

ERVIN E. YUTZY AND DOROTHY MAE YUTZY  
VOLUME 200 AT PAGE 436  
AERIAL PARCEL 245  
38.245 ACRES  
IN VMS N° 7432

0 25' 50' 100' 200'  
HORIZONTAL SCALE: 1"=50'

**TOTAL 1.1515 ACRES  
PART OF 38.245 AC.  
0.1515 AC. IN HWY. R/W  
1.0000 AC. EXCLUDED FROM  
1.1515 ACRES TOTAL**

**SURVEYED AREA**

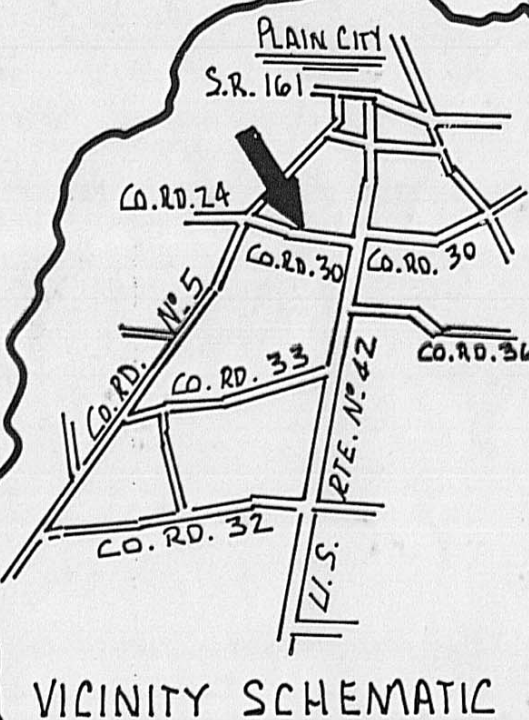
3/4" CAPPED PIPE SET ON OFF ROAD POINTS  
STAMPED R.I. BAKER S-5539  
P.K. SPIKES SET IN ROAD CENTERLINE

PIPS WITH CAPS FOUND ON  
THE 3 P. CORNERS AS  
SHOWN WITH SYMBOL  
0.475 AC. & 0.384 AC.  
#6180 CONVERSE HUFF ROAD  
GARY D. WEEKS AND  
KELLY J. WEEKS  
VOL. 179 PG. 475

CONVERSE HUFF ROAD

CO. RD. N° 30

POINT OF BEGINNING IS 2,879.400 FEET  
S84° 41' 45" W FROM E. OF U.S. RTE. N° 42



**TOTAL EASEMENT = 0.2055  
ACRE**

**PLAT SHOWING 1.1515 ACRES IN  
VMS 7432 DARBY CIVIL TOWNSHIP  
MADISON COUNTY, STATE OF OHIO  
BEING PART OF 38.245 ACRES  
SHOWN AS AERIAL PARCEL N° 245  
FRONTING ALONG CO. RD. N° 30  
(CONVERSE HUFF ROAD)  
LANDS OF ERVIN E. YUTZY AND  
DOROTHY MAE YUTZY VOL. 200 PG. 436**



THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY  
OF THE 1.1515 ACRES DEPICTED WITH 3/4" IRON PIPES SET  
AT OFF OF THE ROAD POINTS WITH P.K. SPIKES SET IN THE  
ROAD PAVEMENT. CAPS STAMPED R.I. BAKER S-5539  
BEARINGS BASED ON VOL. 294 AT PAGE 076.  
THE 30 FT. WIDE STRIP OF 0.2055 ACRE IS TO BE FOR PURPOSE  
OF COUNTY HIGHWAY MAINTENANCE AND DRAINAGE.  
THE 20 FT. WIDE EASEMENT EXTENDING TO NORTHRINGTON DITCH  
IS FOR PURPOSE OF SUB-SURFACE DRAINAGE.

Rodger Irwin Baker P.S. SET. 03 RD. 1994  
RODGER I. BAKER P.S. # S-005539 (OHIO)  
1300 PLAIN CITY - GEORGESVILLE RD. (SOUTH)  
GALLOWAY, OHIO 43119  
PH: 879-6004

KRAMER HOMESTEAD INC.  
VOL. 271 PG. 615  
1.690 ACRES

KRAMER HOMESTEAD INC.  
VOL. 294 PG. 076  
1.708 ACRES

**0.28667 ACRE**

**20 FT. WIDE STRIP**

**DRAINAGE EASEMENT**

**1.645 ACRES**

**#6215 CONVERSE HUFF ROAD**

OPEN FLOWING DITCH  
WORTHINGTON DITCH  
WIRE FENCE IN THIS AREA  
OF EASEMENT PORTION  
0.0363 ACRE  
PIPE COR. POST  
SECURED IN CONC.  
CONC. POST  
CORNER



The following is a correct description of 1.1515 acres of land situated within VMS 7432 in Darby Civil Township, Madison County, State of Ohio and is a portion of 38.245 acres in the ownership of Ervin E. Yutzy and Dorothy Mae Yutzy of record in Volume 200 at Page 436 carried as aerial parcel # 245, fronting along Converse Huff Road ( County Road # 30 ), said 1.1515 acres is bounded and more particularly described as follows:

Commence for a point of starting reference with a found buried spike in the middle of U.S. Route # 42 at the junction with the westerly segment of Converse Huff Road; then with the middle of Converse Huff Road S 84 deg 41 min 45 sec W 2,879.400 feet to a P.K. spike set at the true point of beginning and being 78.200 feet westerly from the southeasterly corner of the 38.245 acres of which the herein 1.1515 acres is a portion;

Thence: Continue with the middle of Converse Huff Road from the aforesaid true point of beginning ( a P.K. spike set ), S 84 deg 41 min 45 sec W 220.000 feet to a P.K. spike set;

Thence: Perpendicular from aforesaid roadway centerline and passing a 3/4 inch capped pipe set at 30.000 feet, N 05 deg 18 min 15 sec W 228.000 feet to a set 3/4 inch capped pipe;

Thence: Parallel with aforesaid Converse Huff Road, N 84 deg 41 min 45 sec E 220.000 feet to a set 3/4 inch capped iron pipe;

Thence: With the easterly line of the herein described 1.1515 acres and crossing through the total 38.245 acres, S 05 deg 18 min 15 sec E ( passing a set 3/4 inch capped pipe at 198.000 feet ), a total distance of 228.000 feet to the true point of beginning.

Containing within said bounds 1.1515 acres of land of which 0.1515 acre is contained with the northerly 30 feet strip along Converse Huff Road assigned for highway and drainage purposes and 1.000 acre is that useful area exclusive of public roadway purposes.

Pipes set are 3/4 inch diameter with inserted plastic caps stamped R.I. Baker S-5539.

Bearings are based on Volume 294 at Page 615.

This description is based on a current field survey of the premises by Rodger Irwin Baker, Ohio surveyor license # S-005539.

*Rodger Irwin Baker* September 03, 1994

Rodger Irwin Baker PS # S-005539  
1300 Plain City-Georgesville Road (South)  
Galloway, Ohio 43119



Subsurface drainage easement to Madison County Commissioners.

The following is a correct description of 0.28667 acre situated in Darby Civil Township, Madison County, State of Ohio and is found to contain 0.2504 acres of that certain 1.690 acres in the name of Kramer Homestead, Inc. of record in volume 271 at page 615 and also containing 0.0363 acres of that certain 1.708 acres conveyed to Kramer Homestead, Inc. of record in volume 294 at page 076, said 0.28667 acre is bounded and more particularly described as follows:

Commence at the northeasterly corner of that certain 1.690 acres of land conveyed to Kramer Homestead, Inc. of record in volume 271 at page 615, which point of beginning is marked with a set P.K. spike in the middle of Converse Huff Road ( County Road # 30 ) and measures S 84 deg 41 min 45 sec W 2,783.55 feet along the middle of Converse Huff Road from a found spike buried in the middle of U.S. Route # 42;

Thence: Passing through a found 3/4 inch pipe at 30.00 feet and passing through a found pipe and existing wire fence at 485.211 feet, following the easterly boundary of said Kramer Homestead, Inc. S 05 deg 13 min 00 sec E a distance of 565.211 feet to a point on the southerly side of the flowing water of Worthington Open Ditch;

Thence: Along a portion of the southerly ditch bank thereof, S 84 deg 41 min 45 sec W 20.000 feet to a point;

Thence: Crossing the flowing water of said Worthington Open Ditch and crossing a wire fence at 78.261 feet, N 05 deg 13 min 00 sec W 516.601 feet to a point;

Thence: N 50 deg 18 min 15 sec W 68.745 feet to a point in the centerline of Converse Huff Road;

Thence: With said centerline thereof, N 84 deg 41 min 45 sec E 68.684 feet to the true point of beginning.

Containing within said bounds 0.28667 acre of land.

Bearings adapted to volume 294 at page 615.

The purpose of this drainage easement is to provide adequate area to install and maintain a subsurface drainage pipe ( tile ) which drains from the northerly side of Converse Huff Road to the existing Worthington Open Ditch.

Based on a field survey by Rodger Irwin Baker Ohio surveyor #S-005539.

*Rodger Irwin Baker*

September 03, 1994

Rodger Irwin Baker PS # S-005539 (Ohio)  
1300 Plain City-Georgesville Road (South)  
Galloway, Ohio 43119

