

**PLAT OF SURVEY FOR:  
PAUL A. BEACHY, ET AL, TRUSTEE  
DARBY TOWNSHIP  
VMS 7416, 7385, 7754, 12883, & 7757  
MADISON COUNTY, OHIO**

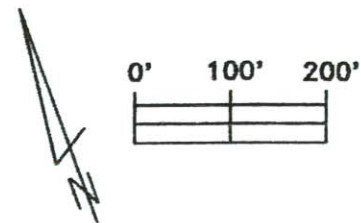
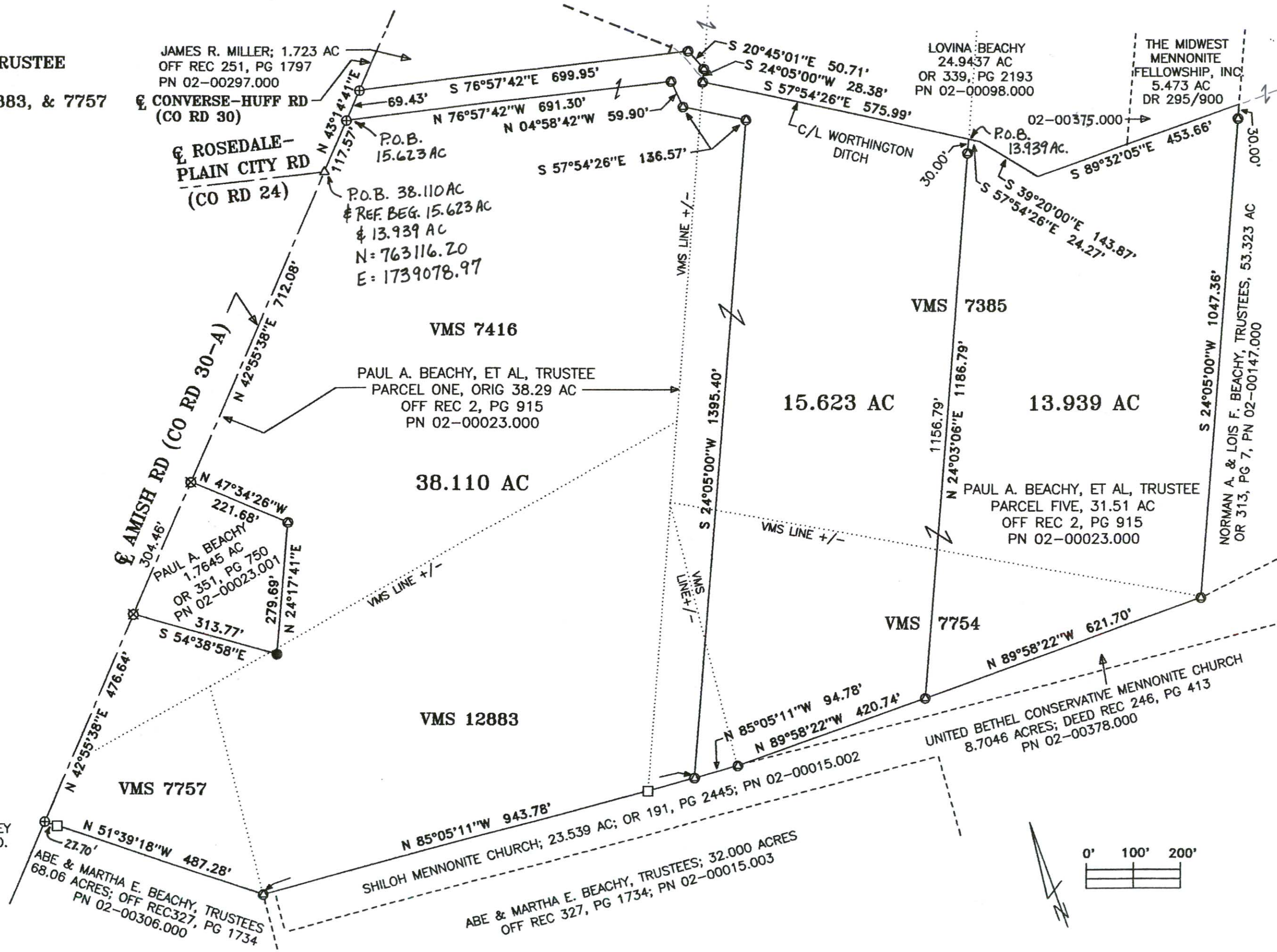
- NOTES:  
 1) ⊕ MAG NAIL SET  
 2) □ CONCRETE POST FOUND  
 3) ● IRON ROD FOUND  
 4) ○ IRON PIPE FOUND  
 5) ⊗ SURVEY NAIL FOUND  
 6) △ RAILROAD SPIKE FOUND  
 7) ⊙ 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET  
 8) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983



JOSEPH P. PRIDAY (S-7277)  
JULY 10, 2019 JN 19-25

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  
PAUL A. BEACHY, ET AL, TRUSTEE  
38.110 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 7416, 7385, 7754, 12883 & 7757; being part of the original 38.29 acre tract (parcel one) and the 31.51 acre tract (parcel five) of Paul A. Beachy, et al, Trustee (Official Record 2, page 915; PN 02-00023.000); and being further bounded and described as follows:

Beginning at a railroad spike found at the centerline intersection of Amish Road (County Road 30-A), Rosedale-Plain City Road (County Road 24) and Converse-Huff Road (County Road 30). Being the True Point of Beginning.

Thence North 43 deg.-14'-41" East, 117.57 feet along said centerline of Converse-Huff Road to a mag nail set.

Thence with four new lines crossing said parcels one and five:

- 1) South 76 deg.-57'-42" East, 691.30 feet to an iron rod set.
- 2) South 04 deg.-58'-42" East, 59.90 feet to an iron rod set.
- 3) South 57 deg.-54'-26" East, 136.57 feet to an iron rod set.
- 4) South 24 deg.-05'-00" West, 1395.40 feet to an iron rod set on the north line of the 23.539 acre tract of Shiloh Mennonite Church (Official Record 191, page 2445; PN 02-00015.002).

Thence North 85 deg.-05'-11" West, 943.78 feet along said north line and a north line of the 32.000 acre tract of Abe and Martha E. Beachy, Trustees (Official Record 327, page 1734; PN 02-00015.003) to an iron rod set on the northeasterly corner of the 68.06 acre tract also of Abe and Martha E. Beachy, Trustees (also Official Record 327, page 1734; PN 02-00306.000).

Thence North 51 deg.-39'-18" West, 487.28 feet along the northerly line of said 68.06 acre tract (passing over a concrete post found at 459.58 feet) to a mag nail set in aforesaid centerline of Amish Road.

Thence North 42 deg.-55'-38" East, 476.64 feet along said centerline to a survey nail found at the southwesterly corner of the 1.7645 acre tract of Paul A. Beachy (Official Record 351, page 750; PN 02-00023.001).

Thence with three consecutive courses of said 1.7645 acre tract:

- 1) South 54 deg.-38'-58" East, 313.77 feet to an iron rod found.
- 2) North 24 deg.-17'-41" East, 279.69 feet to an iron rod set.
- 3) North 47 deg.-34'-26" West, 221.68 feet to a survey nail found in said centerline of Amish Road.

Thence North 42 deg.-55'-38" East, 712.08 feet along said centerline 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 July 10, 2019, by Registered Surveyor, Joseph P. Priday (S-7277), contains **38.110 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 office of the Madison County Engineer.



LEGAL DEED DESCRIPTION  
PAUL A. BEACHY, ET AL, TRUSTEE  
15.623 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 7416, 12883, 7385 & 7754; being part of the original 38.29 acre tract (parcel one) and the 31.51 acre tract (parcel five) of Paul A. Beachy, et al, Trustee (Official Record 2, page 915; PN 02-00023.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Amish Road (County Road 30-A), Rosedale-Plain City Road (County Road 24) and Converse-Huff Road (County Road 30).

Thence North 43 deg.-14'-41" East, 117.57 feet along said centerline of Converse-Huff Road to a mag nail set, being the True Point of Beginning.

Thence North 43 deg.-14'-41" East, 69.43 feet continuing along said centerline of Converse-Huff Road to a mag nail set at the southwesterly corner of the 1.723 acre tract of James R. Miller (Official Record 251, page 1797; PN 02-00297.000).

Thence South 76 deg.-57'-42" East, 699.95 feet along the southerly line of said 1.723 acre tract and the 24.9437 acre tract of Lovina Beachy (Official Record 339, page 2193; PN 02-00098.000) to an iron rod set on the northerly slope of Worthington Ditch.

Thence with three consecutive courses of said 24.9437 acre tract:

- 1) South 20 deg.-45'-01" East, 50.71 feet to an iron rod set.
- 2) South 24 deg.-05'-00" West, 28.38 feet to an iron rod set.
- 3) South 57 deg.-54'-26" East, 575.99 feet along the approximate centerline of said Worthington Ditch to a point.

Thence South 24 deg.-03'-06" West, 1186.79 feet with a new line crossing said parcel five (passing over an iron rod set at 30.00 feet) to an iron rod set on the north line of the 8.7046 acre tract of United Bethel Conservative Mennonite Church (Deed Record 246, page 413; PN 02-00378.000).

Thence North 89 deg.-58'-22" West, 420.74 feet along said north line to an iron rod set on the north line of the 23.539 acre tract of Shiloh Mennonite Church (Official Record 191, page 2445; PN 02-00015.002).

Thence North 85 deg.-05'-11" West, 94.78 feet along said north line to an iron rod set.

Thence with four new lines crossing said parcels one and five:

- 1) North 24 deg.-05'-00" East, 1395.40 feet to an iron rod set.
- 2) North 57 deg.-54'-26" West, 136.57 feet to an iron rod set.
- 3) North 04 deg.-58'-42" West, 59.90 feet to an iron rod set.
- 4) North 76 deg.-57'-42" West, 691.30 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 July 10, 2019, by Registered Surveyor, Joseph P. Priday (S-7277), contains **15.623 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 office of the Madison County Engineer.



LEGAL DEED DESCRIPTION  
PAUL A. BEACHY, ET AL, TRUSTEE  
13.939 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 7385 & 7754; being part of the 31.51 acre tract (parcel five) of Paul A. Beachy, et al, Trustee (Official Record 2, page 915; PN 02-00023.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Amish Road (County Road 30-A), Rosedale-Plain City Road (County Road 24) and Converse-Huff Road (County Road 30).

Thence North 43 deg.-14'-41" East, 187.00 feet along said centerline of Converse-Huff Road to a mag nail set at the southwesterly corner of the 1.723 acre tract of James R. Miller (Official Record 251, page 1797; PN 02-00297.000).

Thence South 76 deg.-57'-42" East, 699.95 feet along the southerly line of said 1.723 acre tract and the 24.9437 acre tract of Lovina Beachy (Official Record 339, page 2193; PN 02-00098.000) to an iron rod set on the northerly slope of Worthington Ditch.

Thence with three consecutive courses of said 24.9437 acre tract:

- 1) South 20 deg.-45'-01" East, 50.71 feet to an iron rod set.
- 2) South 24 deg.-05'-00" West, 28.38 feet to an iron rod set.
- 3) South 57 deg.-54'-26" East, 575.99 feet along the approximate centerline of said Worthington Ditch to a point, being the True Point of Beginning.

Thence with three consecutive courses along said approximate centerline of Worthington Ditch and southerly lines of said 24.9437 acre tract and the 5.473 acre tract of The Midwest Mennonite Fellowship, Inc. (Deed Record 295, page 900; PN 02-00375.000):

- 1) South 57 deg.-54'-26" East, 24.27 feet to a point.
- 2) South 39 deg.-20'-00" East, 143.87 feet to a point.
- 3) South 89 deg.-32'-05" East, 453.66 feet to a point on the westerly line of the 53.323 acre tract of Norman A. and Lois F. Beachy, Trustees (Official Record 313, page 7; PN 02-00147.000).

Thence South 24 deg.-05'-00" West, 1047.36 feet along said westerly line (passing over an iron rod set at 30.00 feet) to an iron rod set on the north line of the 8.7046 acre tract of United Bethel Conservative Mennonite Church (Deed Record 246, page 413; PN 02-00378.000).

Thence North 89 deg.-58'-22" West, 621.70 feet along said north line to an iron rod set.

Thence North 24 deg.-03'-06" East, 1186.79 feet (passing over an iron rod set at 1156.79 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 July 10, 2019, by Registered Surveyor, Joseph P. Priday (S-7277), contains **13.939 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 office of the Madison County Engineer.

