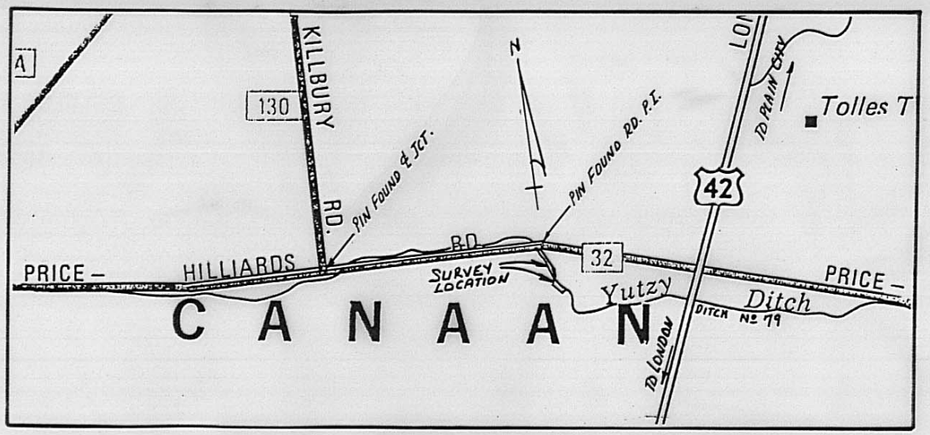


NOTE: PLATTED CENTERLINE IS BASE ON PINS FOUND FROM US 27-42 TO KILLBURY ROAD BURIED AND IN GOOD CONDITION.

PRICE HILLIARDS ROAD
RIGHT-OF-WAY
COUNTY ROAD Nº 32

CENTERLINE 200.00'

TO U.S. RT. 42

50'

50'

EXISTING RIGHT-OF-WAY N 80° 08' 18" W 200.00' (D.B. 229 PG. 427: 181.30 POLES OR 2,991.45')

2,997.09 FT. FROM ℄ OF U.S. ROUTE Nº 42 (EXISTING)

3/8" "Y 12" SPIKE SET ℄ ROAD TANGENT 20.488' BETWEEN SPIKES

20.488' BETWEEN SPIKES ON ℄ TANGENT SPIKE SET 3/8 "X 12"

FOUND CAPPED STEEL PIN WITH CROSS CUT IN CAP EDGE OF PAVEMENT AT CENTERLINE TANGENTS INTERSECTION (RD. P.I.)

61.668'

41.180

F

25'

25.000' N 83° 53' 00" E

174.900' (D.B. 229 PG. 427: 10.60 POLES OR 174.90' DISTANCE)

THIS LINE USE FOR BASIS OF BEARINGS ALONG ℄ OF ROAD. SEE D.B. 267 AT PAGE 30 FIRST TRACT.

3/8" X 2" P.K. SPIKE SET R. COR. D.B. 229 PG. 427

(HELMUTH) (RICHARD)

℄ EXISTING = S 32° 31' 04.8" E 679.287'

3/8" "X 2" P.K. SPIKE SET ℄ OF BRIDGE

3/4" PIPE SET ℄ DITCH

EXISTING ALONG CENTER OF YUTZY DITCH — FLOW — COUNTY MAINTENANCE (DITCH ASSESSMENT)

32,183.56 SQ. FT. OR 0.739 ACRE PART OF TRACT # 1 D.B. 267 PG. 30 SEE PARCEL # 01-00359.000

N 33° 46' 39.3" W 603.336'

DITCH Nº 79

SEE AERIAL PARCEL Nº 395 M. MARDELLE RICKARD (OWNER) PART OF TOTAL 250.750 ACRES TRANSFERRED SEPT. 18, 1985 TAX PARCEL Nº 01-00359.000

(NEW BOUNDARY)

PLAT NORTH BASED ON VOL. 267 PG. 30-31 ALONG CENTERLINE OF PRICE HILLIARDS RD.

58.50 ± N 08° 25' 41.7" W

66.00'

3/8" X 2" P.K. SPIKE SET

28.280' N 83° 53' E D.B. 267 PG. 30

DEED VOLUME 229 PAGE 427, 428, 429
JOHN HELMUTH & KAREN HELMUTH ET AL
TAX PARCEL Nº 01-00189.000 150.590 ACRES
AERIAL PARCEL Nº 382

(D.B. 229 PG. 427 = 41.24 POLES OR 680.46')

(D.B. 267 PG. 30: 10.30 CHAINS OR 679.80')

PART OF 1.65 ACRES IN VMS 7075 PART OF 44.14 ACRES IN VMS 12038

679.287'

EXISTING WOOD POST (GOOD CONDITION)

(D.B. 229 PG. 427 = 10.20 POLES OR 168.30 FT.)

EXISTING S 1/2°

EXISTING S 1/4° 19' 33.2" E 155.115'

D.B. 267 PG. 30: 2.55 CHAINS BY OCCUPATION TWO POSTS

D.712 Ac.

A

B

59'-28.5" W 22.247'

0.027 Ac.

45.626

156.610'

℄ YUTZY DITCH

N 18° 11' 43.5" W

3/4" PIPE SET ℄ DITCH

AT END OF COR. MET. PIPE

N 41° 55' 15.1" W

C

25.933' N 12° 59' 28.5" E

EXISTING 22.247' + 25.933' = 48.180 FEET D.B. 267 PG. 30: 0.73 CHAIN OR 48.18' D.B. 229 PG. 427: 2.92 POLES OR 48.18'

FLOW

VMS 7075 VMS 12038

PART OF AERIAL PARCEL Nº 382 CONTAINING 4,008.71 SQ. FT. OR 0.092 ACRE "SOUTHERLY PARCEL" PART OF FORMER 152.35 ACRES IN VMS 7075 D.B. 229 PG. 427 WHICH DEED WAS CONVEYED TO JOHN HELMUTH ET AL APRIL 15, 1976 SEE PARCEL Nº 01-00189.000

EXISTING 6 INCH "I" BEAM SECURED WITH CONCRETE UNDERGROUND BASE. (POST IS LEANING)

3/4" PIPE SET ℄ DITCH

S 41° 55' 15.1" E

℄ OF YUTZY DITCH

D.B. 229 PG. 427 = 10.84 POLES OR 178.86'

EXISTING N 42° 15' 00" W

D.B. 267 PG. 30 = 2.71 CHAINS OR 178.86'

1" PIPE SET

AERIAL PARCEL Nº 394 1.65 ACRES PART OF VMS 7075 PART OF TRACT #1 D.B. 267 PG. 30 PART OF TAX PARCEL Nº 01-00359.000

208.330'

0.092 Ac.

178.86'

3/4" PIPE SET ℄ DITCH

D

1" PIPE S

℄ FLOW

CORN

S 83° 53' 00" W DISTANCE: 24.898' (EXISTING)

D.B. 267 PG. 30 DEED = S 83° 53' 00" W

D.B. 229 PG. 427 DEED: N 83°53'E S 83° 53' 00" W

2300 ± TO WHITE POST BY OCCUPATION ℄ DEED LINE OLD FENCE LINE TURN ROW NOW A GRASS STRIP.

H

A To B = EXISTING POST EACH END OF OCCUPATION LINE ONLY
B To C = DISTANCE AGREES WITH BOTH DEEDS ABUTTING PROPERTY
C To D = DISTANCE & BEARINGS AGREE WITH BOTH PROPERTY DEEDS
ANGLE C D H = ANGLE & BEARINGS & DISTANCES AGREE WITH DEEDS & POSSESSION LINE.
D To H = BEARING AND OLD FENCE LINE & POST AGREE WITH OCCUPATION & DEED
F To G = SET BY BEARING & DISTANCE AS PER DEED BASED ONE PINS FOUND (2)
G To J = PINS FOUND @ KILLBURY ROAD BEARING AGREES WITH DEED (2 PINS)
G To A = BASED ON EXISTING POST & RD. ℄ OF DEED DISTANCE IS CLOSE BY ABOUT ½ FOOT AS PER ONE DEED AND ABOUT 0.85 FT. ANOTHER DEED.

STATE OF OHIO
RODGER IRWIN BAKER
S5539
REGISTERED SURVEYOR

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY AND POINTS HAVE EITHER BEEN FOUND OR SET AS NOTED WITH THOSE LINES NOT AGREEING WITH DEED HAVING BEEN INSPECTED BY OWNER AND INTERESTED PERSONS. (ADJUSTMENTS & RELOCATION HAVING BEEN MADE)
THE INTENT IS TO ELIMINATE VARIOUS MEANDER OF BOUNDARY WHEREBY PLACING THE NEW BOUNDARY IN THE MIDDLE OF YUTZY OPEN DITCH.

Rodger Irwin Baker P.S. OCTOBER 5TH 1989

RODGER IRWIN BAKER REG. P.S. Nº S-05539
9430 NIOGA TOOPS ROAD
MT. STERLING OHIO
43143
PHONE 614-877-3965

0 10' 20' 30' 60' 100' 200'
HORIZONTAL GRAPHIC SCALE: 1"=60'

PLAT OF A FIELD SURVEY ALONG "YUTZY DITCH Nº 79"
SOUTH OF PRICE HILLIARD ROAD VMS 7075 & 12038
CANAAN CIVIL TOWNSHIP, MADISON COUNTY, OHIO
PART OF AERIAL MAP PARCELS 382 & 395, OCT. 1989

58-89