

Penciled
In



VLY INC.
D.B. 288 PG. 310
55.9092 ACRES
53.8458 AC. TODATE

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5.4436 ACRES

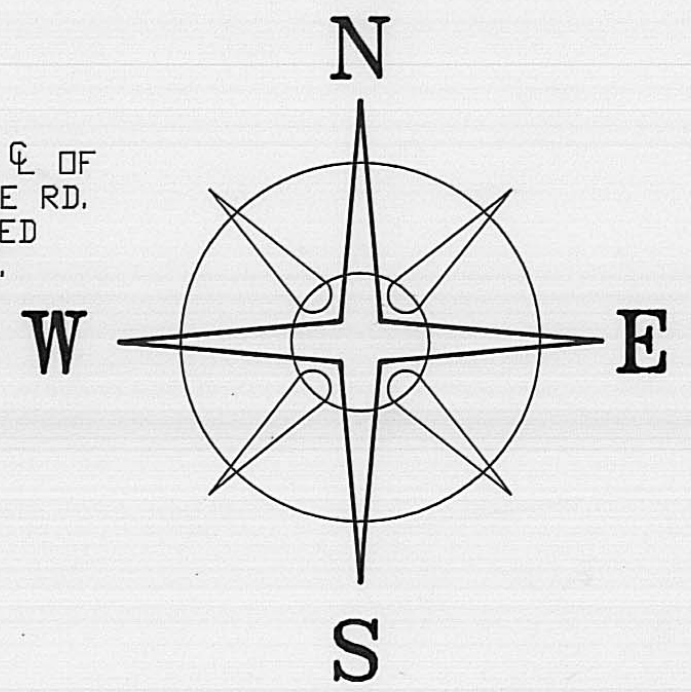
ALLEN & MARY LEONA YUTZY
D.B. 242 PG. 420
1,500 AC.

LEGEND

- 1/2" I.D. IRON PIPE (FOUND)
- RAIL ROAD SPIKE
- ⊗ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

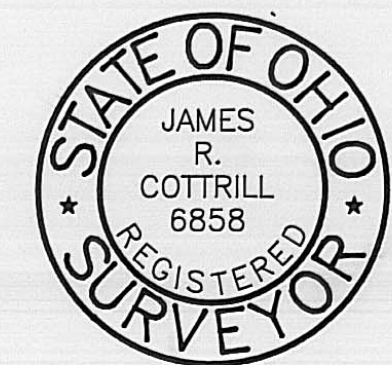
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

BEARINGS BASED ON THE C OF PLAINCITY-GEORGESVILLE RD. (N 11°00'E) AS DESCRIBED IN D.B. 220 PG. 420.



VLY INC.
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53.8458 AC. TODATE

*Closes OK
Check description
for 1st call
Should be S 11.0000"E
Old name S 11.1100E*



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 10-28-93

JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

5.4436 ACRES, VMS 9530,
CANAAN TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.

DATE DRAWN: 10-28-93
JOB #S931010
F. B. # 7

SCALE: 1" = 50'
50' 25' 0 50'

121-2000

Description of 5.4436 Acre Tract

Situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 9530 and being part of a 55.9092 acre tract conveyed to V.L.Y. Inc. by Deed Book 288 Page 210 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Amity Pike (County Road 36) (40 foot right-of-way) said spike bears South 71 deg. 4 min. 19 sec. West a distance of 392.32 feet and South 56 deg. 04 min. 34 sec. West a distance of 321.41 feet from a railroad spike found at the centerline intersection of Plain City-Georgesville Road with the centerline of Amity Pike;

Thence, with the following three new lines across said 55.9092 acre tract:

1) South 11 deg. 00 min. 00 sec. East being parallel to the centerline of Plain City Georgesville Road passing an iron pin and cap set at 17.13 feet, a total distance of 396.47 feet to a iron pin and cap set in an existing fence line;

2) With said existing fence line South 80 deg. 08 min. 08 sec. West a distance of 622.19 feet to an iron pin and cap set

3) North 7 deg. 58 min. 22 sec. West a distance of 89.92 feet to a 1/2 inch iron pipe found at the Southeast corner of a 1.50 acre tract conveyed to Allen and Mary Leona Yutzky by Deed Book 142 Page 420;

Thence, with the East line of said 1.50 acre tract North 12 deg. 42 min. 05 sec. East a distance of 200.00 feet to a 1/2 inch iron pin found at the Northeast corner of said 1.50 acre tract;

Thence, with a new line across said 55.9092 acre tract North 12 deg. 42 min. 05 sec. East being an extension of the East line of said 1.50 acre tract, passing an iron pin and cap set at 217.18 feet, a total distance of 238.68 feet to a railroad spike set in the centerline of Amity Pike said spike bears South 78 deg. 44 min. 25 sec. East a distance of 326.76 feet from a railroad spike found at the Northwest corner of said 55.9092 acre tract and being the Northeast corner of a 36.3 foot laneway;

Thence, with the following two lines with the centerline of Amity Pike:

1) South 78 deg. 44 min. 25 sec. East a distance of 332.39 feet to an iron pin and cap found

2) North 71 deg. 04 min. 19 sec. East a distance of 134.65 feet to the point of beginning containing 5.4436 acres more or less.

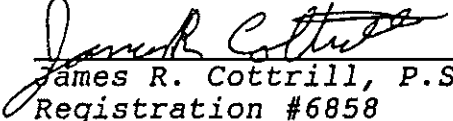
Bearings are based on the centerline of Plain City-Georgesville Road (North 11 deg. 00 min. East) as described in Deed Book 220 Page 420.

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, 1993 by James R. Cottrill registration #6858.


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