

BEACHY SURVEY

STATE OF OHIO
COUNT OF MADISON
CANAAH TOWNSHIP
V.M.S. 7394, V.M.S. 10982

1.812 Acres

Part of Anna Mae Beachy, Trustee's
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.

(0.078 ac. in R/W)

Auditor Parcel No. 01-00632.002
(17.02 acre tract, 1.734 ac. in this survey)

Auditor Parcel No. 01-00026.000
(81.16 ac. tract, 0.078 in this survey)

Vernon A. Yoder, Trustee
80 acre Tract I
O.R. 240, Pg. 2612

Vernon A. Yoder, Trustee
0.55 acre Tract II
O.R. 240, Pg. 2612




Philip E. Hostetler
42.17 acre Tract One
O.R. 331, Pg. 2182

Anna Mae Beachy, Trustee's
original 81.16 acre First Tract
O.R. 106, pg. 1753

Place of Beginning
GPS Coordinates:
North 754205.2130
East 1732680.1600

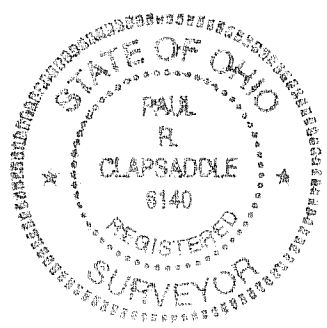
Anna Mae Beachy, Trustee's
original 100 acres and 26 square
rods, Parcel 2, First Tract
O.R. 234, pg. 563

LEGEND:


-  Railroad spike found
-  Magnetic nail set
-  5/8 inch iron pin set with cap
marked "CLAPSADDLE RS#6140"

SURVEY REFERENCES:

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



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

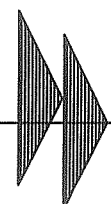

Paul R. Clapsaddle, R.S. #6140

**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.



SCALE IN FEET
100 50 0 50 100

Reference Beginning

GPS Coordinates:
North 748882.3460
East 1732054.9500

Date: August 1, 2019
Scale: 1"=100'

Project: Beachy619
Drawing: Beachy1.812ac

BEACHY SURVEY

1.812 Acres

August 1, 2019

The following described 1.812 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 17.02 acre Parcel 2 Second Tract (Auditor's parcel number 01-00632.002) and part of Anna Mae Beachy, Trustee's original 81.16 acre First Tract described in Official Record 106, page 1753 (Auditor's parcel number 01-00026.000), and said 1.812 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 an angle point in the centerline of said road;

Thence North $14^{\circ}47'23''$ East 630.50 feet, following the centerline of Amish Pike, passing the northwest corner of Anna Mae Beachy Trustee's original 100 acres and 26 square rods Parcel 2, First Tract described in Official Record 234, page 563, thereafter entering said original 81.16 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence *North $14^{\circ}47'23''$ East 149.94 feet*, following the centerline of Amish Pike and continuing through said original 81.16 acre tract, to a magnetic nail set at the northeast corner of V.M.S. 10982, at the southeast corner of V.M.S. 13020, at an angle point in the west line of said 17.02 acre tract and V.M.S. 7394, in the south line of Vernon A. Yoder, Trustee's 0.55 acre Tract II described in Official Record 240, page 2612, and in the north line of said original 81.16 acre tract;

Thence *South $77^{\circ}19'36''$ East 22.52 feet*, departing from the centerline of Amish Pike and entering V.M.S. 7394, following the north line of said original 81.16 acre tract and the south line of said 0.55 acre tract, to an iron pin set in the east right of way line of Amish Pike, at the northeast corner of said original 81.16 acre tract, at the southeast corner of said 0.55 acre tract, and in the west line of said 17.02 acre tract;

Thence *North $14^{\circ}47'23''$ East 155.56 feet*, following the east right of way line of Amish Pike, the east line of said 0.55 acre tract, the west line of said 17.02 acre tract, and the east line of Vernon A. Yoder, Trustee's 80 acre Tract I described in Official Record 240, page 2612, passing

at 140.56 feet an iron pin set, to a point at the southwest corner of Philip E. Hostetler's 42.17 acre Tract One described in Official Record 331, page 2182 and being over the center of the Eli Jones County ditch;

Thence *South 66°57'23" East 257.35 feet*, following the centerline of said ditch, the north line of said 17.02 acre tract, and the south line of said 42.17 acre tract, to a point;

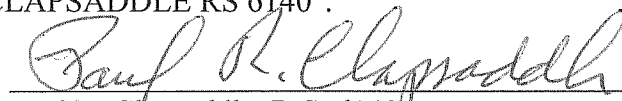
Thence *South 14°47'18" West 285.47 feet*, departing from said ditch and entering said 17.02 acre tract, passing at 25.00 feet an iron pin set, to an iron pin set;

Thence *North 71°53'22" West 277.66 feet*, continuing through said 17.02 acre tract, passing a west line of V.M.S. 7394 and entering V.M.S. 10982, passing at 255.12 feet an iron pin set in the east right of way line of said Road, thereafter entering said original 81.16 acre tract, to the *place of beginning, containing 1.812 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 1.812 acre tract, 1.734 acres are part of said 17.02 acre tract (Auditor Parcel Number 01-00632.002), and 0.078 acre is part of said original 81.16 acre tract (Auditor Parcel Number 01-00026.000).

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
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(937) 747-2599

