

# SURVEY FOR MARVIN YUTZY

STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF MONROE, V.M.S. 5281, V.M.S. 7473, BEING PART OF MARVIN E. AND KATHLEEN P. YUTZY'S 267.94 ACRE TRACT (388.74 AC. - 120.80 AC.) DESCRIBED IN DEED VOLUME 232, PAGE 11.

REFERENCE DEEDS SHOWN HEREON.

BEARINGS INDICATED HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH ALL OTHERS BASED ON ANGLES TURNED.

VERNON G. BOYD'S (1/2 INTEREST)  
ORIG. 167.441 ACRE TRACT  
(168.78 AC. - 1.339 AC.)  
D.V. 269, PG. 677

JAMES VERNON BOYD'S  
10.762 ACRE TRACT,  
O.R. 12, PG. 111

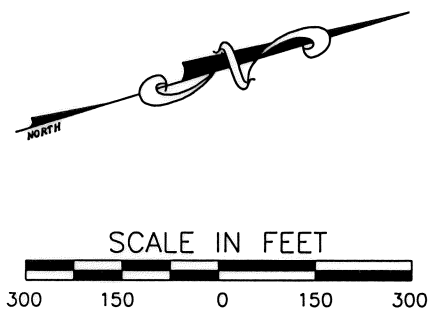
32.311 ACRES

PART OF MARVIN E. AND  
KATHLEEN P. YUTZY'S 267.94  
ACRE TRACT (388.74 AC. -  
120.80 AC.) D.V. 232, PG. 11

MARVIN E. AND KATHLEEN P. YUTZY'S  
267.94 ACRE TRACT (388.74 AC. -  
120.80 AC.)  
DESCRIBED IN D.V. 232, PG. 11

MARVIN E. AND KATHLEEN P. YUTZY'S  
267.94 ACRE TRACT (388.74 AC. -  
120.80 AC.)  
DESCRIBED IN D.V. 232, PG. 11

- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- 5/8" IRON PIN FOUND WITH CAP MARKED "CLAPSADDLE RS #6140"
- 5/8" IRON PIN SET WITH CAP MARKED "CLAPSADDLE RS #6140"
- WOOD CORNER POST FOUND
- ▲ STONE FOUND
- 5/8" IRON PIN FOUND WITH CAP MARKED "CLAPSADDLE RS #6140" UNDERNEATH A STONE
- ⊕ CONCRETE RIGHT OF WAY MONUMENTS FOUND

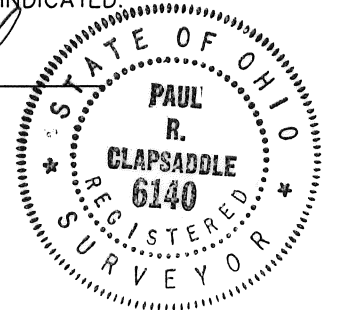


STATE ROUTE #38 (60')

NOTE:  
RIGHT OF WAY LINES SHOWN OUT OF SCALE FOR CLARITY.

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND THAT MONUMENTS WERE PLACED AS INDICATED.

*Paul R. Clapsaddle*  
PAUL R. CLAPSADDLE, R.S. #6140



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Paul R. Clapsaddle, P.E., P.S.

FILE NAME: YUTZY696.DWG  
SCALE: 1" = 300'  
DATE: 6/3/96  
F.B. 19, PG. 56

69-96 69-96

The following described tract of land is situated in the State of Ohio, County of Madison, Township of Monroe, V.M.S. 5281, V.M.S. 7473, being part of Marvin E. and Kathleen P. Yutzy's 267.94 acre tract (388.74 ac. - 120.80 ac.) described in Deed Volume 232, page 11, and being more particularly described as follows:

Beginning for reference at the intersection of the centerline of State Route #38 (60 feet wide) with the east line of V.M.S. 5281 and the west line of V.M.S. 7473;

thence North 02°30'00" West (assumed bearing) 2030 feet, following the centerline of State Route #38 and passing at 1730.46 feet mid way between Ohio Department of Transportation concrete right of way monuments, to a railroad spike found at the northeast corner of James Vernon Boyd's 10.762 acre tract described in Official Record 12, page 111 and at the southeast corner of said 267.94 acre tract, said railroad spike marking the place of beginning;

thence South 87°12'40" West 1461.64 feet, departing from the centerline of State Route #38 and following the north line of said 10.762 acre tract, a south line of said 267.94 acre tract, passing at 30.12 feet an iron pin found with cap marked "CLAPSADDLE RS #6140," entering V.M.S. 5281 at approximately 590 feet, passing at 1017.75 feet a 5/8" iron pin found with cap marked "CLAPSADDLE RS #6140" underneath a stone at a northeast corner of Vernon G. Boyd's (1/2 interest) original 167.441 (168.78 ac. - 1.339 ac.) acre tract described in Deed Volume 269, page 677, following a north line of said 167.441 acre tract thereafter and passing at 1460.64 feet an iron pin set for reference, to a wood corner post found;

thence North 21°10'13" West 926.83 feet, following an east line of said 167.441 acre tract and a west line of said 267.94 acre tract, passing at 1.00 feet an iron pin set for reference, to an iron pin set;

thence South 59°37'42" West 1066.05 feet, following a north line of said 167.441 acre tract and a south line of said 267.94 acre tract, passing at 1064.47 feet an iron pin set for reference, to a wood corner post found at the southeast corner of Bernice Gallimore's 120.80 acre tract described in Deed Volume 144, page 493;

thence North 32°10'32" West 524.04 feet, following an east line of said 120.80 acre tract and a west line of said 267.94 acre tract, passing at 1.98 feet an iron pin set for reference, to an iron pin set;

thence North 08°49'28" West 647.19 feet, following an east line of said 120.80 acre tract and a west line of said 267.94 acre tract, to an iron pin set;

thence South 86°46'51" East 827.55 feet, departing from the east line of said 120.80 acre tract and entering said 267.94 acre tract, to an iron pin set;

thence North 69°03'11" East 443.59 feet to an iron pin set;

thence South 51°51'10" East 230.60 feet to an iron pin set;

thence South 13°32'42" West 452.50 feet to an iron pin set;

thence South 38°37'56" East 452.77 feet to an iron pin set;

thence South 45°18'56" East 658.66 feet to an iron pin set;

thence North 87°12'40" East 1022.71 feet, entering V.M.S. 7473 at approximately 407 feet, passing at 992.71 feet an iron pin set for reference, to a railroad spike set in the centerline of State Route #38 and in the east line of said 267.94 acre tract;

thence South 02°30'00" East 100.00 feet, following the centerline of State Route #38 and the east line of said 267.94 acre tract, to the place of beginning, containing 32.311 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 32.311 acres, 1.384 acres is in V.M.S. 7473, and 30.927 acres is in V.M.S. 5281.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of June, 1996. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE R.S. #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

ATTEST: Paul R. Clapsaddle

Paul R. Clapsaddle, Registered Surveyor #6140

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