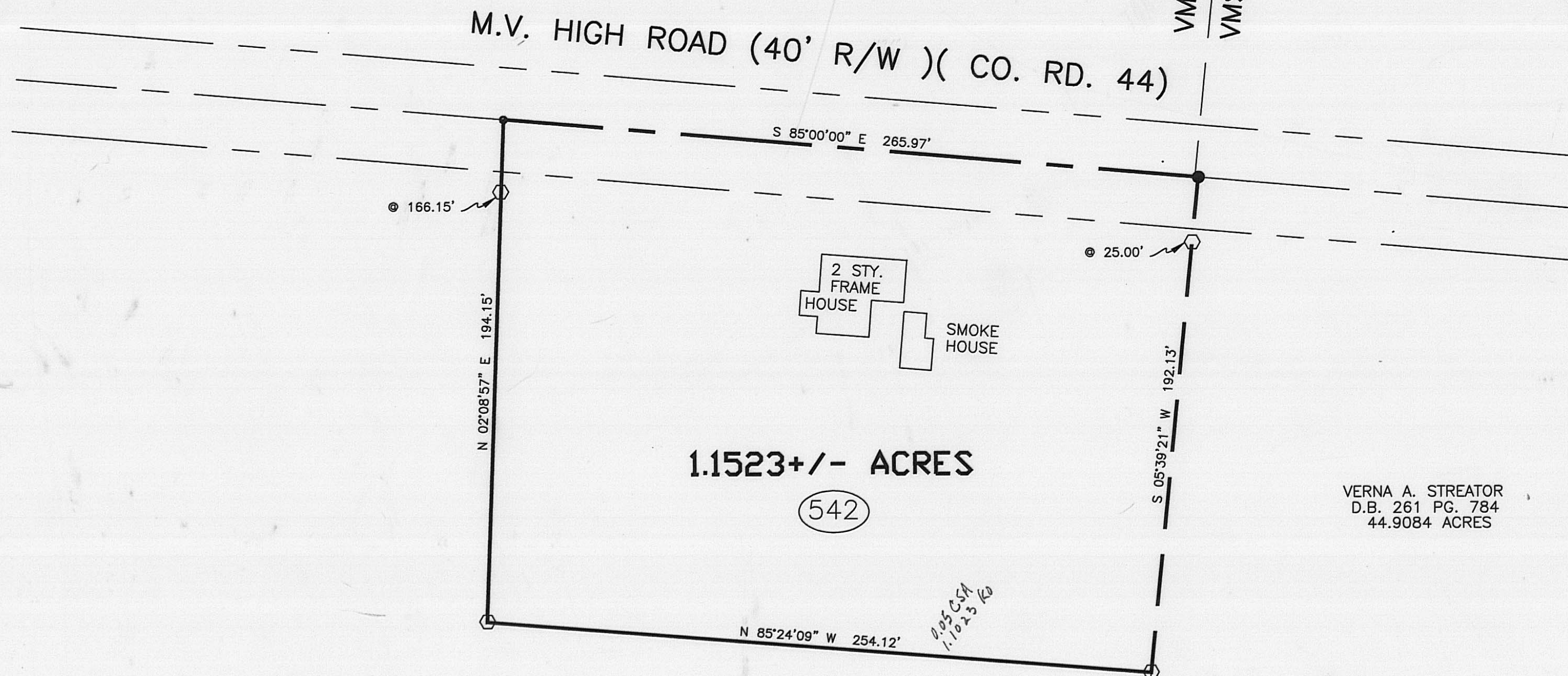


BEARINGS BASED ON THE C OF MV HIGH RD (N85°W) AS DESCRIBED IN OR 12 PG 210



1.1523 +/- ACRES

(542)

VERNA A. STREATOR
D.B. 261 PG. 784
44.9084 ACRES

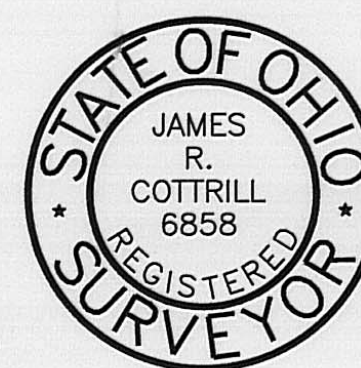
DEED REFERENCE
EARL C. & ALICE M. YUTZY
O.R. 12 PG. 210
51 ACRES

LEGEND

- RAIL ROAD SPIKE (found)
- MAG NAIL (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

○ TAX MAP PARCEL NUMBER



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 9-28-98

JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

1.1523± ACRES, VMS 12743,
CANAAN TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR EARL YUTZY.

DATE DRAWN:
9-23-98
JOB # S980915
F. B. # 20

SCALE : 1" = 40'
40' 20' 0 40'

CREW: JJ, MW
DWN. BY: JJ
CK. BY:

The following described 1.1523 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 12743, and being part of a 51 acre tract conveyed to Earl C. & Alice M. Yutzy by Official Record 12 Page 210 and being more particularly described as follows:

Beginning at a railroad spike found at the northeast corner of said 51 acre tract also being in the centerline of M.V. High (40 foot right-of-way) (County Road 44) said railroad spike also at the northwest corner of 44.9084 acre tract conveyed to Verna A. Streater by Deed Book 261 Page 784 said railroad spike is also at the intersection of said centerline with the line between V.M.S. 12743 and 8696;

Thence, with said V.M.S. line and the line between 51 acre and 44.9084 acre tracts South 05 deg. 39 min. 21 sec. West, passing an iron pin and cap set at 25.00 feet, a total distance of 192.13 feet, to an iron pin and cap set;

Thence, across said 51 acre tract the following two new courses:

- 1) North 85 deg. 24 min. 09 sec. West a distance of 254.12 feet, to an iron pin and cap set
- 2) North 02 deg. 08 min. 57 sec. East passing an iron pin and cap set at 166.15 feet, a total distance of 194.15 feet to a magnetic nail set in the centerline of M.V. High Road


Thence, with said centerline South 85 deg. 00 min. 00 sec. East a distance of 265.97 feet returning to the point of beginning containing 1.1523 acres more or less.

Bearings are based on the centerline of M.V. High Road (North 85 deg. West) as described in Official Record 12 Page 210.

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 September 23, 1998 by James R. Cottrill registration #6858.


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

Description of a 40 foot drainage easement
Surveyed for Earl Yutzy

Said drainage easement is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 12743 and extends across a 1.1523 acre tract surveyed by this surveyor on 09-23-98 for Earl Yutzy

Said 40 foot drainage extends from the east line of said 1.1523 acre tract to the west line of said 1.1523 acre tract and is tangent to and 20 feet left and right of the following described centerline

Beginning at a point in the east line of said 1.1523 acre tract said point bears North 05 deg. 39 min. 21 sec. East a distance of 22.65 feet from an iron pin and cap set at the southeast corner of said 1.1523 acre tract

Thence, across said 1.1523 acre tract the following five courses:

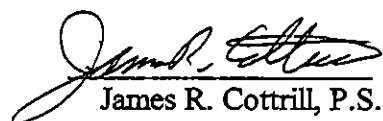
- 1.) North 75 deg. 43 min. 05 sec. West a distance of 53.36 feet
- 2.) North 66 deg. 07 min. 26 sec. West a distance of 76.38 feet
- 3.) North 56 deg. 23min. 05 sec. West a distance of 85.99 feet
- 4.) North 60 deg. 49 min. 57 sec. West a distance of 37.12 feet
- 5.) North 81 deg. 05 min. 50 sec. West a distance of 25.92 feet to a point in the west line of said 1.1523 acre tract said point bears North 02 deg. 08 min. 57 sec. East a distance of 116.06 feet from an iron pin and cap set at the southwest corner of said 1.1523 acre tract

Bearings are based on the centerline of M.V. High Road (North 85 deg. West) as described in Official Record 12 Page 210

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 revised June 06, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.