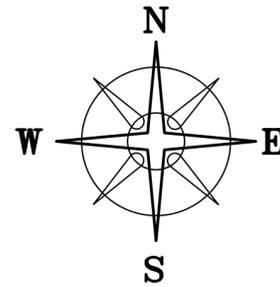


BEARINGS ARE BASED ON A GPS OBSERVATION ON 3/30/16
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
JOSEPH O & ADA BEACHY
TRUSTEES BEACHY FAMILY TRUST
DEED BOOK 288 PAGE 781

(TRACT 4) 45.31 ACRES (ORIGINAL)
(A) 31.3578 ACRES
 PARCEL #01-00023.000
 PARCEL #02-00019.000

NOTE

TOWNSHIP LINE APPROXIMATED FROM
MADISON COUNTY GIS AND
TOWNSHIP STONE AS SHOWN

4.0000± ACRES

LORETTA K KURTZ
OFFICIAL RECORD 3 PAGE 354
44 ACRES

IAMS ROAD (CR-35) (50' R/W)

V.M.S. 14150
V.M.S. 3464

DARBY TOWNSHIP
CANAAN TOWNSHIP

N=756633.27'
E=1769178.41'

POB

AMITY PIKE (CR-36) (50' R/W)

LEGEND

- ☐ STONE (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

REVISED 6/27/16



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 06/28/2016

COTTRILL SURVEYING, L.L.C.

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

4.0000± ACRES, VMS 3464,
CANAAN & DARBY TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JEFF BEACHY

DATE DRAWN:
06/09/16
JOB #
S160607

SCALE : 1" = 50'
50' 25' 0' 50'

CREW: MW
DWN. BY: NC
CK. BY:

COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. (740)869-3811

4.0000 Acre Tract *Surveyed for Jeff Beachy*

The following described 4.0000 acre tract is situated in the State of Ohio, Madison County, Canaan and Darby Township, VMS 3464, being part of a 45.31 original acre tract (01-00023.000 and 02-00019.000) conveyed to Joseph O. and Ada Beachy, Trustees of Beachy Family Trust by Deed Book 288 page 781, and being more particularly described as follows:

Beginning at a Mag Nail set in the centerline of Amity Pike (County Road 36) (50-foot right-of-way) at the south corner common to said 45.31 acre tract and a 44 acre tract conveyed to Loretta K. Kurtz by Official Record 3 page 354, said Mag Nail bears North 87° 37' 15" West a distance of 1346.17 feet from an iron pin found at the centerline intersection of Amity Pike and Iams Road (County Road 35) (50-foot right-of-way);

Thence, with the centerline of Amity Pike, **North 87° 37' 15" West** a distance of **321.17 feet** to a Mag Nail set in the south line of said 45.31 acre tract;

Thence, across said 45.31 acre tract with the following two new courses:

- 1) **North 03° 55' 30" East**, passing an iron pin and cap set at 40.00 feet, also passing the Darby/Canaan Township line at 161.64 feet, a total distance of **548.47 feet** to an iron pin and cap set;
- 2) **North 64° 36' 36" East** a distance of **199.14 feet** to an iron pin and cap set in the west line of said 44 acre tract;

Thence, with the west line of said 44 acre tract with the following two courses:

- 1) **South 25° 23' 24" East** a distance of **258.08 feet** to an iron pin and cap set;
- 2) **South 01° 00' 04" West**, passing the Canaan/Darby Township line at 262.01 feet, also passing an iron pin and cap set at 383.81 feet, a total distance of **412.81 feet** returning to the Point of Beginning containing **4.0000 Acres** more or less of which 2.8628 acres more or less is in Darby Township and 1.1372 acres more or less is in Canaan Township.

Bearings are based on a GPS observation on March 30, 2016, 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 June 9, 2016 by James R. Cottrill, PS registration #6858. (Job #S160607-4-0000AC) revised 6/27/16



James R. Cottrill, PS