

PLAT OF SURVEY FOR:
 NORMAN A. BEACHY,
 TRUSTEE, ET AL
 DARBY TOWNSHIP
 V.M.S. 8484 & V.M.S. 7385
 MADISON COUNTY, OHIO

STEPHANIE D. BEACHY, ET AL
 13.939 ACRE TRACT
 OFF REC 422, PG 1529
 P.N. 02-00023.007

THE MIDWEST MENNONITE FELLOWSHIP, INC.
 5.473 ACRES ~ DEED REC 295, PG 900
 P.N. 02-00375.000

- LEGEND:
- 1) ○ IRON PIPE FOUND
 - 2) ⊙ MAG NAIL FOUND
 - 3) ● IRON ROD FOUND
 - 4) ▲ RAILROAD SPIKE FOUND
 - 5) ⊗ 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
 - 6) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983



Joseph P. Priday

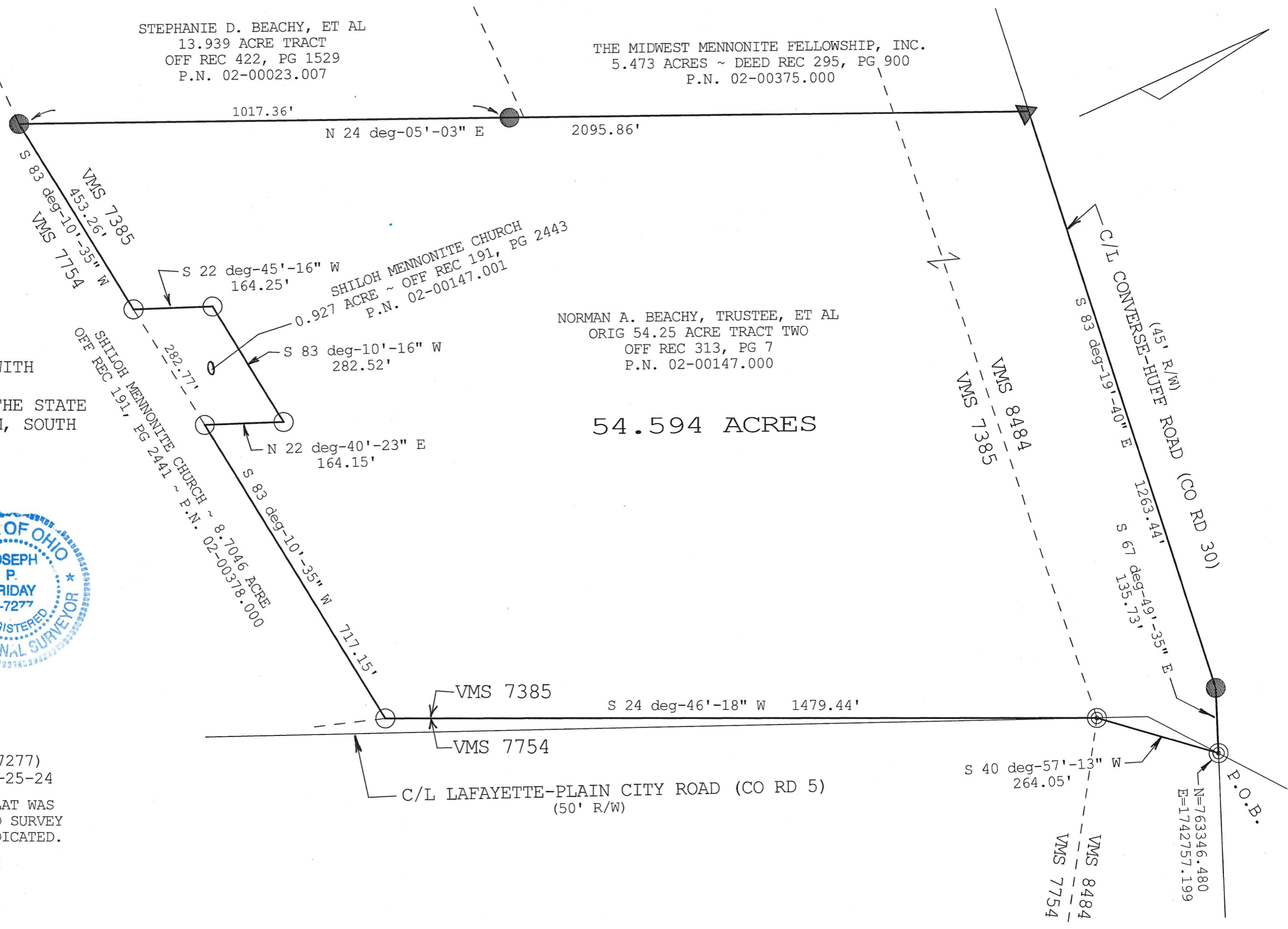
JOSEPH P. PRIDAY (S-7277)
 FEB 20, 2024 JN 19-25-24

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

PRIDAY SURVEYING INC
 P.O. BOX 192
 MARYSVILLE, OH 43040
 937-642-3400

1"=200'

200 ft



LEGAL DEED DESCRIPTION
54.594 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 8484 & 7385; being the remaining portion of the original 54.25 acre Tract Two of Norman A. Beachy, Trustee, et al (Official Record 313, page 7; PN 02-00147.000); and being further bounded and described as follows:

Beginning at a mag nail found at the centerline intersection of Converse-Huff Road (County Road 30) and Lafayette-Plain City Road (County Road 5), being the True Point of Beginning.

Thence South 40 deg.-57'-13" West, 264.05 feet to a mag nail found in the centerline of said Lafayette-Plain City Road at the northeasterly corner of said V.M.S. 7385. Also being the northwesterly corner of V.M.S. 7754.

Thence South 24 deg.-46'-18" West, 1479.44 feet along the easterly line of said V.M.S. 7385 and the westerly line of said V.M.S. 7754 to an iron pipe found at the northeasterly corner of the 8.7046 acre tract of Shiloh Mennonite Church (Official Record 191, page 2441; P.N. 02-00378.000).

Thence South 83 deg.-10'-35" West, 717.15 feet along the southerly line of said V.M.S. 7385 and the northerly lines of said 8.7046 acre tract and said V.M.S. 7754 to an iron pipe found at the southeasterly corner of the 0.927 acre tract also of Shiloh Mennonite Church (Official Record 191, page 2443; P.N. 02-00147.001).

Thence with three consecutive courses of said 0.927 acre tract:

- 1) North 22 deg.-40'-23" East, 164.15 feet to an iron pipe found.
- 2) South 83 deg.-10'-16" West, 282.52 feet to an iron pipe found.
- 3) South 22 deg.-45'-16" West, 164.25 feet to an iron pipe found on said northerly line of the 8.7046 acre tract and the line common to said V.M.S. 7385 and V.M.S. 7754.

Thence South 83 deg.-10'-35" West, 453.26 feet along said lines to an iron rod found at the southeasterly corner of the 13.939 acre tract of Stephanie D. Beachy, et al (Official Record 422, page 1529; P.N. 02-00023.007).

Thence North 24 deg.-05'-03" East, 2095.86 feet along the easterly lines of said 13.939 acre tract and the 5.473 acre tract of The Midwest Mennonite Fellowship, Inc. (Deed Record 295, page 900; P.N. 02-00375.000), (passing over an iron rod found at 1017.36 feet) to a railroad spike found in aforesaid centerline of Converse-Huff Road.

Thence with two consecutive courses of said centerline of Converse-Huff Road:

- 1) South 83 deg.-19'-40" East, 1263.44 feet to an iron rod found.
- 2) South 67 deg.-49'-35" East, 135.73 feet to the True Point of Beginning.

Bearings are based on the State Plane Coordinate System, South zone NAD 1983. The tract as described from an actual field survey performed on or about February 20, 2024, by Registered Surveyor, Joseph P. Priday (S-7277), contains **54.594 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.

