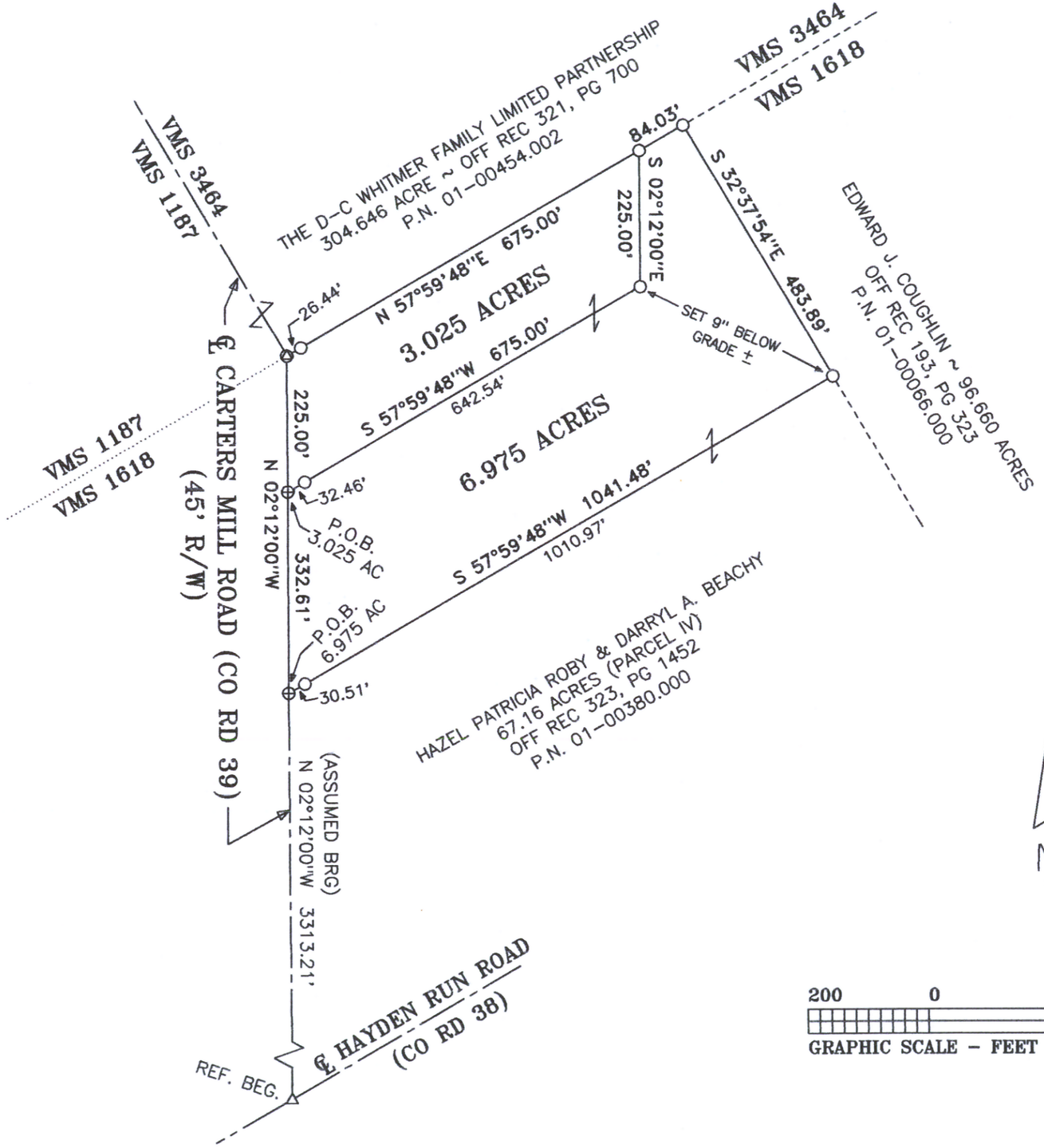


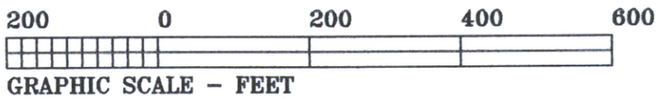
PLAT OF SURVEY FOR
HAZEL PATRICIA ROBY
& DARRYL A. BEACHY
CANAAN TWP ~ VMS 1618
MADISON COUNTY, OHIO
PART OF 67.16 ACRE (PARCEL IV)
OFF REC 323, PG 1452

NOTES:
1) △ RAILROAD SPIKE FOUND
2) ◭ IRON ROD FOUND
3) ⊕ MAG NAIL SET
4) ○ 5/8" X 30" IRON ROD
   WITH PLASTIC I.D. CAP SET
5) BEARING ASSUMED FROM OR 323/1452

JOSEPH P. PRIDAY (S-7277)
NOV. 29, 2016 JN 16-39

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, OHIO 43040
937-642-3400



LEGAL DEED DESCRIPTION
ROBY AND BEACHY
3.025 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 1618; being part of the 67.16 acre tract (Parcel IV) of Hazel Patricia Roby and Darryl A. Beachy (Official Record 323, page 1452, P.N. 01-00380.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Carters Mill Road (County Road 39) and Hayden Run Road (County Road 38).

Thence North 02 deg.-12'-00" West (assumed bearing), 3645.82 feet along said centerline of Carters Mill Road (passing over a mag nail set at 3313.21 feet) to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence North 02 deg.-12'-00" West, 225.00 feet continuing along said centerline to an iron rod found on the northwesterly line of said V.M.S. 1618 and a corner of the 304.646 acre tract of The D-C Whitmer Family Limited Partnership (Official Record 321, page 700, P.N. 01-00454.002).

Thence North 57 deg.-59'-48" East, 675.00 feet along a southeasterly line of said 304.646 acre tract and said V.M.S. line (passing over an iron rod set at 26.44 feet) to an iron rod set.

Thence South 02 deg.-12'-00" East, 225.00 feet to an iron rod set (approximately 9" below grade).

Thence South 57 deg.-59'-48" West, 675.00 feet (passing over an iron rod set at 642.54 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Official Record 323, page 1452. The tract as described from an actual field survey performed on or about November 29, 2016, by Registered Surveyor Joseph P. Priday (S-7277), contains **3.025 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.

LEGAL DEED DESCRIPTION
ROBY AND BEACHY
6.975 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 1618; being part of the 67.16 acre tract (Parcel IV) of Hazel Patricia Roby and Darryl A. Beachy (Official Record 323, page 1452, P.N. 01-00380.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Carters Mill Road (County Road 39) and Hayden Run Road (County Road 38).

Thence North 02 deg.-12'-00" West (assumed bearing), 3313.21 feet along said centerline of Carters Mill Road to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence North 02 deg.-12'-00" West, 332.61 feet continuing along said centerline to a mag nail set.

Thence North 57 deg.-59'-48" East, 675.00 feet (passing over an iron rod set at 32.46 feet) to an iron rod set (approximately 9" below grade).

Thence North 02 deg.-12'-00" West, 225.00 feet to an iron rod set on the northwesterly line of said V.M.S. 1618 and a southeasterly line of the 304.646 acre tract of The D-C Whitmer Family Limited Partnership (Official Record 321, page 700, P.N. 01-00454.002).

Thence North 57 deg.-59'-48" East, 84.03 feet along said property line and said V.M.S. line to an iron rod set on the most westerly corner of the 96.660 acre tract of Edward J. Coughlin (Official Record 193, page 323, P.N. 01-00066.000).

Thence South 32 deg.-37'-54" East, 483.89 feet along the southwesterly line of said 96.660 acre tract to an iron rod set (approximately 9" below grade).

Thence South 57 deg.-59'-48" West, 1041.48 feet (passing over an iron rod set at 1010.97 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Official Record 323, page 1452. The tract as described from an actual field survey performed on or about November 29, 2016, by Registered Surveyor Joseph P. Priday (S-7277), contains **6.975 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.