

GINA O. FOUST  
13.978 AC  
OFF REC 1, PG 687

GARY L. & BUNNY V. BOERGER  
20.000 AC ~ OFF REC 1, PG 690

BETTY R. & JOHN D. ROHRER, TRUSTEES  
3.3743 AC  
OFF REC 137, PG 1361

VMS 7759

VMS 7063

RUTH DARVENE BEACHY  
5.000 AC  
DEED REC 260, PG 426

N 59°06'00"E 2033.72'  
(ASSUMED BEARING)

VMS 7751 & 7774

38.287 AC

D. KEITH BEACHY, ET AL  
ORIG. 102.8 ACRE  
DEED REC 258, PG 344

N 59°05'54"E 423.18'  
S 61°49'20"W 812.55'

N 59°05'54"E  
30.44'

VMS 8484

VMS 12014

N 74°48'21"W 929.94'

S 59°05'03"W 490.75'

29.32'  
MAG NAIL SET  
IN STUMP

S 06°11'37"E 1317.23'

JOHN H. & NORMA S. WOODS  
103.40 AC ~ OFF REC 236, PG 2105

APPROXIMATE ACREAGE BREAKDOWN  
38.141 AC - VMS 7751 & 7774  
0.103 AC - VMS 12014  
0.043 AC - VMS 8484

E. BOYD ROAD  
(CO RD 42)

N 07°56'43"E 1384.43'

E CONVERSE CHAPEL ROAD  
(CO RD 41)

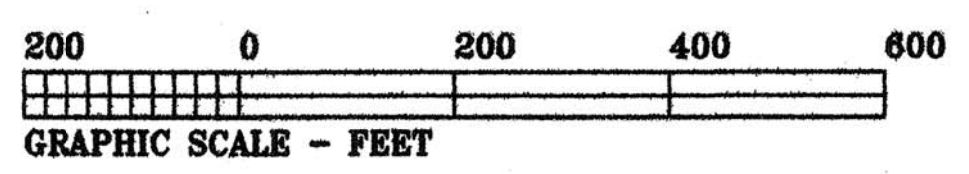


*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
MARCH 17, 2010 JN 09-39

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

PRIDAY SURVEYING INC  
P.O. BOX 192  
MARYSVILLE, OHIO 43040  
937-642-3400



- NOTES:
- 1)  $\Delta$  RAILROAD SPIKE FOUND
  - 2)  $\otimes$  SURVEY NAIL FOUND
  - 3)  $\circ$  IRON PIPE FOUND
  - 4)  $\square$  14" SQUARE CONCRETE POST FOUND
  - 5)  $\oplus$  MAG NAIL SET
  - 6)  $\bullet$  3/4" X 30" GALV IRON PIPE  
WITH PLASTIC I.D. CAP SET
  - 7) BEARING ASSUMED FROM PLAT 40-94

PLAT OF SURVEY FOR:  
D. KEITH BEACHY, ET AL  
DARBY TOWNSHIP ~ VMS 8484,  
VMS 12014, VMS 7751 & 7774  
MADISON COUNTY, OHIO  
PART OF ORIGINAL 102.8 ACRE  
DEED REC 258, PG 344

LEGAL DEED DESCRIPTION  
BEACHY  
38.287 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 8484, 12014, 7751 & 7774; being part of the original 102.8 acre tract of D. Keith Beachy, Et al (Deed Record 258, page 344); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Boyd Road (County Road 42) and Converse Chapel Road (County Road 41).

Thence North 07 deg.-56'-43" East, 1384.43 feet along said centerline of Converse Chapel Road to a railroad spike found at the southwesterly corner of the 5.000 acre tract of Ruth Darlene Beachy (Deed Record 260, page 426).

Thence North 59 deg.-05'-54" East, 30.44 feet along the southerly line of said 5.000 acre tract to a 14 inch square concrete post, being the TRUE POINT OF BEGINNING.

Thence North 59 deg.-05'-54" East, 423.18 feet continuing along said southerly line to an iron pipe found at the southeasterly corner of said 5.000 acre tract.

Thence North 26 deg.-06'-28" West, 489.89 feet along the easterly line of said 5.000 acre tract to an iron pipe found on the southerly line of the 3.3743 acre tract of Betty R. and John D. Rohrer, Trustees (Official Record 137, page 1361).

Thence North 59 deg.-06'-00" East (assumed bearing), 2033.72 feet along said southerly line and the southerly lines of the 20.000 acre tract of Gary L. and Bunny V. Boerger (Official Record 1, page 690), and the 13.978 acre tract of Gina O. Foust (Official Record 1, page 687), (passing over iron pipes found at 353.48 feet, 1878.82 feet, and 1918.80 feet) to a 14 inch square concrete post found on the westerly line of the 103.40 acre tract of John H. and Norma S. Woods (Official Record 236, page 2105).

Thence South 06 deg.-11'-37" East, 1317.23 feet along said westerly line to a 14 inch square concrete post found at a southwesterly corner of said 103.40 acre tract.

Thence South 59 deg.-05'-03" West, 490.75 feet (passing over a mag nail set in a tree stump at 461.43 feet) to an iron pipe set.

Thence North 74 deg.-48'-21" West, 929.94 feet to an iron pipe set.

Thence South 61 deg.-49'-20" West, 812.55 feet to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 40-94. The tract as described from an actual field survey performed on or about March 17, 2010, by Registered Surveyor Joseph P. Priday (S-7277), contains **38.287 acres**, more or less, (of which approximately 38.141 acres are within said V.M.S. 7751 & 7774, approximately 0.103 acre is within said V.M.S. 12014, and approximately 0.043 acre is within said V.M.S. 8484), subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.



A handwritten signature in black ink, appearing to read "Joseph P. Priday".