

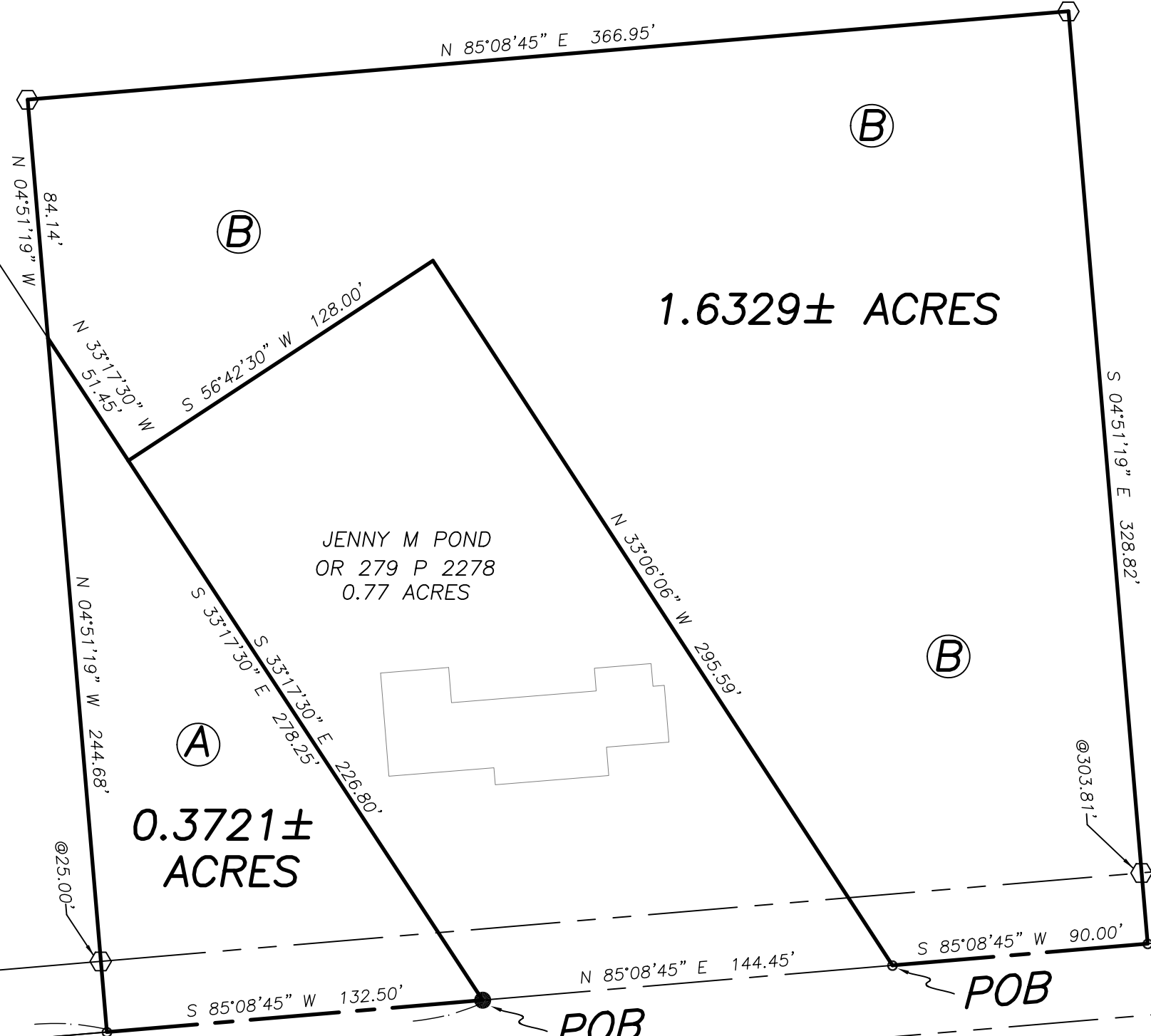
DEED REFERENCE

JOSEPH O & ADA BEACHY
TRUSTEES BEACHY FAMILY TRUST

DB 288 P 781

Ⓐ 61.72 ACRES TRACT 1
01-00023.000

Ⓑ 33.33 ACRES TRACT 2
01-00023.000



N=756467.10
E=1764146.54

N 85°08'45" E 1555.25'
N 85°08'45" E 1687.75'

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

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

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.

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.



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
0.3721 & 1.6329± ACRES, VMS 3464, CANAAN TOWNSHIP, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR STEVE BEACHY.

DATE DRAWN: 01/09/14	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

1.6329 Acre Tract *Surveyed for Steve Beachy*

The following describe 1.6329 acre tract is situated in the state of Ohio, Madison County, Canaan Township, VMS 3464, being part of a 33.33 acre tract (tract 2) (01-00023.000) conveyed to Joseph O. and Ada Beachy, Trustees Beachy Family Trust by Deed Book 288 page 781, 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 33.33 acre tract and the southeast corner of a 0.77 acre tract conveyed to Jenny M. Pond by Official Record 279 page 2278, said mag nail bears North 85° 08' 45" East a distance of 1832.20 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 said 0.77 acre tract the following two courses:

- 1) **North 33° 06' 06" West** a distance of **295.59 feet** to the northeast corner
- 2) **South 56° 42' 30" West** a distance of **128.00 feet** to the northeast line of a 61.72 acre tract (tract 1) also conveyed to Joseph O. and Ada Beachy, Trustees Beachy Family Trust by Deed Book 288 page 781;

Thence, with the northeast line of said 61.72 acre tract, **North 33° 17' 30" West** a distance of **51.45 feet** to a point in said line;

Thence, across said 33.33 acre tract the following three new courses:

- 1) **North 04° 51' 19" West** a distance of **84.14 feet** to an iron pin and cap set
- 2) **North 85° 08' 45" East** a distance of **366.95 feet** to an iron pin and cap set
- 3) **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** a distance of **90.00 feet** returning to the point of beginning containing **1.6329 Acres** more or less.

The hereinabove described 1.6329 acre tract is to become part of and contingent to said Pond's 0.77 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 10, 2014 by James R. Cottrill registration #6858. (Job #S140104-1-6329AC)

James R. Cottrill, PS

Cottrill Surveying, LLC

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

0.3721 Acre Tract *Surveyed for Steve Beachy*

The following describe 0.3721 acre tract is situated in the state of Ohio, Madison County, Canaan Township, VMS 3464, being part of a 61.72 acre tract (tract 1) (01-00023.000) conveyed to Joseph O. and Ada Beachy, Trustees Beachy Family Trust by Deed Book 288 page 781, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found in the centerline of Amity Pike (County Road 36) (50 feet Right-Of-Way) at the southeast corner of said 61.72 acre tract and the southwest corner of a 0.77 acre tract conveyed to Jenny M. Pond by Official Record 279 page 2278, said mag nail bears North 85° 08' 45" East a distance of 1687.75 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 centerline of said Amity Pike, **South 85° 08' 45" West** a distance of **132.50 feet** to a mag nail set in said centerline;

Thence, with a new line across said 61.72 acre tract, **North 04° 51' 19" West**, passing an iron pin and cap set at 25.00 feet, a total distance of **244.68 feet** to a point in the southwest line of a 33.33 acre tract (Tract 2) also conveyed to Joseph O. and Ada Beachy, Trustees Beachy Family Trust by Deed Book 288 page 781;

Thence, with the southwest line of said 33.33 and 0.77 acre tracts, **South 33° 17' 30" East**, passing the northwest corner of said 0.77 acre tract at 51.45 feet, a total distance of **278.25 feet** returning to the point of beginning containing **0.3721 Acres** more or less.

The hereinabove described 0.3721 acre tract is to become part of and contingent to said Pond's 0.77 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 10, 2014 by James R. Cottrill registration #6858. (Job #S140104-0-3721AC)

James R. Cottrill, PS