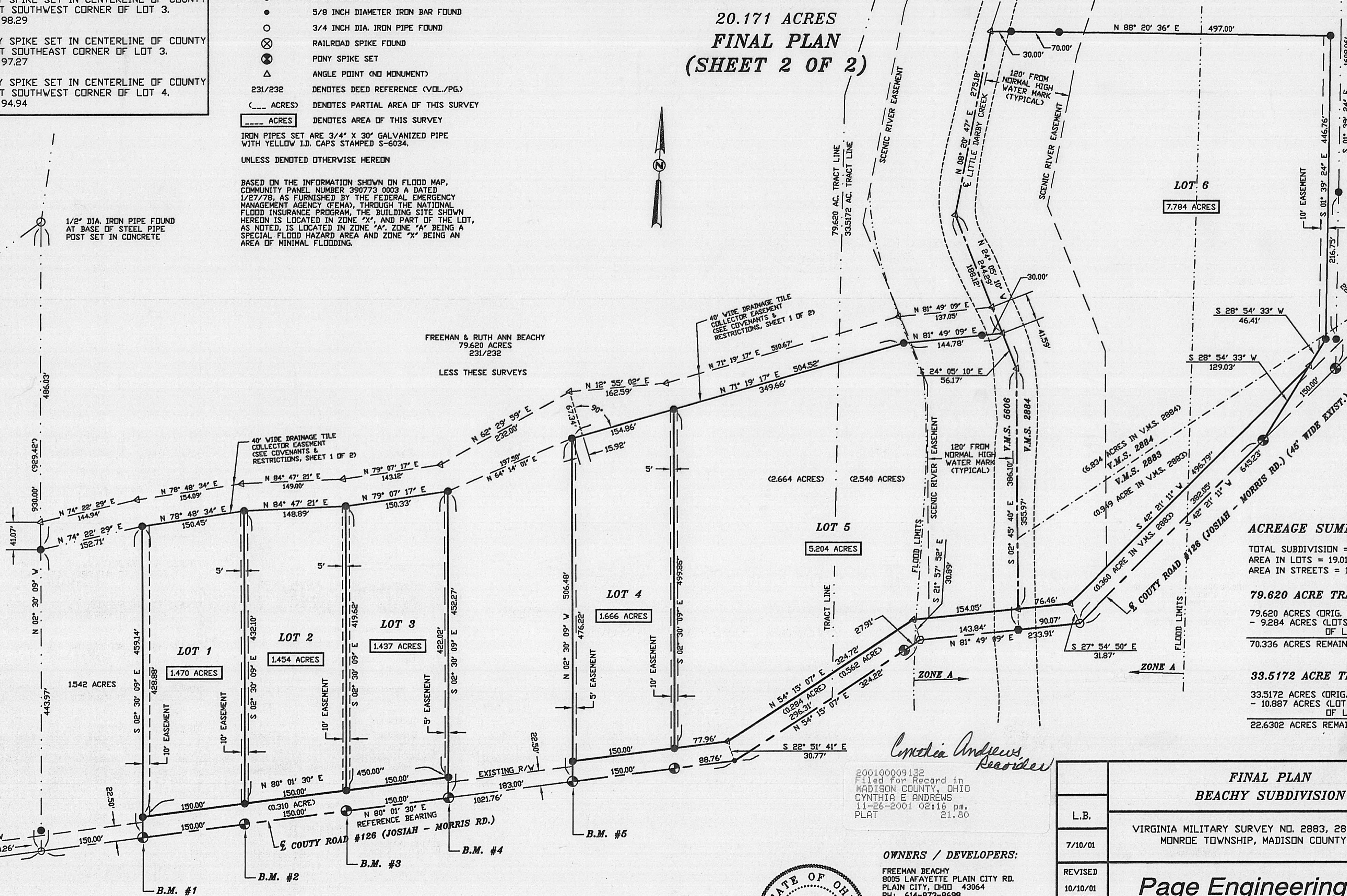
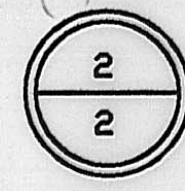
1/2" DIA. IRON PIPE FOUND AT BASE OF STEEL PIPE POST SET IN CONCRETE

# BEACHY SUBDIVISION

PART OF VIRGINIA MILITARY SURVEY NO. 2883, 2884, & 5606,  
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20.171 ACRES  
**FINAL PLAN**  
(SHEET 2 OF 2)

FREEMAN & RUTH ANN BEACHY  
33.5172 ACRES  
293/263  
LESS THESE SURVEYS



**ACREAGE SUMMARY**

TOTAL SUBDIVISION = 20.171 ACRES  
AREA IN LOTS = 19.015 ACRES  
AREA IN STREETS = 1.156 ACRE

**79.620 ACRE TRACT**

79.620 ACRES (ORIG. 231/232)  
- 9.284 ACRES (LOT 6 & PART OF LOT 5)  
70.336 ACRES REMAINING

**33.5172 ACRE TRACT**

33.5172 ACRES (ORIG. 293/263)  
- 10.887 ACRES (LOT 6 & PART OF LOT 5)  
22.6302 ACRES REMAINING

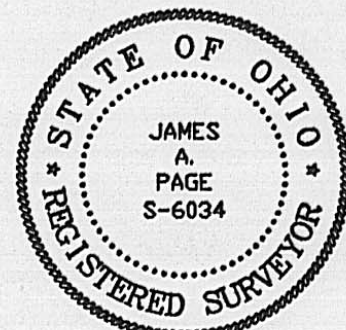
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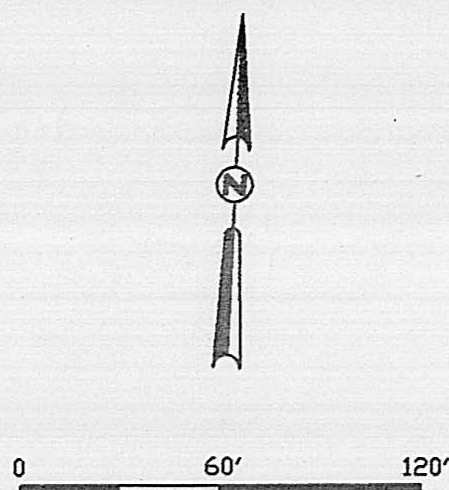
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REVISED	
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<b>Page Engineering, Inc.</b>	
112 East Fifth Street • Marysville, Ohio 43040	
PH. (937) 644-1272      FAX (937) 644-3272	
AUTOCAD 00-82FIN-PLAT2.DWG      DISK #154      00-82	

108A-01

# BEACHY SUBDIVISION

PART OF VIRGINIA MILITARY SURVEY NO. 2883, 2884, & 5606,  
MONROE TOWNSHIP, MADISON COUNTY, OHIO

20.171 ACRES  
FINAL PLAN



**BENCH MARKS.**

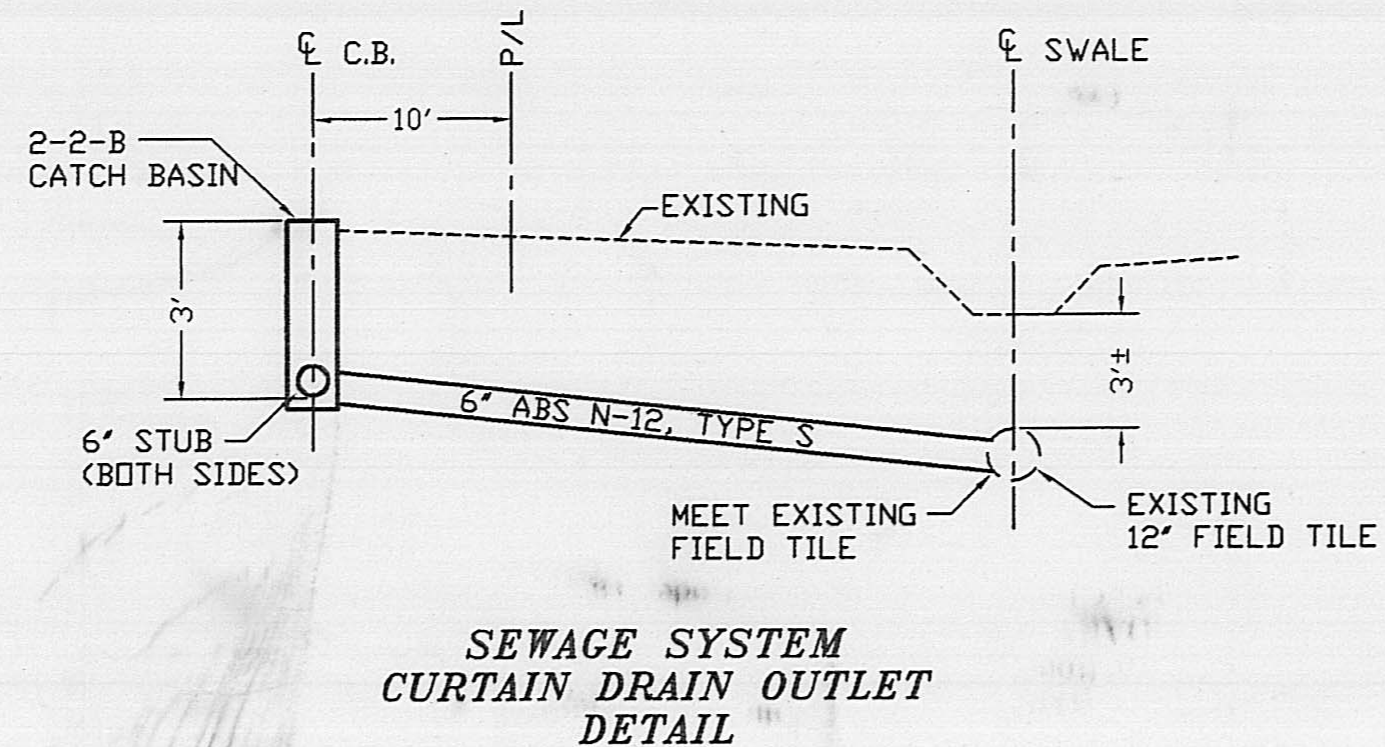
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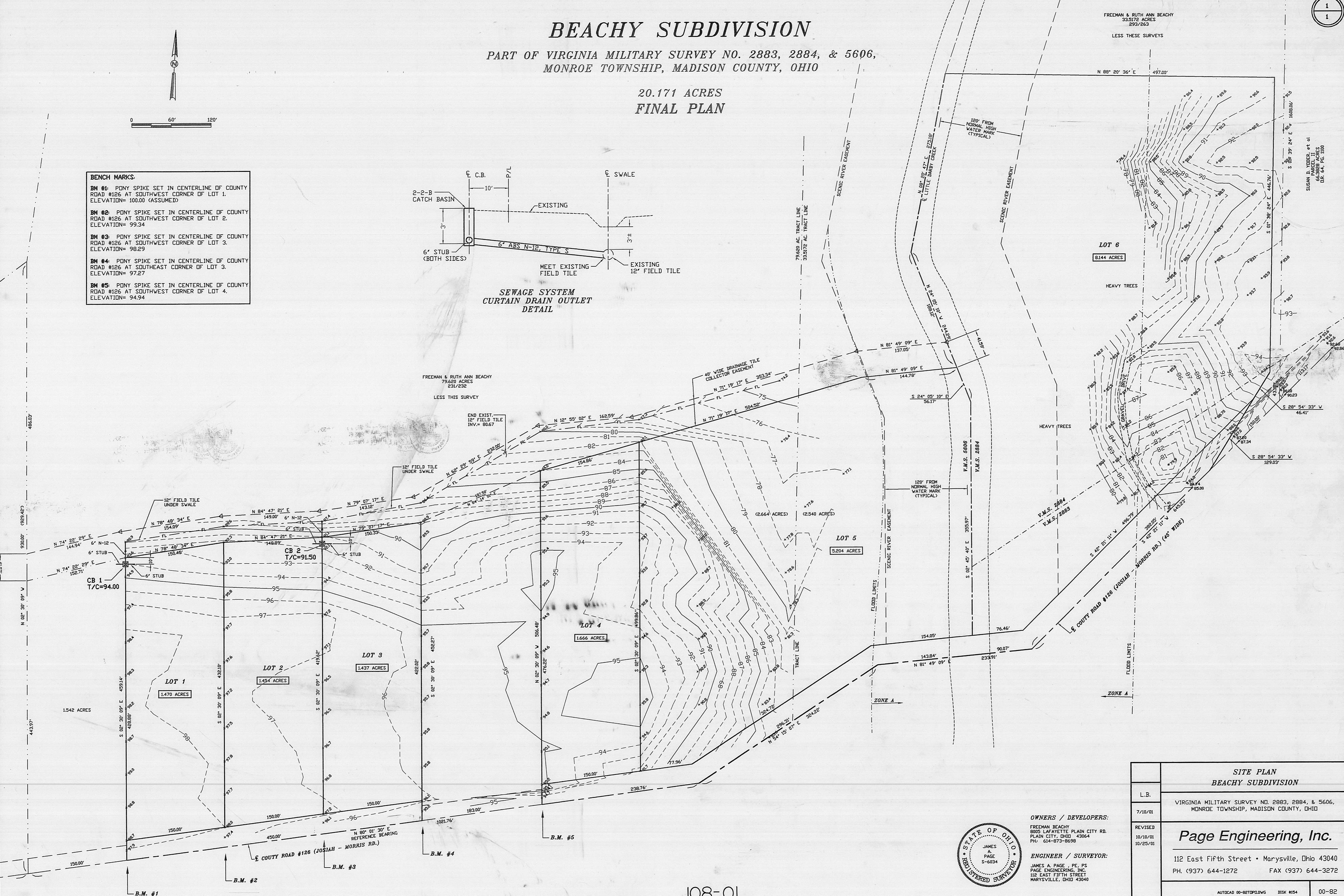
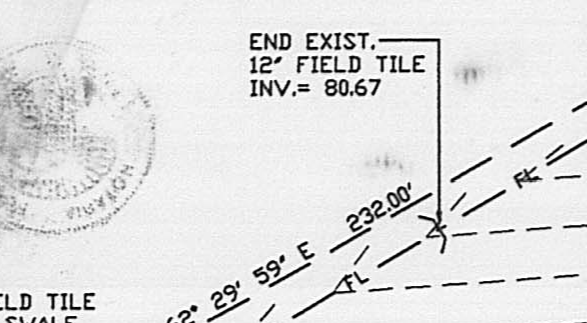
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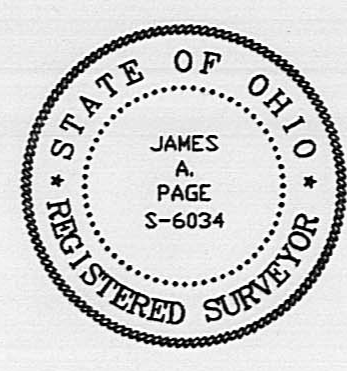
FREEMAN & RUTH ANN BEACHY  
79.620 ACRES  
231/232  
LESS THIS SURVEY



FREEMAN & RUTH ANN BEACHY  
93.5172 ACRES  
293/293  
LESS THESE SURVEYS

SUSAN D. VANDER ET AL  
66.3888 ACRES  
PARCEL 11  
D.C. 64, P.C. 100

SITE PLAN BEACHY SUBDIVISION	
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