



PLAT OF SURVEY FOR:  
JOHNATHAN R. BEACHY  
CANAAN TOWNSHIP  
V.M.S. 3464  
MADISON COUNTY, OHIO

- LEGEND:
- 1) ⊗ RAILROAD SPIKE FOUND
  - 2) ⊙ MAG NAIL SET
  - 3) ● 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
  - 4) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983



*Joseph P. Priday*

JOSEPH P. PRIDAY (S-7277)  
MAY 30, 2025

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  
JOHNATHAN R. BEACHY  
4.470 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 3464; being part of the 29 acre (Tract I) of Johnathan R. Beachy (Official Record 324, page 2154, P.N. 01-00379.000); and being further bounded and described as follows:

Beginning at a railroad spike found at the centerline intersection of Amity Pike (County Road 36, 50' R/W) and Carters Mill Road (County Road 39, 45' R/W). Said spike being the TRUE POINT OF BEGINNING.

Thence North 85 deg.-36'-37" East, 660.64 feet along said centerline of Amity Pike to a mag nail set.

Thence South 03 deg.-34'-22" East, 236.50 feet (passing over an iron rod set at 25.00 feet) to an iron rod set.

Thence South 59 deg.-21'-31" West, 463.85 feet (passing over an iron rod set at 438.83 feet) to a mag nail set in said centerline of Carters Mill Road.

Thence North 33 deg.-02'-12" West, 503.24 feet along said centerline of Carters Mill Road 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 May 30, 2025, by Registered Surveyor, Joseph P. Priday (S-7277), contains **4.470 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.

