

BEARINGS BASED ON THE C OF FINLEY - GUY ROAD ( S 48°45'E ) AS DESCRIBED IN D.B. 199 PG. 191.

**NOTE**

40.9455 ACRES ARE TO BECOME PART OF AND CONTINGENT TO KRAMER'S 9.551 AC. TRACT.

JOHN E. & LEONA KRAMER  
D.B. 241 PG. 92  
50.00 AC.

JONAS YUTZY  
D.B. 155 PG. 637  
176.54 AC.

JONAS YUTZY  
D.B. 199 PG. 191  
24,193 AC. (BY DEED)  
(24,1781 AC. BY THIS SURVEY)

(16.7674 AC. FROM 181 AC. TRACT)  
**40.9455 ACRES**

JONAS YUTZY  
D.B. 189 PG. 291  
181 ACRES

**LEGEND**

- RAILROAD SPIKE (FOUND)
- 14' DIA. WOOD CORNER POST (FOUND)
- SQUIRE CONCRETE CORNER POST (FOUND)
- ⬡ 5/8' DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE 10-29-91

<b>JAMES R. COTTRILL P.S.</b>		
8256 S.R.207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811		
PLAT OF		
40.9455 ACRES, VMS2883, MONROE TOWNSHIP, MADISON COUNTY, OHIO.		
DATE: 10-29-91	SCALE: 1" = 200' 200' 100' 0 200'	2-95

Situated in the State of Ohio, Madison County, Monroe Township, V.M.S. 2883 and being part of a 181 acre tract conveyed to Jonas Yutzy by Deed Book 189 Page 291 and also being all of a 24.193 acre also conveyed to Jonas Yutzy by Deed Book 199 Page 191 and being more particularly described as follows:

Beginning at a point in the centerline of Finley-Guy Road said point bears South 48 deg. 45 min. East a distance of 1407.89 feet from the centerline intersection of Finley-Guy Road with the centerline of Woods and West Avenue said point of beginning also bears North 48 deg. 45 min. West a distance of 4.72 feet from an iron pin found in the angle point of said Finley-Guy Road said point of beginning is also the Northern most corner of a 9.551 acre tract conveyed to John E. and Leona Kramer by Deed Book 204 Page 208;

Thence, with the Northwest line of said 9.551 acre tract South 56 deg. 46 min. 13 sec. West a distance of 235.98 feet to an iron pin and cap set replacing a 1/4 inch iron pin found bent at the Northern most corner of said 24.193 acre tract and also at the true point of beginning;

Thence, with the Southwest line of said Kramer's 9.551 acre tract and a 16.056 acre tract also conveyed to John E. and Leona Kramer by Deed Book 241 Page 92 South 33 deg. 37 min. 00 sec. East passing the Southwest corner common to both 9.551 and 16.056 acre tracts at 993.20 feet a total distance of 1961.96 feet to an iron pin and cap set replacing a 1/4 inch iron pin found bent at the Southern most corner of said 16.056 acre tract and in the Northwest line of 50 acre tract also conveyed to John E. and Leona Kramer by Deed Book 241 Page 92;

Thence, with the Northwest line of said 50.00 acre tract South 56 deg. 36 min. 16 sec. West passing the Southeast corner common to Yutzy's said 24.193 and 181 acre tracts at 536.60 feet a total distance of 1144.75 feet to a square concrete corner fence post found at the Western most corner of said Kramer's 50.00 acre tract and the Northern most corner of 176.54 acre tract conveyed to Jonas Yutzy by Deed Book 155 Page 637;

Thence, with a new line across said 181 acre tract North 20 deg. 04 min. 40 sec. West a distance of 2018.16 feet to an iron pin and cap set in the Southeast line of 42.3085 acre tract conveyed to John E. and Anna A. Kauffman by Deed Book 195 Page 397;

Thence, with the Southeast line of said 42.3085 acre tract North 56 deg. 46 min. 13 sec. East passing a 14 inch diameter wood corner fence post found at the Northwest corner common

to said 181 acre and 24.193 acre tracts at 135.69 feet a total distance of 672.30 feet returning to the true point of beginning containing 40.9455 acres more or less of which 24.1781 acres (by this survey) all of Yutzy's 24.193 acre tract and 16.7674 acre is from Yutzy's 181 acre tract.

The above described 40.9455 acre tract is contingent to and to become part of John E. and Leona Kramer 9.551 acre tract as described in Deed Book 204 Page 208.

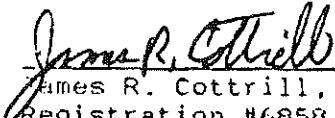
Bearings are based on the centerline of Finley-Guy Road (South 48 deg. 45 min. East) as described in Deed Book 199 Page 191.

All as shown on the plat attached and made a part hereof.

This deed is 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 pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill #6858."

This description is based on a field survey performed Oct. 26 1991 by James R. Cottrill Registration #6858.

  
James R. Cottrill, P.S.  
Registration #6858