

**PLAT OF SURVEY FOR  
DARRYL BEACHY  
CANAAN TWP ~ VMS 1618  
MADISON COUNTY, OHIO  
PART OF 6.975 ACRE TRACT  
OFF REC 326, PG 405  
& ALL OF 3.025 ACRE  
OFF REC 328, PG 1561**

**NOTES:**

- 1)  $\Delta$  RAILROAD SPIKE FOUND
- 2)  $\odot$  IRON ROD FOUND
- 3)  $\oplus$  MAG NAIL FOUND
- 4)  $\circ$  5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
- 5) BEARING ASSUMED FROM OR 323/1452

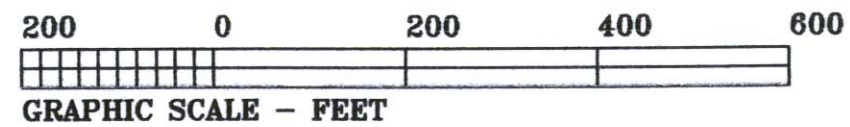
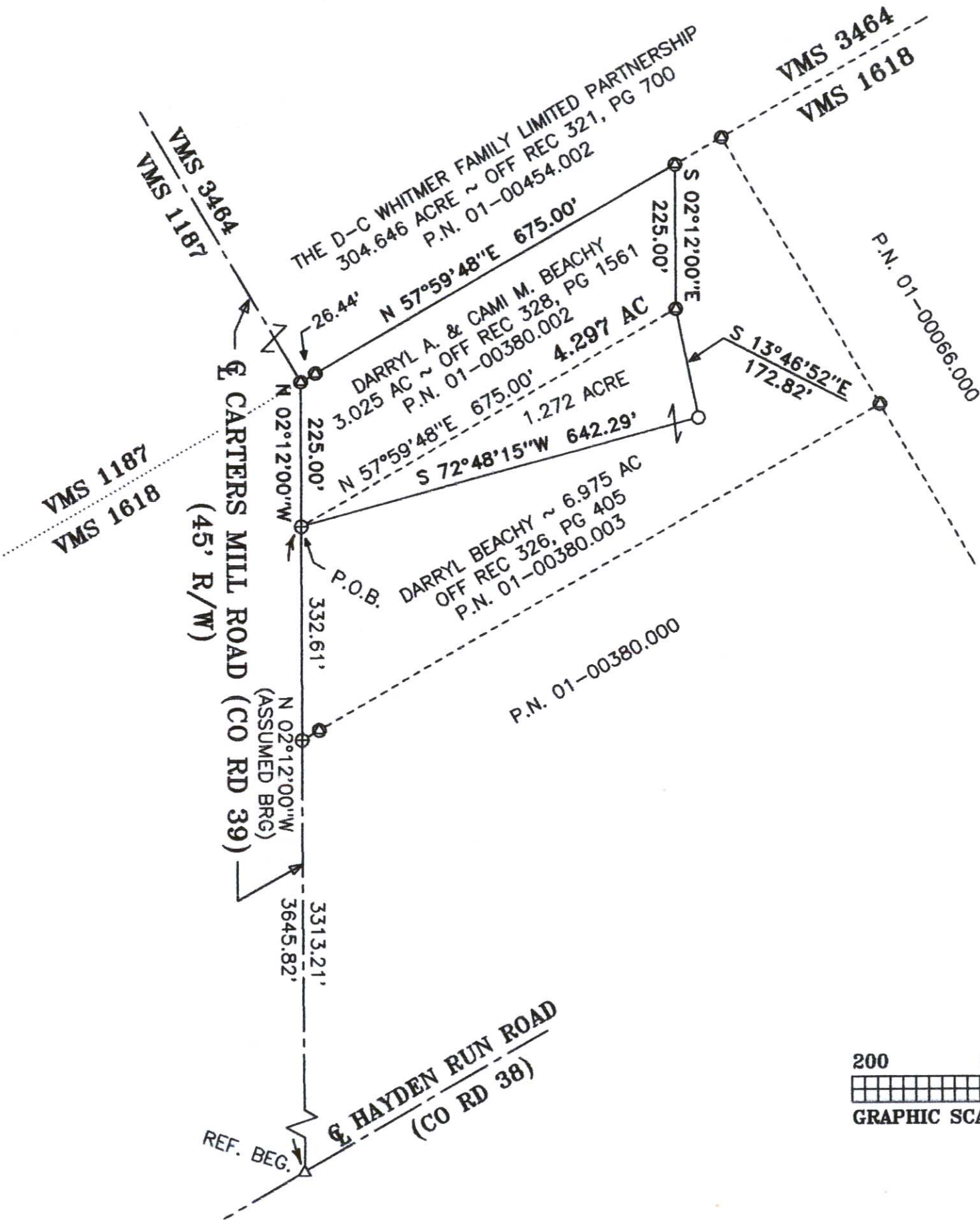


*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
MAY 12, 2020 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  
BEACHY  
4.297 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 1618; being part of the 6.975 acre tract of Darryl Beachy (Official Record 326, page 405, P.N. 01-00380.003), and all of the 3.025 acre tract of Darryl A. and Cami M. Beachy (Official Record 328, page 1561, P.N. 01-00380.002); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Hayden Run Road (County Road 38) and Carters Mill Road (County Road 39, 45' R/W).

Thence North 02 deg.-12'-00" West (assumed bearing), 3645.82 feet along said centerline of Carters Mill Road (passing over a mag nail found at 3313.21 feet) to a mag nail found at the southwesterly corner of said 3.025 acre tract, 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 at the southwesterly corner of V.M.S. 3464.

Thence North 57 deg.-59'-48" East, 675.00 feet along the southerly line of said V.M.S. 3464 and the 304.646 acre tract of The D-C Whitmer Family Limited Partnership (Official Record 321, page 700, P.N. 01-00454.002), (passing over an iron rod found at 26.44 feet) to an iron rod found at the northeasterly corner of said 3.025 acre tract. Also being a northwesterly corner of said 6.975 acre tract.

Thence South 02 deg.-12'-00" East, 225.00 feet along the easterly line of said 3.025 acre tract, and a westerly line of said 6.975 acre tract, to an iron rod found at the southeasterly corner of said 3.025 acre tract.

Thence with two new lines entering said 6.975 acre tract:

- 1) South 13 deg.-46'-52" East, 172.82 feet to an iron rod set.
- 2) South 72 deg.-48'-15" West, 642.29 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 May 12, 2020, by Registered Surveyor, Joseph P. Priday (S-7277), contains **4.297 acres**, more or less, (of which 1.272 acre is from said 6.975 acre tract), 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.

