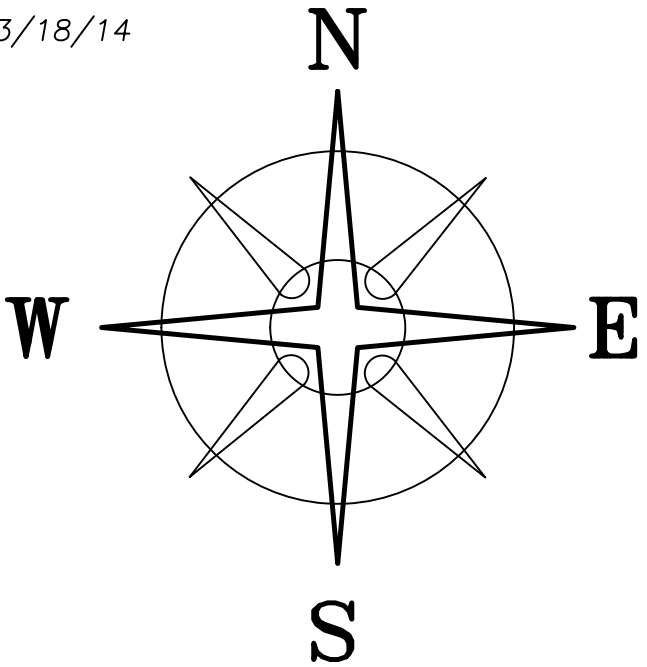


BEARINGS ARE BASED ON A GPS OBSERVATION ON 3/18/14  
WGS 1984 GEODETIC NORTH



CONVERSE CHAPEL ROAD  
(TR 41) (50' R/W)

N=763668.51'  
E=1740317.32'

CONVERSE HUFF ROAD (CR-30)(45' R/W)

POINT OF COMMENCEMENT

V.M.S. 8539

V.M.S. 8484

V.M.S. 8539  
V.M.S. 7416

V.M.S. 7416

(A)

AL A. HELMUTH, TRUSTEE,  
HELMUTH FAMILY TRUST  
D. B. 291 P. 402  
1.843 ACRE EXCEPTION

ALTON R. & LOVINA BEACHY (TRUSTEE)  
OFFICIAL RECORD 210 PAGE 2678  
1.9479 ACRES

NOTE

0.4354± ACRE TRACT IS TO BECOME PART OF  
AND CONTINGENT TO BEACHY'S 1.9479 ACRE TRACT.

(A)

LEGEND

- △ 3/4" ø ELEC. CONDUIT & YELLOW PLASTIC CAP STAMPED "RI BAKER 5539" (FOUND)
- RAIL ROAD SPIKE (FOUND)
- P K NAIL (FOUND)
- ◻ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

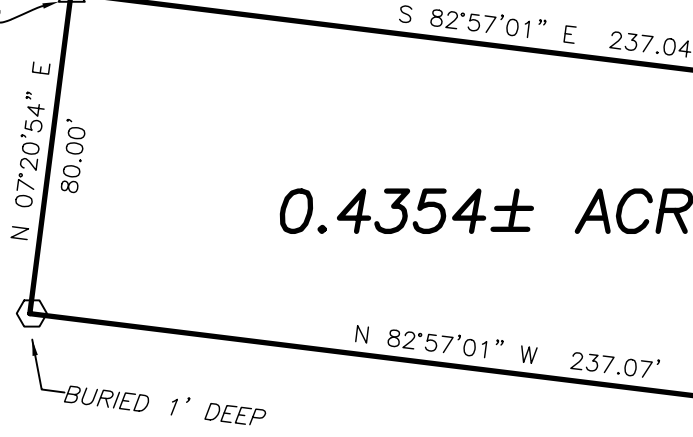
V.M.S. 8484  
V.M.S. 7385

TPOB

0.4354± ACRES

(A)

(A)



DEED REFERENCE

AL A. HELMUTH, TRUSTEE,  
HELMUTH FAMILY TRUST  
D. B. 291 P. 402  
(A) 28.06 ORIGINAL ACRES (TRACT 1)  
02-00098.000

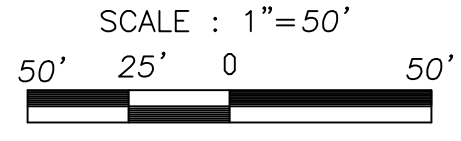


COTTRILL SURVEYING, L.L.C.  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

0.4354± ACRES, VMS 7385,  
DARBY TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR ALTON BEACHY

I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 3/19/14

DATE DRAWN:  
3/19/14  
JOB # S140304  
F. B. #



CREW: MW  
DWN. BY: RC  
CK. BY:

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.4354 Acre Tract Surveyed for Alton Beachy**

The following described 0.4354 acre tract is situated in the state of Ohio, Madison County, Darby Township, VMS 7385, and being part of the original 28.06 acre tract (Tract 1)(02-00098 .000) conveyed to Al A. Helmuth, Trustee of the Helmuth Family Trust by Deed Book 291 page 402, and being more particularly described as follows:

Commencing at a PK nail found at the centerline intersection of Converse Huff Road (County Road 30) (45 feet Right-Of-Way) with Converse Chapel Road (Township Road 41) (50 feet Right-Of-Way);

Thence, with the centerline of said Converse Huff Road, South 83° 48' 06" East a distance of 214.35 feet to a PK nail found at the northwest corner of a 1.9479 acre tract conveyed to Alton R. And Lovina Beachy, Trustee by Official Record 210 page 2678;

Thence, with the west line of said 1.9479 acre tract, South 07° 20' 54" West a distance of 356.60 feet to a 3/4 inch diameter iron electrical conduit and yellow plastic cap stamped "R I Baker 5539" found at the southwest corner of said 1.9479 acre tract and **The True Point of Beginning;**

Thence, with the south line of said 1.9479 acre tract, **South 82° 57' 01" East** a distance of **237.04 feet** to a 3/4 inch diameter iron electrical conduit and yellow plastic cap stamped "R I Baker 5539" found;

Thence, across said 28.06 original acre tract the following three new courses:

- 1) **South 07° 19' 42" West** a distance of **80.00 feet** to an iron pin and cap set
- 2) **North 82° 57' 01" West** a distance of **237.07 feet** to an iron pin and cap set 1 foot deep
- 3) **North 07° 20' 54" East** a distance of **80.00 feet** returning to **The True Point of Beginning** containing **0.4354 Acres** more or less.

The hereinabove described 0.4354 acre tract is to become part of and contingent to Beachy's 1.9479 acre tract.

Bearings are based a GPS observation on March 18, 2014, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed March 19, 2014 by James R. Cottrill registration #6858. (Job #S140304-0-4354AC)

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James R. Cottrill, PS