

NOTES:
SCALE 1" = 120'

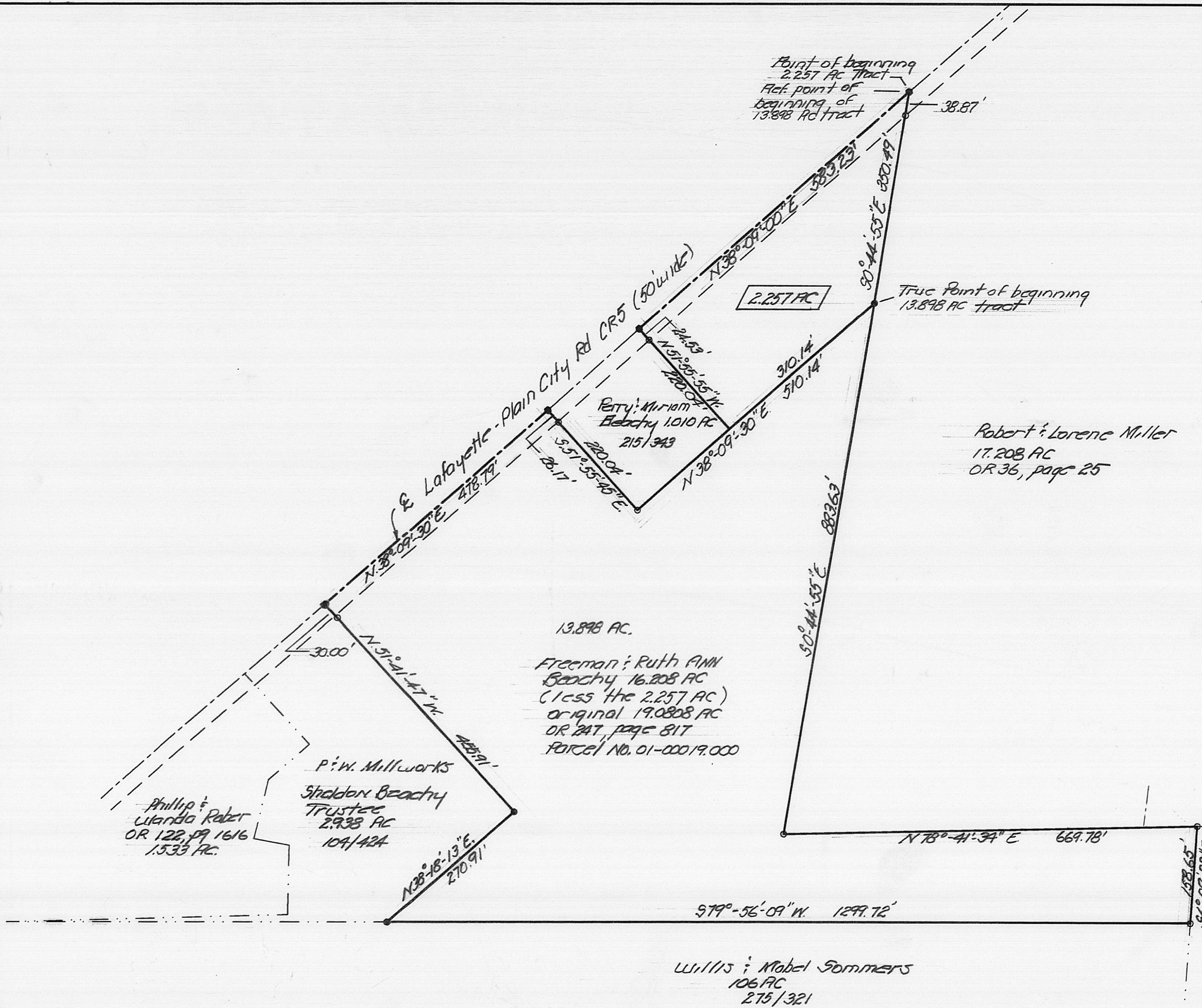
REFERENCE BEARING NORTH 38°-09'-00" EAST
FROM THE FREEMAN & RUTH ANN BEACHY
DEED (OR 247/PAGE 817)

- IRON PIPE SET
 - P.K. NAIL SET
 - 3/4" DIAMETER IRON ROD OR PIPE FOUND
- 30/158 DENOTES DEED REFERENCE (VOL. & PG.)

□ DENOTES AREA OF THIS SURVEY

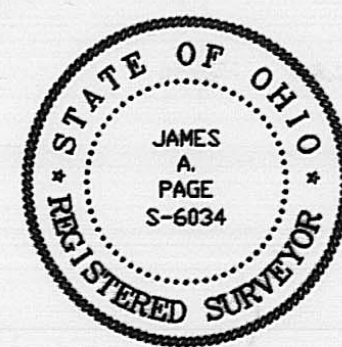
IRON PIPE SET AT 3/4" X 30" GALVANIZED PIPE
WITH YELLOW I.D. CAPS STAMPED S-6034

BASED ON THE INFORMATION SHOWN ON FLOOD MAP
COMMUNITY PANEL NUMBER 390773 0002A, DATED
JANUARY 27, 1978, AS FURNISHED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH
THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY
SHOWN HEREON IS LOCATED IN FLOOD ZONE "X". FLOOD
ZONE "X" DESIGNATES AN AREA OUTSIDE THE 100-YEAR FLOOD.



Nelson & Martha
Beachy 44.0532 AC.
OR 177, page 80

PLAT OF BOUNDARY SURVEY FOR FREEMAN & RUTH ANN BEACHY	
L.B.	VIRGINIA MILITARY SURVEY NUMBER 10982, CANAAN TOWNSHIP, MADISON COUNTY, OHIO
10/08/04	
REVISED	Page Engineering, Inc. 112 East Fifth Street • Marysville, Ohio 43040 PH. (937) 644-1272 FAX (937) 644-3272
AUTOCAD 04-78A.DWG DISK #238 04-78	



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD
SURVEY AND THAT MONUMENTS WERE FOUND OR SET AS INDICATED HEREON.

James Page
JAMES A. PAGE PS-6034 10/18/04
DATE

LEGAL DEED DESCRIPTION
2.257 Acres

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 10982; being part of the original 19.0808 acre tract of Freeman and Ruth Ann Beachy (Official Record 247, page 817) (now being 16.208 acres); and being Madison County Engineer Parcel I.D. Number 01-00019.000, and being further bounded and described as follows:

Beginning at a found iron pipe in the centerline of County Road 5 (Lafayette-Plain City Road, 50 feet right-of-way), and being the northwest corner of the Robert and Lorene Miller 17.208 acre tract (Official Record 36, page 25) and being the north corner of the aforesaid Beachy 19.0808 acre tract;

thence with the west line of said Miller tract and the east line of said Beachy tract, South 00 degrees 44 minutes 55 seconds East, 350.49 feet to a set iron pipe (passing a found iron pipe at 38.87 feet);

thence crossing into and making a new division of said Beachy tract, South 38 degrees 09 minutes 30 seconds West, 310.14 feet to a point at the most easterly corner of the Perry and Miriam Beachy 1.010 acre tract (Deed Record 215, page 343);

thence with the northeast line of said 1.010 acre tract, North 51 degrees 55 minutes 55 seconds West, 220.04 feet to a set P.K. nail in the centerline of said County Road 5 (passing a found iron pipe at 195.51 feet);

thence with the centerline of said County Road 5, North 38 degrees 09 minutes 00 seconds East (reference bearing), 583.23 feet to the place of beginning.

Bearing (North 38 degrees 09 minutes 00 seconds East) assumed from the Freeman and Ruth Ann Beachy deed (Official Record 247, page 817).

The tract as described from an actual field survey performed on or about September 23, 2004, by James A. Page (S-6034) of Page Engineering, Inc., Marysville, Ohio, contains 2.257 acres, more or less, of which 0.3 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.

Based on information shown on Flood Map, Community Panel Number 390773 0002A, dated January 27, 1978, as furnished by the Federal Emergency Management Agency, through the National Flood Insurance Program, the property herein is located in Zone "X".

James A. Page, PS
S-6034
September 23, 2004
JN 04-78

LEGAL DEED DESCRIPTION
13.898 Acres

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 10982; being part of the original 19.0808 acre tract of Freeman and Ruth Ann Beachy (Official Record 247, page 817) (now being 16.208 acres); and being Madison County Engineer Parcel I.D. Number 01-00019.000, and being further bounded and described as follows:

Beginning at a found iron pipe in the centerline of County Road 5 (Lafayette-Plain City Road, 50 feet right-of-way), and being the northwest corner of the Robert and Lorene Miller 17.208 acre tract (Official Record 36, page 25) and being the north corner of the aforesaid Beachy 19.0808 acre tract;

thence with the west line of said Miller tract and the east line of said Beachy tract, South 00 degrees 44 minutes 55 seconds East, 350.49 feet to a set iron pipe at the corner of a 2.257 acre tract surveyed out of the aforesaid Beachy tract this same date, and being the true place of beginning of the land to be described (passing a found iron pipe at 38.87 feet);

thence continuing with the Miller tract for two (2) consecutive lines:

1. South 00 degrees 44 minutes 55 seconds East, 883.63 feet to a found iron pin;
2. North 78 degrees 41 minutes 34 seconds East, 669.78 feet to a found iron pipe

thence with the west line of a 44.0532 acre tract of land owned by Nelson Wayne and Martha Beachy (Official Record 177, page 80), South 06 degrees 09 minutes 32 seconds East, 158.65 feet to a found iron pipe;

thence with the north line of a 106 acre tract (Tract 111) of land owned by Willis and Mabel Sommers (Deed Book 275, page 321), South 79 degrees 56 minutes 09 seconds West, 1299.72 feet to a set iron pipe at a southerly corner of a 2.938 acre tract of land owned by P. & W. Millworks, Sheldon Beachy Trustee (Deed Book 104, page 424);

thence with two (2) consecutive lines of said 2.938 acre tract:

1. North 38 degrees 18 minutes 13 seconds East, 270.91 feet to a found iron pipe;
2. North 51 degrees 41 minutes 47 seconds West, 455.91 feet to a set P.K. nail
in the centerline of said County Road 5 (passing a found iron pipe at 425.91 feet);

thence with said centerline of County Road 5, North 38 degrees 09 minutes 30 seconds East, 478.79 feet to a set P.K. nail at the westerly corner of a 1.010 acre tract of land owned by Perry and Miriam Beachy (Deed Record 215, page 343);

thence with the southwesterly line of said 1.010 acre tract, South 51 degrees 55 minutes 45 seconds East, 220.04 feet to a found iron pipe at the southerly corner of said 1.010 acre tract (passing a found iron pipe at 26.17 feet);

thence with the southeasterly line of said 1.010 acre tract and the southeasterly line of the said 2.257 acre tract surveyed this same date, North 38 degrees 09 minutes 30 seconds East, 510.14 feet to the true place of beginning.

Bearing (North 38 degrees 09 minutes 00 seconds East) assumed from the Freeman and Ruth Ann Beachy deed (Official Record 247, page 817).

The tract as described from an actual field survey performed on or about September 23, 2004, by James A. Page (S-6034) of Page Engineering, Inc., Marysville, Ohio, contains 13.898 acres, more or less, of which 0.27 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.

Based on information shown on Flood Map, Community Panel Number 390773 0002A, dated January 27, 1978, as furnished by the Federal Emergency Management Agency, through the National Flood Insurance Program, the property herein is located in Zone "X".

James A. Page, PS
S-6034
September 23, 2004
JN 04-78