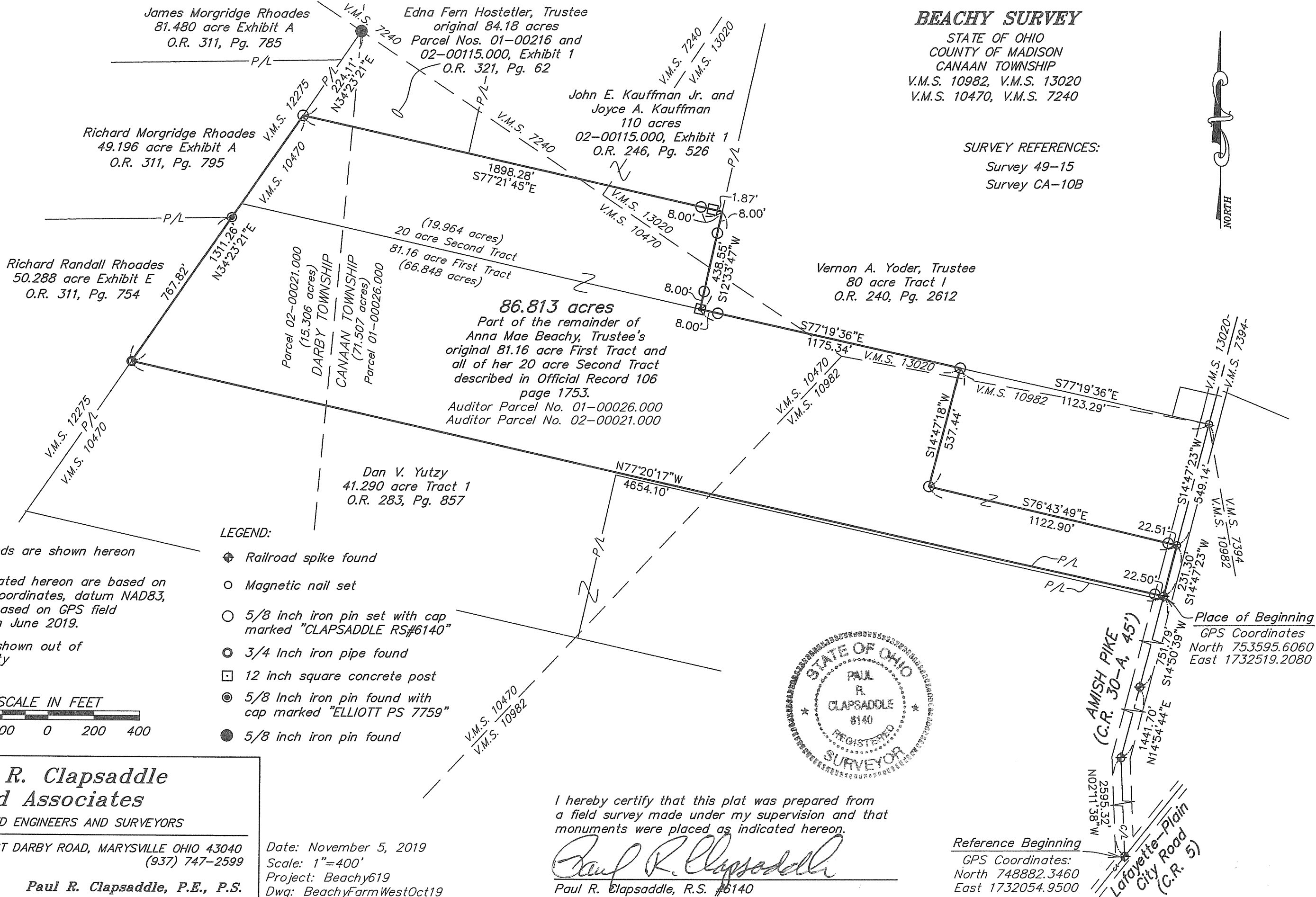


BEACHY SURVEY

STATE OF OHIO
 COUNTY OF MADISON
 CANAAN TOWNSHIP
 V.M.S. 10982, V.M.S. 13020
 V.M.S. 10470, V.M.S. 7240

SURVEY REFERENCES:

Survey 49-15
 Survey CA-10B



NOTES:

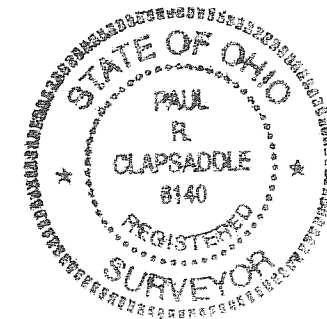
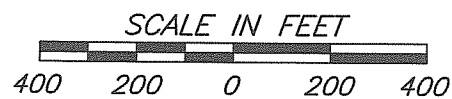
Reference deeds are shown hereon

Bearings indicated hereon are based on State Plane Coordinates, datum NAD83, South Zone, based on GPS field observations in June 2019.

Right of way shown out of scale for clarity

LEGEND:

- ⊕ Railroad spike found
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- ⊙ 3/4 Inch iron pipe found
- ⊠ 12 inch square concrete post
- ⊙ 5/8 Inch iron pin found with cap marked "ELLIOTT PS 7759"
- 5/8 inch iron pin found



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
 Paul R. Clapsaddle, R.S. #6140

Reference Beginning
 GPS Coordinates:
 North 748882.3460
 East 1732054.9500

**Paul R. Clapsaddle
 and Associates**

REGISTERED ENGINEERS AND SURVEYORS

19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
 (937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

Date: November 5, 2019
 Scale: 1"=400'
 Project: Beachy619
 Dwg: BeachyFarmWestOct19

BEACHY SURVEY
86.813 Acres
November 5, 2019

The following described 86.813 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan and Township of Darby, V.M.S. 10982, V.M.S. 10470, V.M.S. 7240, and V.M.S. 13020, and being part of the remainder of Anna Mae Beachy, Trustee's original 81.16 acre First Tract and all of her 20 acre Second Tract described in Official Record 106, page 1753 (Auditor's parcel number 01-00026.000 and Parcel 02-00021.000), and said 86.813 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Amish Pike (C.R. 30-A, 45 feet wide) with the centerline of Lafayette-Plain City Road (C.R. 5);

Thence North $2^{\circ}11'38''$ West 2595.32 feet, following the centerline of Amish Pike, to a railroad spike found at an angle point in the centerline of said road;

Thence North $14^{\circ}54'44''$ East 1441.70 feet, following the centerline of Amish Pike, to a railroad spike found at an angle point in the centerline of said road;

Thence North $14^{\circ}50'39''$ East 751.79 feet, following the centerline of Amish Pike, to a railroad spike found at the southeast corner of said original 81.16 acre tract and at the northeast corner of Dan V. Yutzy's 41.290 acre Tract 1 described in Official Record 283, page 857, said spike marking the *place of beginning*;

Thence *North $77^{\circ}20'17''$ West 4654.10 feet*, departing from the centerline of Amish Pike and following south line of said original 81.16 acre tract and the north line of said 41.290 acre tract, passing at 22.540 feet an iron pin set, passing the west line of V.M.S. 10982 and entering V.M.S. 10470, passing the west line of Canaan Township and entering Darby Township, to a $\frac{3}{4}$ inch iron pipe found in the west line of V.M.S. 10470, in the east line of V.M.S. 12275, and in the east line of Richard Randall Rhoades 50.288 acre Exhibit E described in Official Record 311, page 754;

Thence *North $34^{\circ}23'21''$ East 1311.26 feet*, following the west line of said original 81.16 acre tract, the west line of said 20 acre tract, the west line of V.M.S. 10470, the east line of V.M.S. 12275, and the east line of said 50.288 acre tract, passing at 767.82 feet a $\frac{5}{8}$ inch iron pin found with cap marked "ELLIOTT PS 7759" at the southeast corner of Richard Margridge Rhoades 49.196 acre Exhibit A described in Official Record 311, page 795, thereafter following the east line of said 49.196 acre tract, to an iron pin set at a southwest corner of Edna Fern Hostetler, Trustee's original 84.18 acre Parcel Numbers 01-00216 and Parcel 02-00115.000 Exhibit 1 described in Official Record 321, page 62;

Thence *South $77^{\circ}21'45''$ East 1898.28 feet*, following the north line of said 20 acre tract, the south line of said original 84.18 acre tract, the south line of John E. Kauffman Jr. and Joyce A. Kauffman's 110 acre Parcel 02-00115.000 Exhibit 1 described in Official Record 246, page 526, entering and crossing V.M.S. 10470, passing the east line of Darby Township and entering Canaan Township, crossing the south corner of V.M.S. 7240 and entering V.M.S. 13020, passing at 1890.28 feet an iron pin set and passing at 1896.41 feet a 12 inch concrete post found, to a point in the west line of Vernon A. Yoder, Trustee's 80 acre Tract I described in Official Record 240, page 2612;

Thence *South $12^{\circ}33'47''$ West 438.55 feet*, following the east line of said 20 acre tract and the west line of said 80 acre tract, passing an iron pin set at 8.00 feet and passing the south line of V.M.S. 13020 and entering V.M.S. 10470, also passing at 430.55 feet an iron pin set, to a 12 inch concrete post found;

Thence *South $77^{\circ}19'36''$ East 1175.34 feet*, following the south line of said 80 acre tract and the north line of said original 81.16 acre tract, passing at 8.00 feet an iron pin set and passing the northeast line of V.M.S. 10470 and entering V.M.S. 13020, to an iron pin set;

Thence *South 14°47'18" West 537.44 feet*, entering said original 81.16 acre tract, crossing the south line of V.M.S. 13020 and entering V.M.S. 10982, to an iron pin set;

Thence *South 76°43'49" East 1122.90 feet*, continuing through said original 81.16 acre tract, passing at 1100.39 feet an iron pin set, to a magnetic nail set in the centerline of Amish Pike;

Thence *South 14°47'23" West 231.30 feet*, following the centerline of Amish Pike and the east line of said original 81.16 acre tract, to the *place of beginning, containing 86.813 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 86.813 acre tract, 71.507 acres are in Canaan Township and 15.306 acres are in Darby Township. Of the above described 86.813 acre tract, 0.119 acre is within the right of way of Amish Pike.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of November 2019. Bearings indicated herein are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS observations. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS 6140".

ATTEST:



Paul R. Clapsaddle, R.S. 6140

19019 West Darby Road

Marysville, Ohio 43040

(937) 747-2599

