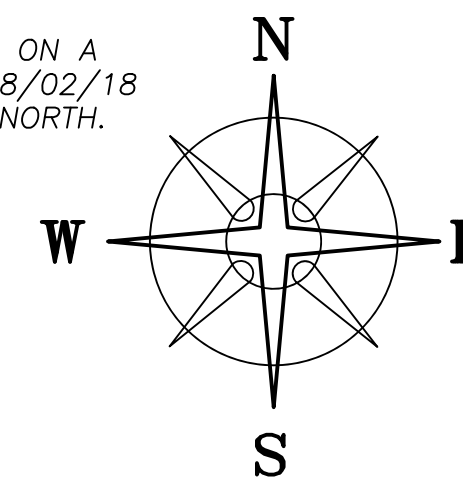
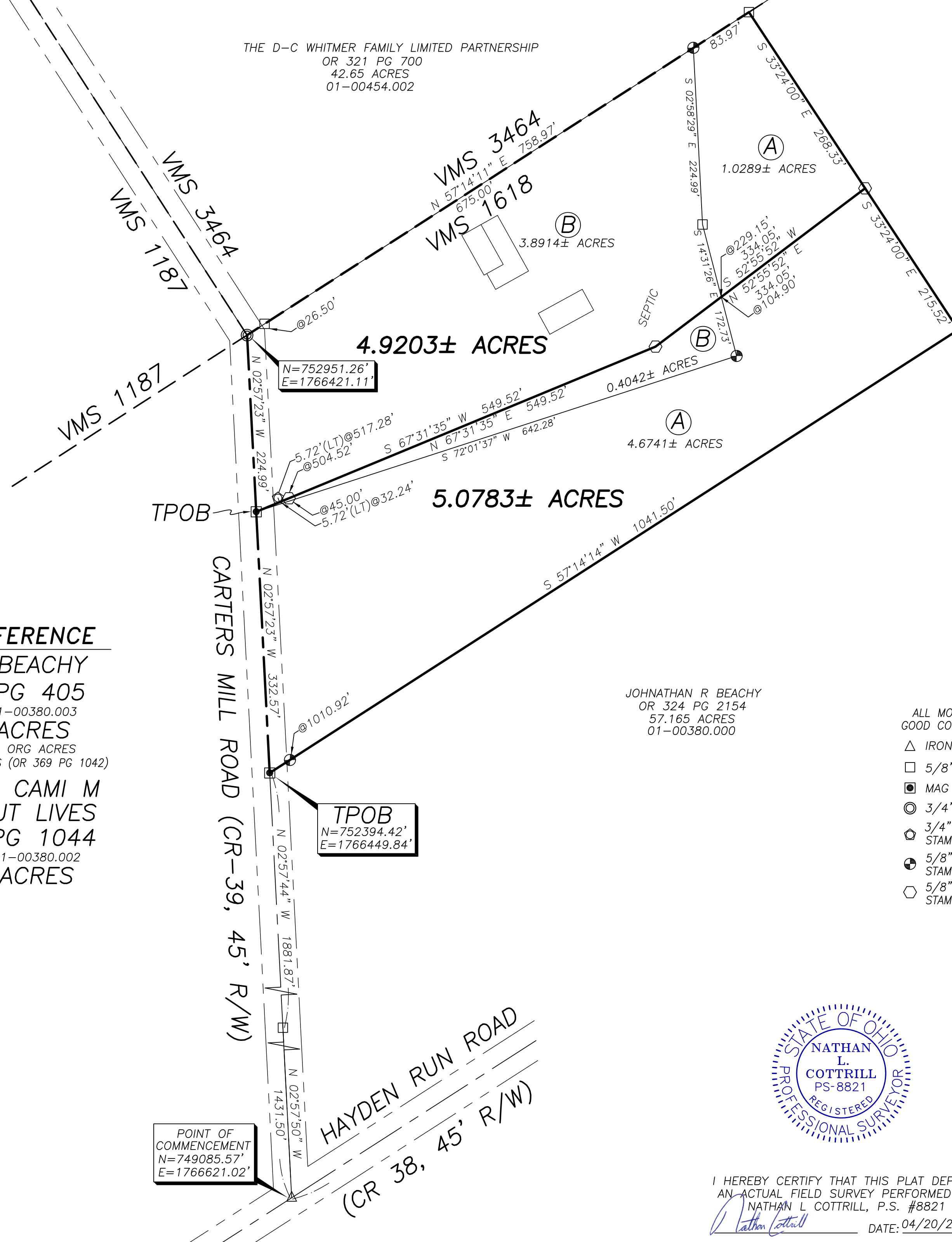


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 08/02/18
WGS 1984 GEODETIC NORTH.



THE D-C WHITMER FAMILY LIMITED PARTNERSHIP
OR 321 PG 700
42.65 ACRES
01-00454.002

MAKAPA LLC
OR 350 PG 1927
102.750 ACRES
01-00066.000



DEED REFERENCE

DARRYL BEACHY
OR 326 PG 405

PARCEL No. 01-00380.003
① 5.703 ACRES
TRACT 2: 6.975 ORG ACRES
EXCEPTING 1.272 ACRES (OR 369 PG 1042)

DARRYL & CAMI M
BEACHY, JT LIVES
OR 369 PG 1044

PARCEL No. 01-00380.002
② 4.297 ACRES

JOHNATHAN R BEACHY
OR 324 PG 2154
57.165 ACRES
01-00380.000

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- △ IRON PIN (FOUND)
- 5/8" Ø REBAR (FOUND)
- MAG NAIL (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊕ 3/4" Ø PIPE & YELLOW PLASTIC CAP
STAMPED "PRIDAY 7277" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "PRIDAY 7277" (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 04/20/2026

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

4.9203± & 5.0783± ACRES,
VMS 1618, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BEACHY

SCALE : 1" = 100'
100' 50' 0 100'

JOB No. S260318 CREW: MW
SURVEYED 04/14/26 DWN BY: NC
DRAWN 04/15/26 CHECK: RC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

4.9203 Acre Tract Surveyed for Beachy

The following described 4.9203 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1618, being part of a 5.703 acre tract (Parcel 01-00380.003, Tract 2: 6.975 original acres) as conveyed to Darryl Beachy by Official Record 326 page 405 and part of a 4.297 acre tract (Parcel 01-00380.002) as conveyed to Darryl and Cami M Beachy, Joint Lives by Official Record 369 page 1044, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Carters Mill Road (County Road 39, 45 feet right-of-way) and Hayden Run Road (County Road 38, 45 feet right-of-way);

Thence, with the centerline of Carters Mill Road with the following three courses:

- 1) North 02° 57' 50" West a distance of 1431.50 feet to a 5/8 inch diameter rebar found;
- 2) North 02° 57' 44" West a distance of 1881.87 feet to a mag nail found at the Northwest corner of a 57.165 acre tract conveyed to Jonathan R Beachy by Official Record 324 page 2154, the Southwest corner of said 5.703 acre tract
- 3) North 02° 57' 23" West a distance of 332.57 feet to a mag nail found at the Southwest corner of said 4.297 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Carters Mill Road, **North 02° 57' 23" West** a distance of **224.99 feet** to a mag nail found at the Southwest corner of a 42.65 acre tract conveyed to The D-C Whitmer Family Limited Partnership by Official Record 321 page 700 and being a corner to VMS 1187, VMS 3464 and VMS 1618;

Thence, with the Southeast line of said 42.65 acre tract and with the line between VMS 1618 and VMS 3464, **North 57° 14' 11" East**, passing a 5/8 inch diameter rebar found at 26.50 feet, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Priday 7277" found at the North corner of said 4.297 acre tract at 675.00 feet, a total distance of **758.97 feet** to a 5/8 inch diameter rebar found at the West corner of a 102.750 acre tract conveyed to Makapa LLC by Official Record 350 page 1927;

Thence, with the Southwest line of said 102.750 acre tract, **South 33° 24' 00" East** a distance of **268.33 feet** to an iron pin and cap set;

Thence, with a new line across said 5.703 acre tract, **South 52° 55' 52" West**, passing the Northeast line of said 4.297 acre tract at 229.15 feet, continuing with a new line across said 4.297 acre tract, a total distance of **334.05 feet** to an iron pin and cap set;

Thence, with a new line across said 4.297 acre tract, **South 67° 31' 35" West**, passing an iron pin and cap set at 504.52 feet, a total distance of **549.52 feet** returning to the **True Point of Beginning**, containing **4.9203 Acres** more or less, of which 1.0289 acres more or less is part of said 5.703 acre tract and 3.8914 acres more or less is part of said 4.297 acre tract.

Bearings are based on a GPS observation on August 2, 2018, WGS 1984 Geodetic North.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on April 14, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260318-4.9203)



A handwritten signature in blue ink that reads "Nathan L. Cottrill".

Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

5.0783 Acre Tract Surveyed for Beachy

The following described 5.0783 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 1618, being part of a 5.703 acre tract (Parcel 01-00380.003, Tract 2: 6.975 original acres) as conveyed to Darryl Beachy by Official Record 326 page 405 and part of a 4.297 acre tract (Parcel 01-00380.002) as conveyed to Darryl and Cami M Beachy, Joint Lives by Official Record 369 page 1044, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Carters Mill Road (County Road 39, 45 feet right-of-way) and Hayden Run Road (County Road 38, 45 feet right-of-way);

Thence, with the centerline of Carters Mill Road with the following two courses:

- 1) North 02° 57' 50" West a distance of 1431.50 feet to a 5/8 inch diameter rebar found;
- 2) North 02° 57' 44" West a distance of 1881.87 feet to a mag nail found at the Northwest corner of a 57.165 acre tract conveyed to Jonathan R Beachy by Official Record 324 page 1254, the Southwest corner of said 5.703 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Carters Mill Road, **North 02° 57' 23" West** a distance of **332.57 feet** to a mag nail found at the Southwest corner of said 4.297 acre tract;

Thence, across said 4.297 acre tract with the following two new courses:

- 1) **North 67° 31' 35" East**, passing an iron pin and cap set at 45.00 feet, a total distance of **549.52 feet** to an iron pin and cap set;
- 2) **North 52° 55' 52" East**, passing the line between said 4.297 acre and 5.703 acre tracts at 104.90 feet, continuing with a new line across said 5.703 acre tract, a total distance of **334.05 feet** to an iron pin and cap set in the Southwest line of a 102.750 acre tract conveyed to Makapa LLC by Official Record 350 page 1927;

Thence, with the Southwest line of said 102.750 acre tract, **South 33° 24' 00" East** a distance of **215.52 feet** to a 5/8 inch diameter rebar found at the North corner of said 57.165 acre tract;

Thence, with the Northwest line of said that he 7.165 acre tract, **South 57° 14' 14" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Priday 7277" found at 1010.92 feet, a total distance of **1041.50 feet** returning to the **True Point of Beginning**, containing **5.0783 Acres** more or less, of which 4.6741 acres more or less is part of said 5.703 acre tract and 0.4042 acres more or less is part of said 4.297 acre tract.

Bearings are based on a GPS observation on August 2, 2018, WGS 1984 Geodetic North.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on April 14, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260318-5.0783)



Nathan L. Cottrill, PS-8821