



**NOTES:**

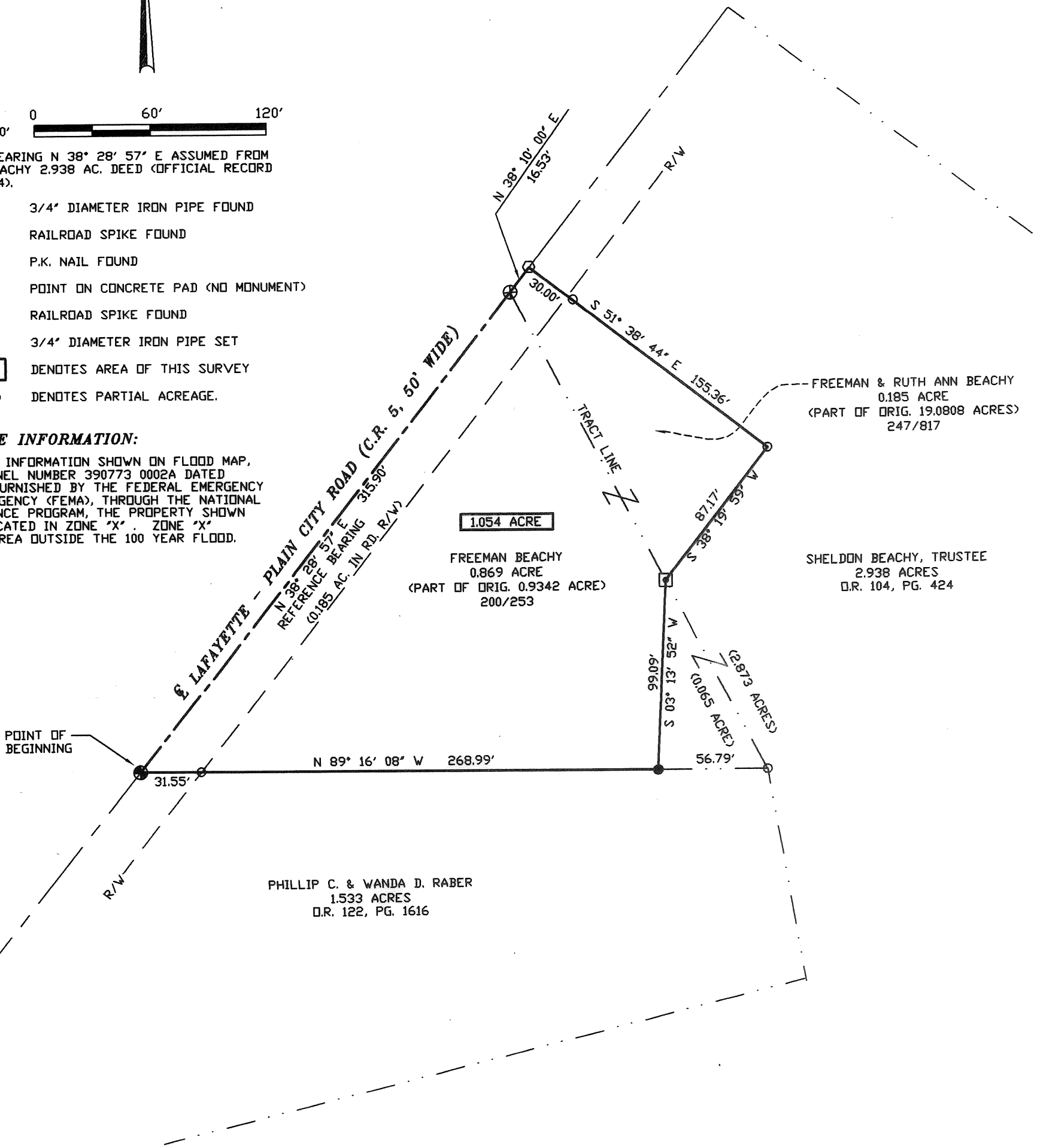
SCALE 1" = 60'

REFERENCE BEARING N 38° 28' 57" E ASSUMED FROM ADJOINING BEACHY 2.938 AC. DEED (OFFICIAL RECORD 104, PAGE 424).

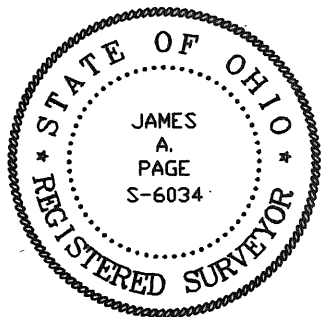
- 3/4" DIAMETER IRON PIPE FOUND
- ⊕ RAILROAD SPIKE FOUND
- P.K. NAIL FOUND
- POINT ON CONCRETE PAD (NO MONUMENT)
- ⊕ RAILROAD SPIKE FOUND
- 3/4" DIAMETER IRON PIPE SET
- ACRES DENOTES AREA OF THIS SURVEY
- (--- ACRES) DENOTES PARTIAL ACREAGE.

**FLOOD ZONE INFORMATION:**

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 390773 0002A DATED 1/27/78, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X". ZONE "X" DENOTES AN AREA OUTSIDE THE 100 YEAR FLOOD.



1-05



**PLAT OF BOUNDARY SURVEY FOR:**

**FREEMAN BEACHY**

**VIRGINIA MILITARY SURVEY NO. 10982,**

**CANAAN TOWNSHIP, MADISON COUNTY, OHIO**

JAMES A. PAGE (PS. 6034)

AUTOCAD 04-78C.DWG DISK #242

JN. 04-78

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated.

*James Page* 11/18/04

**Page Engineering, Inc.**

112 East Fifth Street • Marysville, Ohio 43040

644-1272

LEGAL DEED DESCRIPTION

Freeman Beachy

1.054 Acres

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 10982; being part of the 0.9342 acre tract of Freeman Beachy (Deed Record 200, page 253 and Deed Record 200, page 255) and part of the 19.0808 acre tract of Freeman and Ruth Ann Beachy (Deed Record 247, page 817); and being further bounded and described as follows:

Beginning at a pony spike set on the point common to the centerline of County Road 5 (Lafayette-Plain City Road, 50 feet wide) with the northwesterly corner of a 1.533 acre tract of land owned by Phillip C. and Wanda D. Raber (Official Record 122, page 1616) and the southwesterly corner of said Beachy 0.9342 acre tract;

thence with the centerline of said County Road 5, North 38 degrees 28 minutes 57 seconds East, 315.90 feet to a railroad spike found on the point common to an angle point in said centerline of County Road 5, the northwesterly corner of said Beachy 0.9342 acre tract and a westerly corner to said Beachy 19.0808 acre tract;

thence continuing with the centerline of said County Road 5, North 38 degrees 10 minutes 00 seconds East, 16.53 feet to a P.K. nail found on a westerly corner to a 2.938 acre tract of land owned by Sheldon Beachy, Trustee (Official Record 104, page 424);

thence the following three (3) consecutive courses along the westerly lines of said Beachy 2.938 acre tract:

1. South 51 degrees 38 minutes 44 seconds East, 155.36 feet to a three-fourths (3/4) inch diameter iron pipe found (passing over a three-fourths (3/4) inch diameter iron pipe at 30.00 feet);
2. South 38 degrees 19 minutes 59 seconds West, 87.17 feet to a point on a concrete pad;
3. South 03 degrees 13 minutes 52 seconds West, 99.09 feet to a three-fourths (3/4) inch diameter iron pipe set on the northerly line of said Raber 1.533 acre tract and on the southerly line of said Beachy 0.9342 acre tract;

thence with the line common to the northerly line of said Raber 1.533 acre tract and the southerly line of said Beachy 0.9342 acre tract, North 89 degrees 16 minutes 08 seconds West, 268.99 feet to the place of beginning (passing over a three-fourths (3/4) inch diameter iron pipe found at 237.44 feet).

Bearing (North 38 degrees 28 minutes 57 seconds East) assumed from said Beachy 2.938 acre deed description recorded in Official Record 104, page 424.

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 1.054 acres, more or less, of which 0.869 acre is part of said Beachy 0.9342 acre tract and 0.185 acre is part of said Beachy 19.0808 acre tract, of which 0.185 acre is subject to the road right-of-way, subject to all previous easements and rights-of-way of record. The survey is recorded in the office of the Madison County Engineer.

James A. Page, PS  
S-6034  
November 12, 2004  
JN 04-78