

BEACHY SURVEY

STATE OF OHIO
 COUNTY OF MADISON
 CANAAN TOWNSHIP
 V.M.S. 7394, V.M.S. 10982

LEGEND:

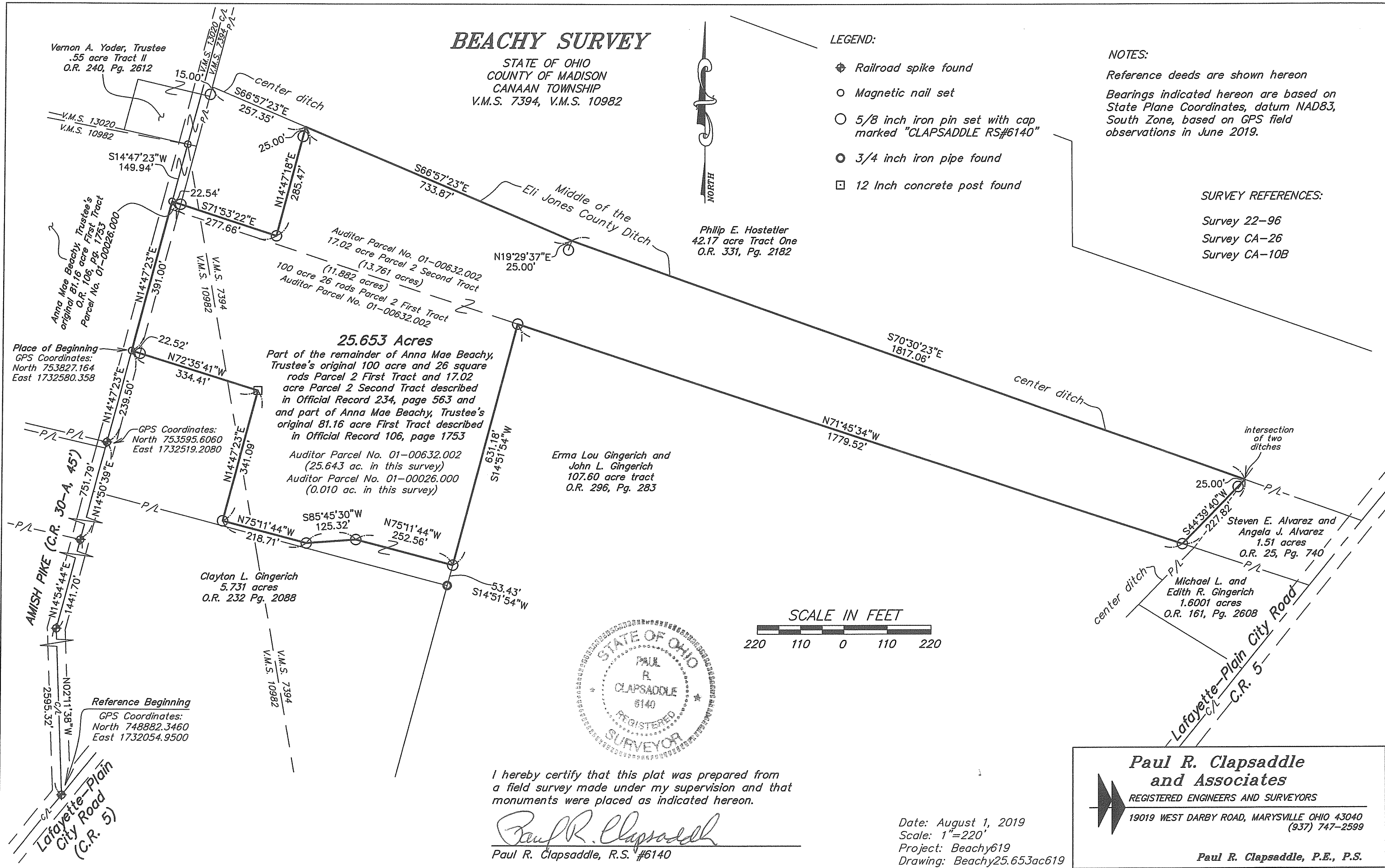
- ◆ Railroad spike found
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 3/4 inch iron pipe found
- 12 Inch concrete post found

NOTES:

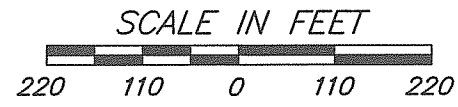
Reference deeds are shown hereon
 Bearings indicated hereon are based on State Plane Coordinates, datum NAD83, South Zone, based on GPS field observations in June 2019.

SURVEY REFERENCES:

- Survey 22-96
- Survey CA-26
- Survey CA-10B



25.653 Acres
 Part of the remainder of Anna Mae Beachy, Trustee's original 100 acre and 26 square rods Parcel 2 First Tract and 17.02 acre Parcel 2 Second Tract described in Official Record 234, page 563 and part of Anna Mae Beachy, Trustee's original 81.16 acre First Tract described in Official Record 106, page 1753
 Auditor Parcel No. 01-00632.002 (11.882 acres)
 Auditor Parcel No. 01-00026.000 (13.761 acres)
 Auditor Parcel No. 01-00632.002 (25.643 ac. in this survey)
 Auditor Parcel No. 01-00026.000 (0.010 ac. in this survey)



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

Date: August 1, 2019
 Scale: 1"=220'
 Project: Beachy619
 Drawing: Beachy25.653ac619

Paul R. Clapsaddle and Associates
 REGISTERED ENGINEERS AND SURVEYORS
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 (937) 747-2599
 Paul R. Clapsaddle, P.E., P.S.

BEACHY SURVEY
25.653 Acres
August 1, 2019

The following described 25.653 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 10982 and V.M.S. 7394, being part the remainder of Anna Mae Beachy, Trustee's original 100 acres and 26 square rods Parcel 2 First Tract and 17.02 acre Parcel 2 Second Tract described in Official Record 234, page 563 (both tracts being Auditor's parcel number 01-00632.002) and being part of Anna Mae Beachy, Trustee's original 81.16 acre First Tract described in Official Record 346, page 2061 (Auditor's parcel number 01-00026.000) and said 25.653 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 an angle point in the centerline of said road;

Thence North $14^{\circ}47'23''$ East 239.50 feet, following the centerline of Amish Pike, to a magnetic nail set in the west line of said original 100 acres and 26 square rods tract, said magnetic nail marking the *place of beginning*;

Thence *North $14^{\circ}47'23''$ East 391.00 feet*, following the centerline of Amish Pike and a west line of said original 100 acres and 26 square rods tract, entering at 371.33 feet said original 81.16 acre tract, to a magnetic nail set;

Thence *South $71^{\circ}53'22''$ East 277.66 feet*, departing from the centerline of Amish Pike, continuing through said original 81.61 acre tract, passing at 22.54 feet an iron pin set in the east line of said original 81.16 acre tract, thereafter entering said 17.02 acre tract, passing the east line of V.M.S. 10982 and entering V.M.S. 7394, to an iron pin set;

Thence *North $14^{\circ}47'18''$ East 285.47 feet*, continuing through said 17.02 acre tract, passing at 260.47 feet an iron pin set, to a point in the center of the Eli Jones County Ditch and in a south line of Philip E. Hostetler's 42.17 acre Tract One described in Official Record 331, page 2182;

Thence *South $66^{\circ}57'23''$ East 733.87 feet*, following the center of said ditch, a north line of said 17.02 acre tract, and a south line of said 42.17 acre tract, to a point bearing North $19^{\circ}29'37''$ East 25.00 feet from an iron pin set;

Thence *South $70^{\circ}30'23''$ East 1817.06 feet*, following the center of said ditch, a north line of said 17.02 acre tract, and a south line of said 42.17 acre tract, to a point that is at the intersection of two ditches, said point being the northwest corner of Steven E. Alvarez and Angela J. Alvarez's 1.51 acre tract described in Official Record 25, page 740;

Thence *South $44^{\circ}39'40''$ West 227.82 feet*, departing from the center of said ditch, following the southeast line of said 17.02 acre tract and the northwest line of said 1.51 acre tract, passing at 25.00 feet an iron pin set, to an iron pin set in the northeast line of Erma Lou Gingerich and John L. Gingerich's 107.60 acre tract described in Official Record 296, page 283;

Thence *North $71^{\circ}45'34''$ West 1779.52 feet*, following a south line of said 17.02 acre tract and the north line of said 107.60 acre tract, to an iron pin set at the northeast corner of said original 100 acres and 26 square rods tract;

Thence *South 14°51'54" West 631.18 feet*, following the east line of said original 100 acres and 26 square rods tract and the west line of said 107.60 acre tract, to an iron pin set;

Thence *North 75°11'44" West 252.56 feet*, entering said original 100 acres and 26 square rods tract, to an iron pin set;

Thence *South 85°45'30" West 125.32 feet*, continuing through said original 100 acres and 26 square rods tract, to an iron pin set;

Thence *North 75°11'44" West 218.71 feet*, continuing through said original 100 acres and 26 square rods tract, passing the west line of V.M.S. 7394 and entering V.M.S. 10982, to an iron pin set;

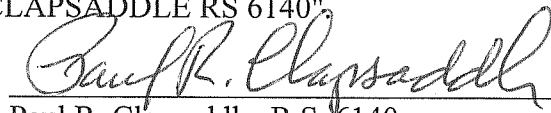
Thence *North 14°47'23" East 341.09 feet*, continuing through said original 100 acres and 26 square rods tract, passing the east line of V.M.S. 10982 and entering V.M.S. 7394, to a 12 inch concrete post found;

Thence *North 72°35'41" West 334.41 feet*, continuing through said original 100 acres and 26 square rods tract, passing the west line of V.M.S. 7394 and entering V.M.S. 10982, and passing at 311.89 feet an iron pin set, to the *place of beginning, containing 25.653 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 25.653 acre tract, 0.010 acre is part of Auditor's Parcel Number 01-00026.000 and 25.643 acres are part of Auditor's Parcel Number 01-00632.002.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of June 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:



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