


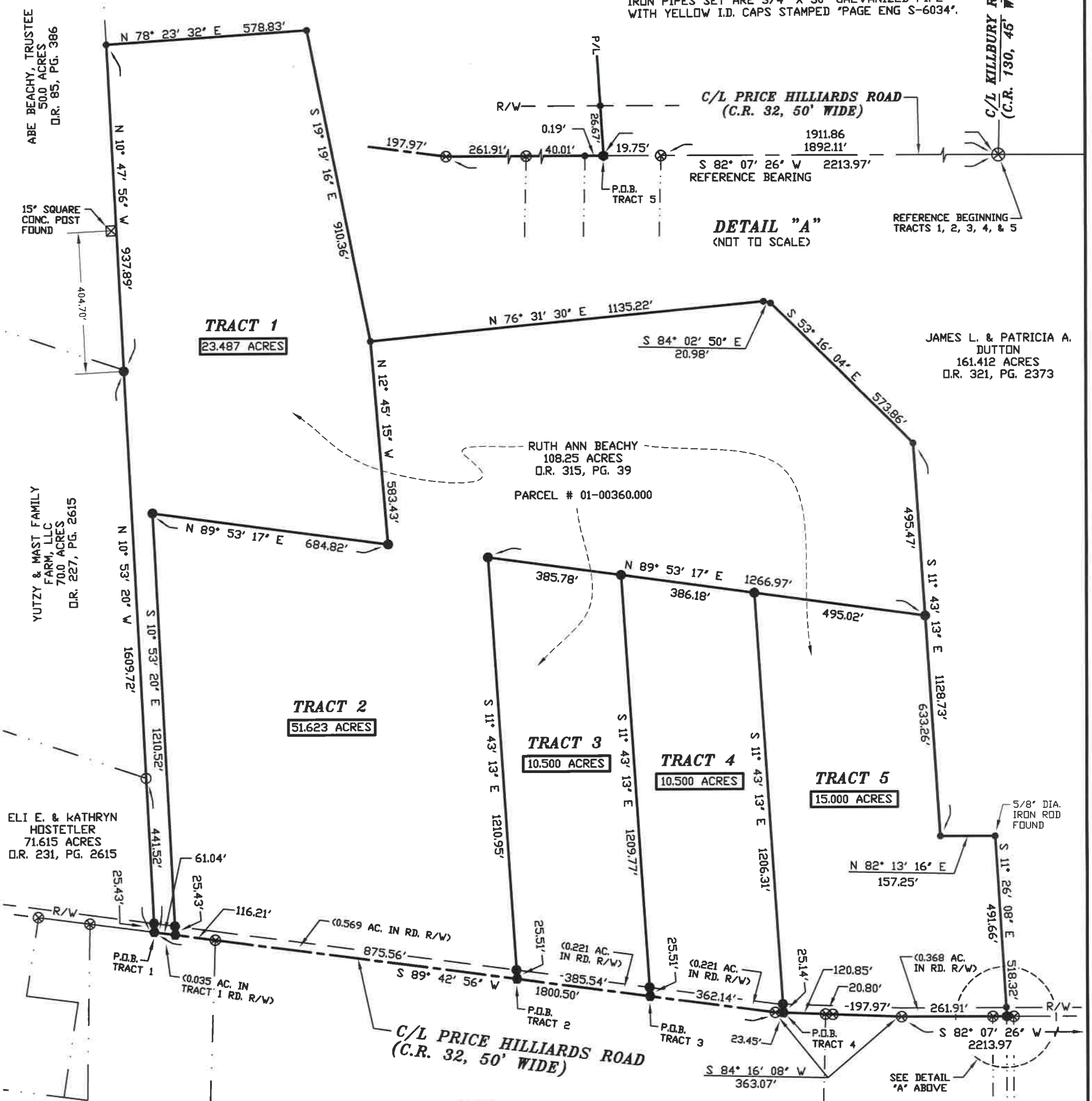
PLAT REFERENCES:

- SURVEY ID 49-09
- SURVEY ID CA-8B
- SURVEY ID 16-86
- SURVEY ID 22-85
- SURVEY ID 53-89
- SURVEY ID 54-89
- SURVEY ID 45-07
- SURVEY ID 66-08
- SURVEY ID 37-16

JAMES L. & PATRICIA A. DUTTON
161.412 ACRES
D.R. 321, PG. 2373

NOTES:

- SCALE 1" = 300' 
- REFERENCE BEARING S 82° 07' 26" W ASSUMED FROM SURVEY PLAT 49-09.
- IRON PIPE SET
 - MAG NAIL SET
 - MAG NAIL FOUND
 - 1" DIAMETER IRON PIPE FOUND
 - ⊗ RAILROAD SPIKE FOUND
 - 1/2" DIAMETER IRON ROD FOUND
 - DENOTES AREA OF SURVEY
- IRON PIPES SET ARE 3/4" X 30" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED "PAGE ENG S-6034".

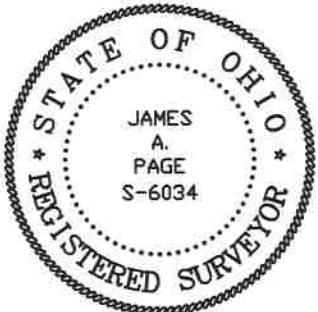


DETAIL "A"
(NOT TO SCALE)

JAMES L. & PATRICIA A. DUTTON
161.412 ACRES
D.R. 321, PG. 2373

FLOOD ZONE INFORMATION:

BASED ON THE INFORMATION SHOWN ON FLOOD MAP, COMMUNITY PANEL NUMBER 39097C0050D, DATED 6/18/10, AS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THROUGH THE NATIONAL FLOOD INSURANCE PROGRAM, THE PROPERTY HEREIN IS LOCATED IN ZONE "X". ZONE "X" DENOTES AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.



PLAT OF BOUNDARY SURVEY FOR:
RUTH ANN BEACHY
VIRGINIA MILITARY SURVEY NO. 7791,
CANAAN TOWNSHIP, MADISON COUNTY, OHIO

JAMES A. PAGE (PS. 6034)

AUTOCAD 16-54BND.DWG

JN 16-54

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

James Page 1/31/17

Page Engineering, Inc.

112 EAST FIFTH STREET MARYSVILLE, OHIO 43040
PH. (937) 644-1272 FAX (937) 644-3272

LEGAL DEED DESCRIPTION

Tract 1
23.487 Acres

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 7791; being part of the 108.25 acre tract of land owned by Ruth Ann Beachy (Official Record 315, page 39) and being Madison County Auditor Parcel Number 01-00360.000; and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the point of intersection of the centerline of County Road 32 (Price-Hilliards Road, 50 feet wide) with the centerline of County Road 130 (Killbury Road);

thence with centerline of said County Road 32 South 82 degrees 07 minutes 26 seconds West (reference bearing), 2213.97 feet to a railroad spike found on an angle point thereon;

thence continuing with the centerline of said County Road 32 South 84 degrees 16 minutes 08 seconds West, 363.07 feet to a railroad spike found on an angle point thereon;

thence continuing with the centerline of said County Road 32 South 89 degrees 42 minutes 56 seconds West, 1800.50 feet to a mag nail set on the southeasterly corner of a 71.615 acre tract of land owned by Eli E. and Kathryn Hostetler (Official Record 231 page 2615) and the point of beginning of the land to be described;

thence with the easterly line of said Hostetler 71.615 acre tract and the easterly line of a 70.0 acre tract of land owned by Yutzy & Mast Family Farm, LLC (Official Record 227, page 2615) North 10 degrees 53 minutes 20 seconds West, 1609.72 feet to an iron pipe set on the northeasterly corner of said Yutz & Mast Family Farm 70.0 acre tract and the southeasterly corner of a 50.0 acre tract of land owned by Abe Beachy, Trustee (Official Record 85 page 386) (passing over a mag nail set at 25.43 feet and a one (1) inch diameter iron pipe found at 441.52 feet on the northeasterly corner of said Hostetler 71.615 acre tract);

thence with the easterly line of said Beachy 50.0 acre tract North 10 degrees 47 minutes 56 seconds West 937.89 feet to a one-half (1/2) inch diameter iron rod found on a southwesterly corner of a 161.412 acre tract of land owned by James L. and Patricia A. Dutton (Official Record 321, page 2373) (passing the easterly edge of a 15 inch square concrete post at 404.70 feet);

thence with the following two (2) consecutive courses of said Dutton 161.412 acre tract:

1. North 78 degrees 23 minutes 32 seconds East, 578.83 feet to a one-half (1/2) inch diameter iron rod found on a corner thereof;
2. South 19 degrees 19 minutes 16 seconds East, 910.36 feet to a one-half (1/2) inch diameter iron rod found on a corner thereof;

thence entering said Beachy 108.25 acre tract and making a new division thereof the following three (3) consecutive courses:

1. South 12 degrees 45 minutes 15 seconds East, 583.43 feet to an iron pipe set;
2. South 89 degrees 53 minutes 17 seconds West, 684.82 feet to an iron pipe set;
3. South 10 degrees 53 minutes 20 seconds East, 1210.52 feet to a mag nail set in the centerline of said County Road 32 (passing over an iron pipe set at 1185.09 feet).

thence with the centerline of said County Road 32 South 89 degrees 42 minutes 56 seconds West, 61.04 feet to the place of beginning.

Bearing (South 82 degrees 07 minutes 26 seconds West) assumed from Survey Plat 49-09.

The tract as described from an actual field survey performed on or about December 21, 2016, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 23.487 acres, more or less, of which 0.035 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 "Page Eng. S-6034". The survey is recorded in the Map Room of the Madison County Engineer.

James A. Page, PS
S-6034
December 30, 2016
JN 16-54



LEGAL DEED DESCRIPTION

Tract 2
51.623 Acres

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 7791; being part of the 108.25 acre tract of land owned by Ruth Ann Beachy (Official Record 315, page 39) and being Madison County Auditor Parcel Number 01-00360.000; and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the point of intersection of the centerline of County Road 32 (Price-Hilliards Road, 50 feet wide) with the centerline of County Road 130 (Killbury Road);

thence with centerline of said County Road 32 South 82 degrees 07 minutes 26 seconds West (reference bearing), 2213.97 feet to a railroad spike found on an angle point thereof;

thence continuing with the centerline of said County Road 32 South 84 degrees 16 minutes 08 seconds West, 363.07 feet to a railroad spike found on an angle point thereof;

thence continuing with the centerline of said County Road 32 South 89 degrees 42 minutes 56 seconds West, 747.68 feet to a mag nail set on the point of beginning of the land to be described;

thence continuing with the centerline of said County Road 32 South 89 degrees 42 minutes 56 seconds West, 991.77 feet to a mag nail set (passing over a railroad spike found at 875.56 feet);

thence entering said Beachy 108.25 acre tract and making a new division thereof the following three (3) consecutive courses:

1. North 10 degrees 53 minutes 20 seconds West, 1210.52 feet to an iron pipe set (passing over an iron pipe set at 25.43 feet);
2. North 89 degrees 53 minutes 17 seconds East, 684.82 feet to an iron pipe set;
3. North 12 degrees 45 minutes 15 seconds West, 583.43 feet to an one-half (1/2) inch diameter iron rod found on a southwesterly corner of a 161.412 acre tract of land owned by James L. and Patricia A. Dutton (Official Record 321, page 2373);

thence the following four (4) consecutive courses with said Dutton 161.412 acre tract:

1. North 76 degrees 31 minutes 30 seconds East, 1135.22 feet to an one-half (1/2) inch diameter iron rod found;
2. South 84 degrees 02 minutes 50 seconds East, 20.98 feet to an one-half (1/2) inch diameter iron rod found;
3. South 53 degrees 16 minutes 04 seconds East, 573.86 feet to an one-half (1/2) inch diameter iron rod found;
4. South 11 degrees 43 minutes 13 seconds East, 495.47 feet to an iron pipe set;

thence entering said Beachy 108.25 acre tract and making a new division thereof the following two (2) consecutive courses:

1. South 89 degrees 53 minutes 17 seconds West, 1266.97 feet to an iron pipe set (passing over iron pipes set at 495.02 feet and 881.20 feet);
2. South 11 degrees 43 minutes 13 seconds East, 1210.95 feet to the place of beginning (passing over an iron pipe set at 1185.44 feet).

Bearing (South 82 degrees 07 minutes 26 seconds West) assumed from Survey Plat 49-09.

The tract as described from an actual field survey performed on or about December 21, 2016, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 51.623 acres, more or less, of which 0.569 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 "Page Eng. S-6034". The survey is recorded in the Map Room of the Madison County Engineer.

James A. Page, PS
S-6034
December 30, 2016
JN 16-54



LEGAL DEED DESCRIPTION

Tract 3
10.500 Acres

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 7791; being part of the 108.25 acre tract of land owned by Ruth Ann Beachy (Official Record 315, page 39) and being Madison County Auditor Parcel Number 01-00360.000; and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the point of intersection of the centerline of County Road 32 (Price-Hilliards Road, 50 feet wide) with the centerline of County Road 130 (Killbury Road);

thence with centerline of said County Road 32 South 82 degrees 07 minutes 26 seconds West (reference bearing), 2213.97 feet to a railroad spike found on an angle point thereof;

thence continuing with the centerline of said County Road 32 South 84 degrees 16 minutes 08 seconds West, 363.07 feet to a railroad spike found on an angle point thereof;

thence continuing with the centerline of said County Road 32 South 89 degrees 42 minutes 56 seconds West, 362.14 feet to a mag nail set on the point of beginning of the land to be described;

thence continuing with the centerline of said County Road 32 South 89 degrees 42 minutes 56 seconds West, 385.54 feet to a mag nail set;

thence entering said Beachy 108.25 acre tract and making a new division thereof the following three (3) consecutive courses:

1. North 11 degrees 43 minutes 13 seconds West, 1210.95 feet to an iron pipe set (passing over an iron pipe set at 25.51 feet);
2. North 89 degrees 53 minutes 17 seconds East, 385.78 feet to an iron pipe set;
3. South 11 degrees 43 minutes 13 seconds East, 1209.77 feet to the place of beginning (passing over an iron pipe set at 1184.26 feet).

Bearing (South 82 degrees 07 minutes 26 seconds West) assumed from Survey Plat 49-09.

The tract as described from an actual field survey performed on or about December 21, 2016, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 10.500 acres, more or less, of which 0.221 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 "Page Eng. S-6034". The survey is recorded in the Map Room of the Madison County Engineer.

James A. Page, PS
S-6034
December 30, 2016
JN 16-54



LEGAL DEED DESCRIPTION

Tract 4
10.500 Acres

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 7791; being part of the 108.25 acre tract of land owned by Ruth Ann Beachy (Official Record 315, page 39) and being Madison County Auditor Parcel Number 01-00360.000; and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the point of intersection of the centerline of County Road 32 (Price-Hilliards Road, 50 feet wide) with the centerline of County Road 130 (Killbury Road);

thence with centerline of said County Road 32 South 82 degrees 07 minutes 26 seconds West (reference bearing), 2213.97 feet to a railroad spike found on an angle point thereof;

thence continuing with the centerline of said County Road 32 South 84 degrees 16 minutes 08 seconds West, 339.62 feet to a mag nail set on the point of beginning of the land to be described;

thence with the centerline of said County Road 32 South 84 degrees 16 minutes 08 seconds West, 23.45 feet to a railroad spike found;

thence continuing with the centerline of said County Road 32 South 89 degrees 42 minutes 56 seconds West, 362.14 feet to a mag nail set;

thence entering said Beachy 108.25 acre tract and making a new division thereof the following three (3) consecutive courses:

1. North 11 degrees 43 minutes 13 seconds West, 1209.77 feet to an iron pipe set (passing over an iron pipe set at 25.51 feet);
2. North 89 degrees 53 minutes 17 seconds East, 386.18 feet to an iron pipe set;
3. South 11 degrees 43 minutes 13 seconds East, 1206.31 feet to the place of beginning (passing over an iron pipe set at 1181.17 feet).

Bearing (South 82 degrees 07 minutes 26 seconds West) assumed from Survey Plat 49-09.

The tract as described from an actual field survey performed on or about December 21, 2016, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 10.500 acres, more or less, of which 0.221 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 "Page Eng. S-6034". The survey is recorded in the Map Room of the Madison County Engineer.

James A. Page, PS
S-6034
December 30, 2016
JN 16-54



LEGAL DEED DESCRIPTION

Tract 5
15.000 Acres

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey Number 7791; being part of the 108.25 acre tract of land owned by Ruth Ann Beachy (Official Record 315, page 39) and being Madison County Auditor Parcel Number 01-00360.000; and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the point of intersection of the centerline of County Road 32 (Price-Hilliards Road, 50 feet wide) with the centerline of County Road 130 (Killbury Road);

thence with centerline of said County Road 32 South 82 degrees 07 minutes 26 seconds West (reference bearing), 1911.86 feet to a mag nail set on the southwesterly of a 161.412 acre tract of land owned by James L. and Patricia A. Dutton (Official Record 321, page 2373) and being the point of beginning of the land to be described (passing over a railroad spike found at 1892.11 feet);

thence continuing with the centerline of said County Road 32 South 82 degrees 07 minutes 26 seconds West, 302.11 feet to a railroad spike found (passing over an iron bar found at 0.19 feet and a railroad spike found at 40.20 feet);

thence continuing with the centerline of said County Road 32 South 84 degrees 16 minutes 08 seconds West, 339.62 feet to a mag nail set (passing over railroad spikes found at 197.97 feet and at 218.77 feet);

thence entering said Beachy 108.25 acre tract and making a new division thereof the following two (2) consecutive courses:

1. North 11 degrees 43 minutes 13 seconds West, 1206.31 feet to an iron pipe set (passing over an iron pipe set at 25.14 feet);
2. North 89 degrees 53 minutes 17 seconds East, 495.02 feet to an iron pipe set on a westerly line of said Dutton 161.412 acre tract;

thence with the westerly line of said Dutton 161.412 acre tract the following three (3) consecutive courses:

1. South 11 degrees 43 minutes 13 seconds East, 633.26 feet to an one-half (1/2) inch diameter iron rod found;
2. North 82 degrees 13 minutes 16 minutes East, 157.25 feet to a five-eighths (5/8) inch diameter iron rod found;
3. South 11 degrees 26 minutes 08 seconds East, 518.32 feet to the place of beginning (passing over an one-half (1/2) inch diameter iron rod found at 491.66 feet).

Bearing (South 82 degrees 07 minutes 26 seconds West) assumed from Survey Plat 49-09.

The tract as described from an actual field survey performed on or about December 21, 2016, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 15.000 acres, more or less, of which 0.368 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 "Page Eng. S-6034". The survey is recorded in the Map Room of the Madison County Engineer.

James A. Page, PS
S-6034
December 30, 2016
JN 16-54

