

# BEACHY SURVEY

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

**2.674 Acres**  
 Part of Anna Mae Beachy, Trustee's  
 original 100 acre and 26 square rods  
 Parcel 2 First Tract described in  
 Official Record 234, page 563  
 Auditor Parcel No. 01-00632.002

**0.558 Acres**  
 Part of Anna Mae Beachy, Trustee's  
 original 100 acre and 26 square rods  
 Parcel 2 First Tract described in  
 Official Record 234, page 563  
 Auditor Parcel No. 01-00632.002

**0.520 Acres**  
 Part of Anna Mae Beachy, Trustee's  
 original 100 acre and 26 square rods  
 Parcel 2 First Tract described in  
 Official Record 234, page 563  
 Auditor Parcel No. 01-00632.002

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Clayton L. Gingerich  
 5.731 acres  
 O.R. 232 Pg. 2088

Erma Lou Gingerich and  
 John L. Gingerich  
 107.60 acre tract  
 O.R. 296, Pg. 283

**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.

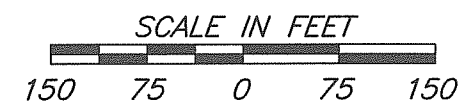
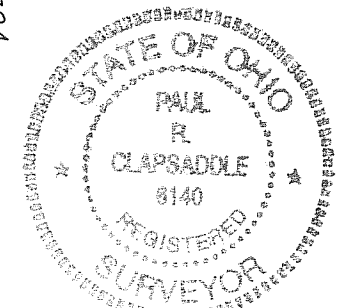
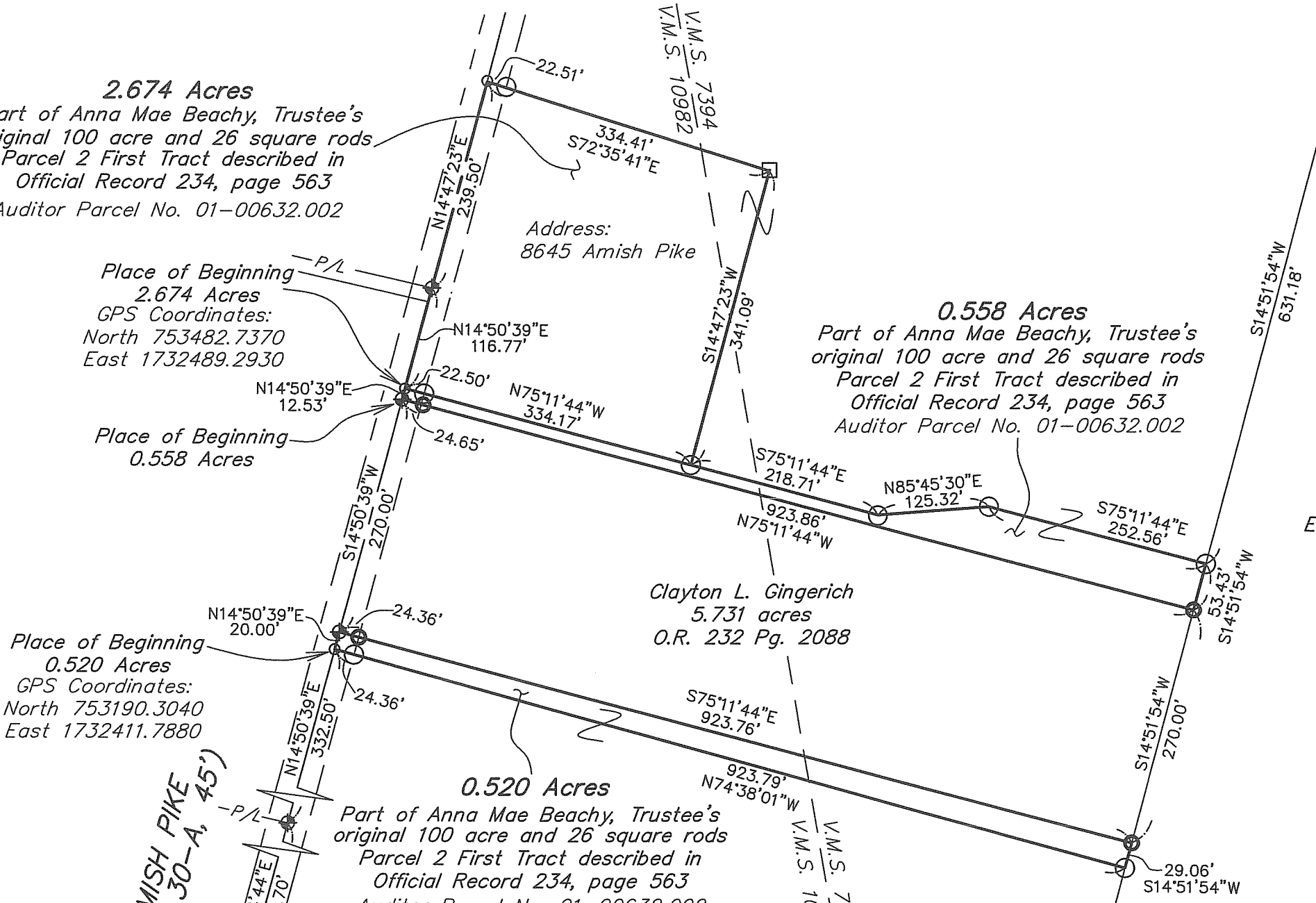
- LEGEND:**
- ⊕ Railroad spike found
  - Magnetic nail set
  - 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
  - ⊙ 3/4 inch iron pipe found
  - 12 Inch concrete post found

**SURVEY REFERENCES:**  
 Survey 22-96  
 Survey CA-26  
 Survey CA-10B

**Reference Beginning**  
 GPS Coordinates:  
 North 748882.3460  
 East 1732054.9500

AMISH PIKE  
 (C.R. 30-A, 45')

Lafayette-Plain  
 City Road  
 (C.R. 5)



Date: August 1, 2019 Project: Beachy619  
 Scale: 1"=150' Dwg: Beachy2.6ac.558ac.....

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

**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.

**BEACHY SURVEY**  
**2.674 Acre**  
**August 1, 2019**

The following described 2.674 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 described in Official Record 234, page 563 (Auditor's parcel number 01-00632.002), and said 2.674 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 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 said road;

Thence North  $14^{\circ}50'39''$  East 635.03 feet, following the centerline of Amish Pike, to a magnetic nail set in a west line of said original 100 acres and 26 square rods tract, said nail marking the *place of beginning*;

Thence *North  $14^{\circ}50'39''$  East 116.77 feet*, following the centerline of Amish Pike and a west line of said original 100 acres and 26 square rods tract, to a railroad spike found at an angle point in said road;

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

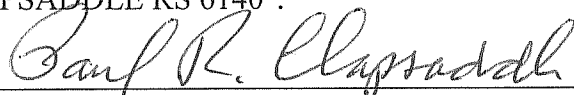
Thence *South  $72^{\circ}35'41''$  East 334.41 feet*, departing from the centerline of Amish Pike, entering said original 100 acres and 26 square rods tract, passing at 22.51 feet an iron pin set, and passing the east line of V.M.S. 10982 and entering V.M.S. 7394, to a 12 inch concrete post found;

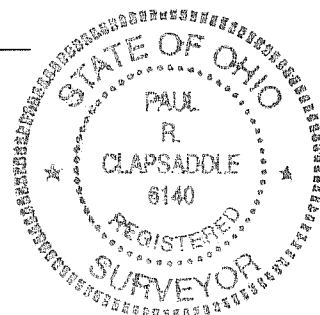
Thence *South  $14^{\circ}47'23''$  West 341.09 feet*, continuing through said original 100 acres and 26 square rods tract, passing the west line of V.M.S. 7394 and entering said V.M.S. 10982, to an iron pin set;

Thence *North  $75^{\circ}11'44''$  West 334.17 feet*, continuing through said original 100 acres and 26 square rods tract, passing at 311.67 feet an iron pin set, to the *place of beginning, containing 2.674 acres*, more or less, and being subject to all valid easements and restrictions of record.

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:

  
Paul R. Clapsaddle, R.S. 6140  
19019 West Darby Road  
Marysville, Ohio 43040  
(937) 747-2599



**BEACHY SURVEY**  
**0.558 Acre**  
**August 1, 2019**

The following described 0.558 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 of Anna Mae Beachy, Trustee's original 100 acres and 26 square rods Parcel 2 First Tract described in Official Record 234, page 563 (Auditor's parcel number 01-00632.002), and said 0.558 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°11'38" West 2595.32 feet, following the centerline of Amish Pike, to a railroad spike found at an angle point in said road;

Thence North 14°54'44" East 1441.70 feet, following the centerline of Amish Pike, to a railroad spike found at an angle point in said road;

Thence North 14°50'39" East 622.50 feet, following the centerline of Amish Pike, to a railroad spike found at a west corner of said original 100 acres and 26 square rods tract and at the northwest corner of Clayton L. Gingerich's 5.731 acre tract described in Official Record 232, page 2088, said spike marking the *place of beginning*;

Thence *North 14°50'39" East 12.53 feet*, following the centerline of Amish Pike and a west line of said original 100 acres and 26 square rods tract, to a magnetic nail set;

Thence *South 75°11'44" East 552.88 feet*, departing from the centerline of Amish Pike, entering said original 100 acres and 26 square rods tract, passing at 22.50 feet an iron pin set and passing at 334.17 feet an iron pin set, to an iron pin set;

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

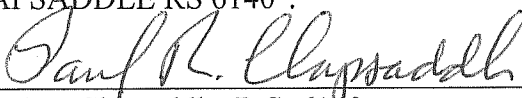
Thence *South 75°11'44" East 252.56 feet*, continuing through said original 100 acres and 26 square rods tract, to an iron pin set in the west line of Erma Lou Gingerich and John L. Gingerich's 107.60 acre tract described in Official Record 296, page 283;

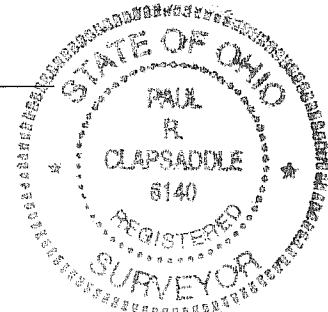
Thence *South 14°51'54" West 53.43 feet*, following an east line of said original 100 acres and 26 square rods tract and the west line of said 107.60 acre tract, to a ¾ inch iron pipe found at the northeast corner of Clayton L. Gingerich's 5.731 acre tract described in Official Record 232, page 2088;

Thence *North 75°11'44" West 923.86 feet*, following a south line of the remainder of said original 100 acres and 26 square rods tract and the north line of said 5.731 acre tract, passing at 899.21 feet a ¾ inch iron pipe found, to the *place of beginning, containing 0.558 acre*, more or less, and being subject to all valid easements and restrictions of record. The above described 0.558 acre tract does not meet minimum zoning requirements for a building tract, and is intended to be transferred to the owner of the adjoining 5.731 acre tract.

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".

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**BEACHY SURVEY**  
**0.520 Acre**  
**August 1, 2019**

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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°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°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°50'39" East 332.50 feet, following the centerline of Amish Pike, to a magnetic nail set in a west line of said original 100 acres and 26 square rods tract, and marking the *place of beginning*;

Thence *North 14°50'39" East 20.00 feet*, following the centerline of Amish Pike and a west line of said original 100 acres and 26 square rods tract, to a railroad spike found at the southwest corner of Clayton L. Gingerich's 5.731 acre tract described in Official Record 232, page 2088;

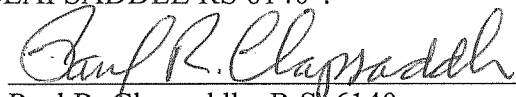
Thence *South 75°11'44" East 923.76 feet*, departing from the centerline of Amish Pike, following a north line of the remainder of said original 100 acres and 26 rods tract, and following the south line of said 5.731 acre tract, passing at 24.36 feet a ¾ inch iron pipe found, to a ¾ inch iron pipe found in the west line of Erma Lou Gingerich and John L. Gingerich's 107.60 acre tract described in Official Record 296, page 283;

Thence *South 14°51'54" West 29.06 feet*, following an east line of said original 100 acres and 26 rods tract and the west line of said 107.60 acre tract, to an iron pin set;

Thence *North 74°38'01" West 923.79 feet*, crossing the remainder of said original 100 acres and 26 rods tract, passing at 899.43 feet an iron pin set, to the *place of beginning, containing 0.520 acres*, more or less, and being subject to all valid easements and restrictions of record. The above described 0.520 acre tract does not meet minimum zoning requirements for a building tract, and is intended to be transferred to the owner of the adjoining 5.731 acre tract.

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".

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