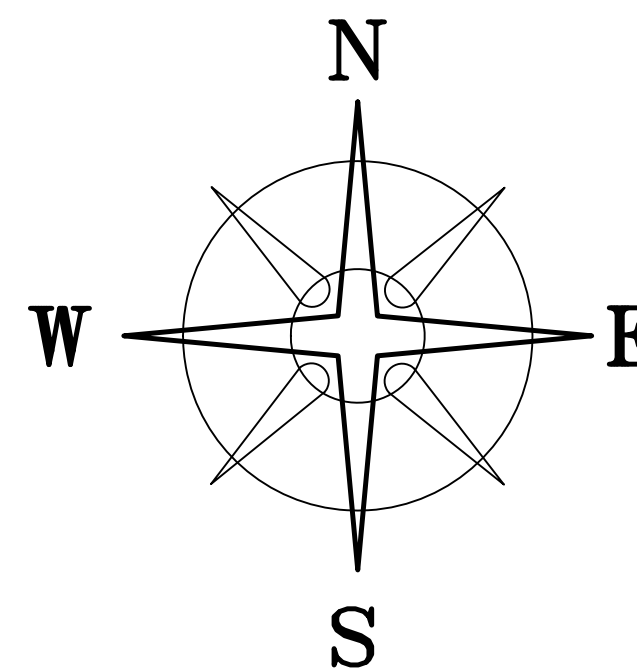


BEARINGS ARE BASED ON A GPS OBSERVATION ON 1/07/14
WGS 1984 GEODETIC NORTH.



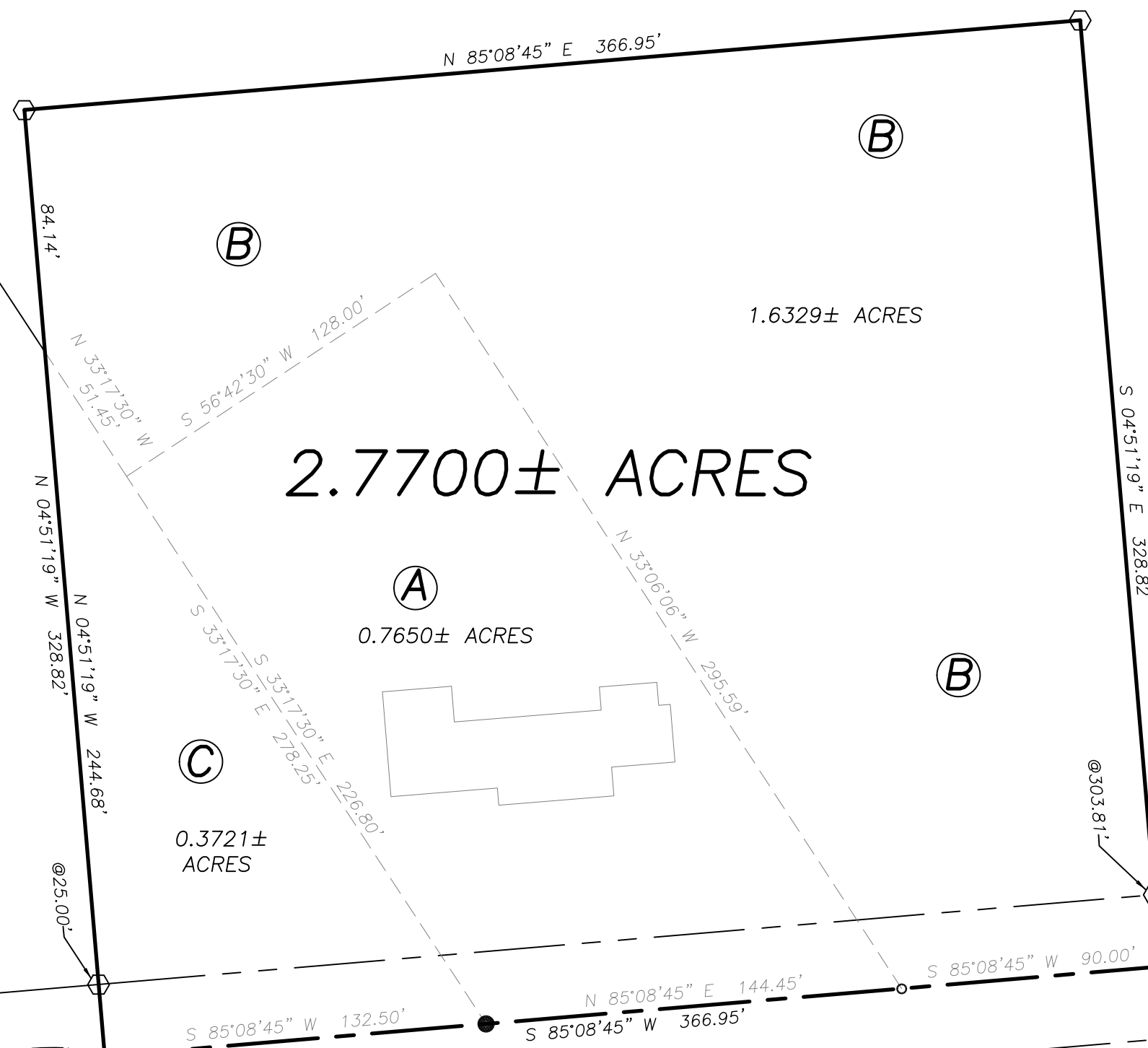
JOSEPH O & ADA BEACHY
TRUSTEES BEACHY FAMILY TRUST
DB 288 P 781
33.33 ACRES TRACT 2
01-00023.000

DEED REFERENCE

- (A) JENNY M POND
OR 279 P 2278
0.77 ACRES 01-00256.002
- (B) JENNY M POND
OR P
1.6329 ACRES
- (C) 0.3721 ACRES

JOSEPH O & ADA BEACHY
TRUSTEES BEACHY FAMILY TRUST
DB 288 P 781
61.72 ACRES TRACT 1
01-00023.000

JOSEPH O & ADA BEACHY
TRUSTEES BEACHY FAMILY TRUST
DB 288 P 781
33.33 ACRES TRACT 2
01-00023.000



N=756467.10
E=1764146.54

CARTER'S MILL ROAD (CR-39)(45' R/W)

AMITY PIKE (CR-36)(50' R/W)

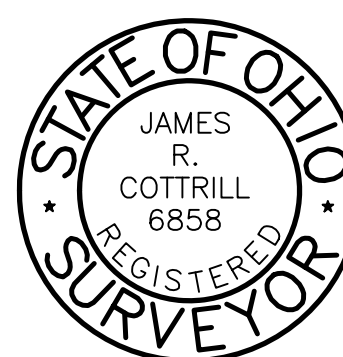
NOTES

0.3721± ACRE TRACT IS TO BECOME PART OF AND
CONTINGENT TO POND'S 0.77 ACRE TRACT.
1.6329± ACRE TRACT IS TO BECOME PART OF AND
CONTINGENT TO POND'S 0.77 ACRE TRACT.

LEGEND

- IRON PIN (FOUND)
- MAG NAIL (SET OVER IRON PIN FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 01/10/14

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**2.7700± ACRES, VMS 3464,
CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR STEVE BEACHY.**

DATE DRAWN: 01/14/14	SCALE : 1" = 50'	CREW: MW
JOB # S140104	50' 25' 0 50'	DWN. BY: RC
F. B. #		CK. BY:

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

2.7700 Acre Tract Surveyed for Steve Beachy

The following describe 2.7700 acre tract is situated in the state of Ohio, Madison County, Canaan Township, VMS 3464, being all of a 0.77 acre tract (01-00256.002) conveyed to Jenny M. Pond by Official Record 279 page 2278 and all of a 1.6329 and 0.3721 acre tract both tracts also conveyed to Jenny M. Pond by Official Record _____page _____, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Amity Pike (County Road 36) (50 feet Right-Of-Way) at the southwest corner of said 0.3721 acre tract and the southeast corner of what remains of a 61.72 acre tract conveyed to Joseph O. and Ada Beachy, Trustees Beachy Family Trust by Deed Book 288 page 781, said mag nail bears North 85° 08' 45" East a distance of 1555.25 feet from an iron pin found at the centerline intersection of said Amity Pike with the centerline of Carter's Mill Road (County Road 39) (45 feet right-of-way);

Thence, with the west line of said 0.3721 and 1.6329 acre tracts, **North 04° 51' 19" West**, passing an iron pin and cap set at 25.00 feet, also passing the line between said 61.72 and what remains of a 33.33 acre tract also conveyed to Joseph O. and Ada Beachy, Trustees Beachy Family Trust by Deed Book 288 page 781 at 244.68 feet, a total distance of **328.82 feet** to an iron pin and cap set;

Thence, with said 1.6329 acre tract the following two courses:

- 1) **North 85° 08' 45" East** a distance of **366.95 feet** to an iron pin and cap set
- 2) **South 04° 51' 19" East**, passing an iron pin and cap set at 303.81 feet, a total distance of **328.82 feet** to a mag nail set in the centerline of said Amity Pike;

Thence, with the centerline of said Amity Pike, **South 85° 08' 45" West**, passing a mag nail set at the southeast corner of said 0.77 acre tract at 90.00 feet, also passing a mag nail set over an iron pin found at the southeast corner of said 0.3721 acre tract at 234.45 feet, a total distance of **366.95 feet** returning to the point of beginning containing **2.7700 Acres** more or less, of which 0.7650 acres more or less is all of said 0.77 acre tract, 0.3721 acres more or less is all of said 0.3721 acre tract, 1.6329 acres more or less is all of said 1.6329 acre tract.

Bearings are bases on a GPS observation on 1/07/14, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed January 13, 2014 by James R. Cottrill registration #6858. (Job #S140104-2-7700AC)

James R. Cottrill, PS