

NOTES:  
 SCALE 1" = 200'

- 3/4 INCH DIA. IRON PIPE FOUND
- ⊗ PONY SPIKE FOUND
- △ 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.

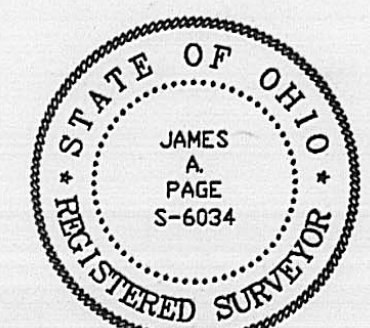
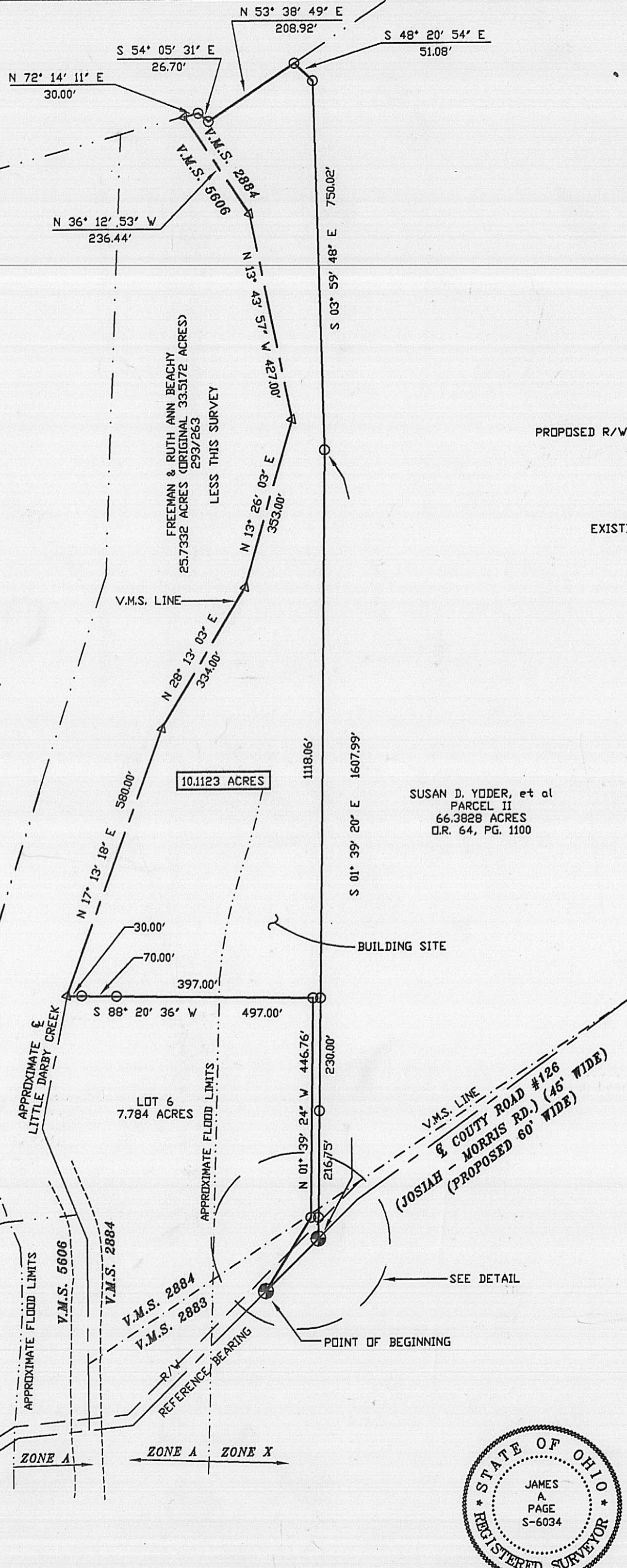
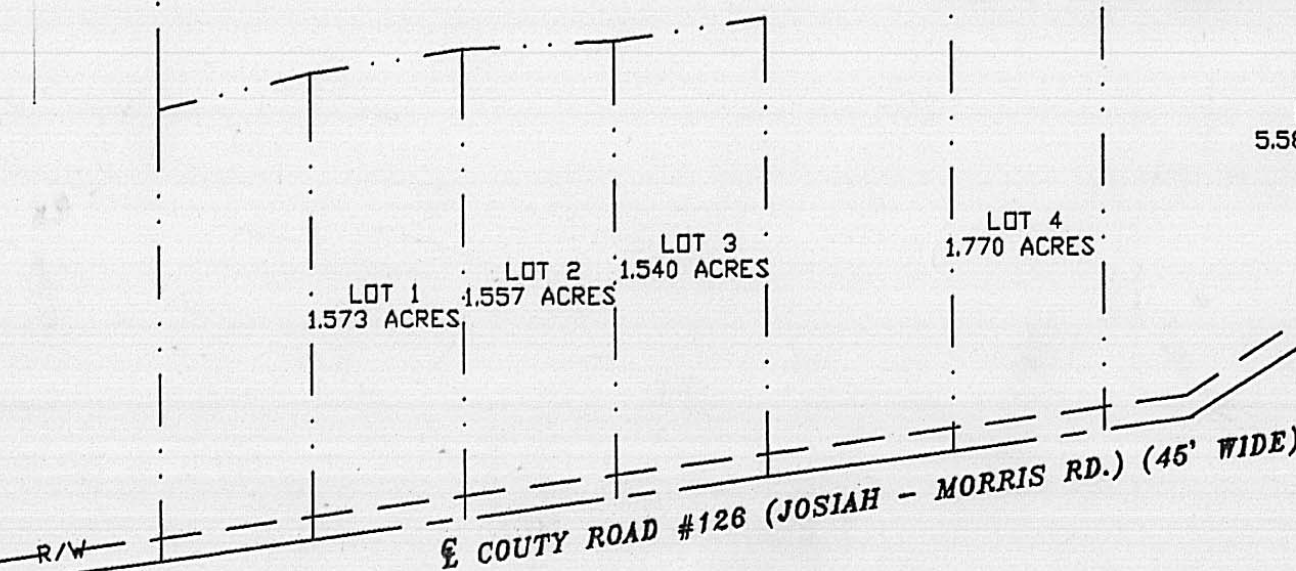
BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 390773 0003 A DATED 1/27/78, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE BUILDING SITE SHOWN HEREON IS LOCATED IN ZONE "X", AND PART OF THE LOT, AS NOTED, IS LOCATED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

LECKIE FARMS INC., AN OHIO CORPORATION  
 334.51 ACRES  
 223/101

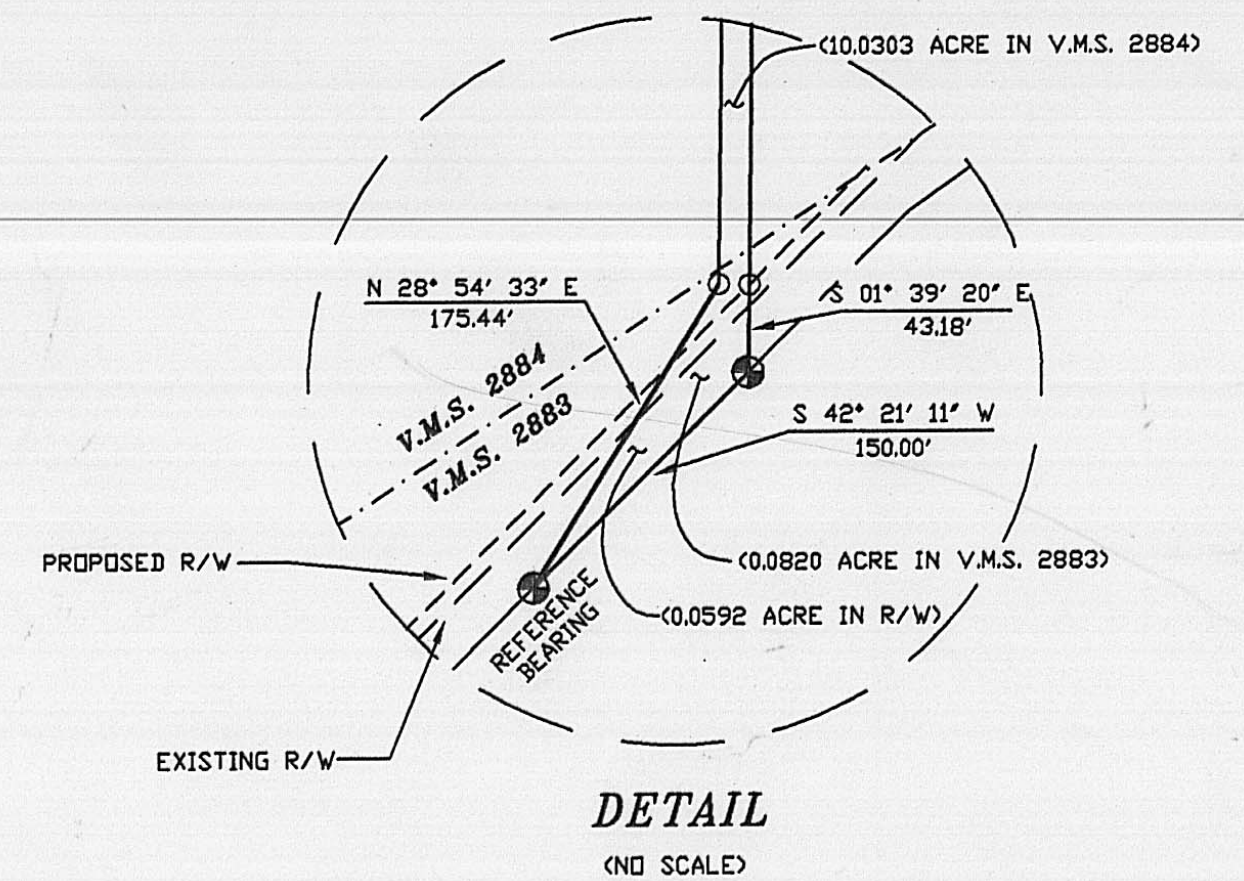
FREEMAN & RUTH ANN BEACHY  
 79.620 ACRES  
 231/232

SUSAN D. YODER, et al  
 PARCEL II  
 66.3828 ACRES  
 O.R. 64, PG. 1100

BEACHY SUBDIVISION  
 P.B. B, PAGE 205-208



109-02



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND THAT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.	
James A. Page JAMES A. PAGE	7/1/02 DATE
PS-6034	
<b>BOUNDARY SURVEY FOR FREEMAN BEACHY</b>	
L.B.	VIRGINIA MILITARY SURVEY NO. 2883, 2884 MONROE TOWNSHIP, MADISON COUNTY, OHIO
06/24/02	
REVISED	<b>Page Engineering, Inc.</b> 112 East Fifth Street • Marysville, Ohio 43040 PH. (937) 644-1272 FAX (937) 644-3272
AUTOCAD 02-52.DWG	DISK #184
	02-52

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey Number 2883 and Virginia Military Survey Number 2884; being part of the 25.7332 acre tract of Freeman Beachy and Ruth Ann Beachy (Deed Record 293, page 263); and being further bounded and described as follows:

Beginning for reference at a pony spike found at a southeast corner of Lot 6 of Beachy Subdivision as shown in Plat Book B, page 205-206 in Madison County Recorder's Office, also being in the centerline of County Road 126 (Josiah-Morris Road, 45 feet wide);

thence with the southeasterly line of said Lot 6, North 28 degrees 54 minutes 33 seconds East, 175.44 feet to a found three-fourths (3/4) inch diameter iron pipe at a southeast corner of said Lot 6 of Beachy Subdivision;

thence along the easterly line of Lot 6 of the aforesaid Beachy Subdivision, North 01 degree 39 minutes 24 seconds West, 446.76 feet to a found three-fourths (3/4) inch diameter iron pipe and being the northeast corner of said Lot 6;

thence with the north line of said Lot 6, South 88 degrees 20 minutes 36 seconds West, 497.00 feet to a point near the centerline of Little Darby Creek (passing found three-fourths (3/4) inch diameter iron pipes at 397.00 feet and near the easterly top of bank of Little Darby Creek at 467.00 feet);

thence northerly with the approximate centerline meanderings of Little Darby Creek the following five (5) consecutive courses:

1. North 17 degrees 13 minutes 18 seconds East, 580.00 feet to a point;
2. North 28 degrees 13 minutes 03 seconds East, 334.00 feet to a point;
3. North 13 degrees 26 minutes 03 seconds East, 353.00 feet to a point;
4. North 13 degrees 43 minutes 57 seconds West, 427.00 feet to a point;
5. North 36 degrees 12 minutes 53 seconds West, 236.44 feet to a point, and being in the south line of a 334.51 acre tract of land owned by Leckie Farms, Inc., an Ohio Corporation (Deed Book 223, page 101);

thence North 72 degrees 14 minutes 11 seconds East, 30.00 feet to an iron pipe found on the east bank of Little Darby Creek;

thence with a line of said 334.51 acre tract, along the east bank of Little Darby Creek, South 54 degrees 05 minutes 31 seconds East, 26.70 feet to a found three-fourths (3/4) inch diameter iron pipe;

thence with the southerly line of said 334.51 acre tract, North 53 degrees 38 minutes 49 seconds East, 208.92 feet to a found three-fourths (3/4) inch diameter iron pipe and being the northwest corner of a 66.3828 acre tract of land owned by Susan D. Yoder, et al (Official Record 64, page 1100);

thence with the west line of said Yoder 66.3828 acre tract, South 48 degrees 20 minutes 54 seconds East, 51.08 feet to a found three-fourths (3/4) inch diameter iron pipe ;

thence with the west line of said Yoder 66.3828 acre tract, South 03 degrees 59 minutes 48 seconds East, 750.02 feet to a found three-fourths (3/4) inch diameter iron pipe;

thence with the west line of said 66.3828 acre tract, South 01 degree 39 minutes 20 seconds East, 1607.99 feet to an a pony spike found in the centerline of the aforesaid County Road 126 (passing found three-fourths (3/4) inch diameter iron pipes set at 1118.06 feet, 1348.06 feet and 1564.81 feet);

thence along said centerline of County Road 126, South 42 degrees 21 minutes 11 seconds West (reference bearing), 150.00 feet to the place of beginning.

Bearing (South 42 degrees 21 minutes 11 seconds West) assumed from Beachy Subdivision Plat.

The tract as described from an actual field survey performed on or about June 18, 2002, by James A. Page (S-6034) of Page Engineering, Inc., Marysville, Ohio, contains 10.1123 acres, more or less, of which 10.0303 acres is in Virginia Military Survey Number 2884 and 0.0820 acre is in Virginia Military Survey Number 2583, of which 0.0592 acre is subject to the road right-of-way, 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. The survey is recorded in the office of the Madison County Engineer.

Grantor herein grants Grantee use of a common drive across the aforesaid Beachy Subdivision Lot 6 from County Road 126, northerly, into the herein described 10.1123 acre tract.

James A. Page, PS  
S-6034  
June 27, 2002  
JN 02-53