

AREA OF POSSIBLE 100 YR. FLOODING

APPROXIMATE LIMIT OF 100 YEAR FLOOD

FIELD SURVEY
AERIAL MAP SCALE: 1"=500'

MAP 16 AERIAL PARCEL N° 296 TAX PARCEL N° 11-00342.000
D.B. 282 PG. 076 VMS 2883 61.2487 ACRES
CARL E. YODER AND MARY J. YODER OWNERS

AERIAL PARCEL N° 305
VMS 2882
391.20' VMS 2883
SURVEY PLAT 88
2.468 ACRES
D.B. 282 PG. 076 VMS 2883 61.2487 ACRES
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D.B. 282 PG. 076 VMS 2883 61.2487 ACRES
D.B. 282 PG. 076 VMS 2883 61.2487 ACRES

PART OF AERIAL PARCEL N° 320
2.8032 ACRES
ROUNDED TO 2.803 AC.
JONAS J. YUTZY
OWNER

JACOB F. HELMUTH
AND KAREN R. HELMUTH
OR 130 R. BOB
3.13482 ACRES
ROUNDED TO 3.235 AC.
AERIAL PARCEL 700
40.00' PROTECTIVE
EASEMENT

3.11598 ACRES
ROUNDED TO 3.116 AC.
SURVEYED
AUGUST YR. 2001
SURVEY PLAT 100-D1
D.R. 0130 PG. 0803
AERIAL PARCEL 699
VMS 2883
DANNY EUGENE KRAMER
AND
LINDA KAY KRAMER
MAP 16/107

PART OF 170.5812 ACRES
BEING PART OF AERIAL PARCEL 320
4.1213 ACRES
SURVEYED OCTOBER 02
SEE JONAS J. YUTZY
CURRENT OWNER
P.P.N. 11.00386.000
D.B. 155 PG. 637

VMS 2883

REFERENCE TO STEEP SLOPE:

POINT (F) IS NEAR THE TOP OF PASTURE BREAK POINT ABOUT 3.5 FEET LOWER THAN TYPICAL GROUND LEVEL. FROM POINT (F) THE GROUND SLOPES DOWN TOWARD LITTLE DARBY CREEK. FROM POINT (F) DOWN TO THE TOP OF CREEK BANK THE SURFACE ELEVATION DROPS 19.48 FEET. FROM POINT (F) DOWN TO THE NORMAL CREEK WATER THE ELEVATION CHANGES 22.3 FEET. THE DISTANCE MEASURED ALONG THE SLOPE IS 55.28 FEET REBAR TO REBAR BUT 51.72 FEET ON THE HORIZONTAL PLANE ±.

NOTE: THE LOWER REBAR ON THE EASTERN SIDE OF LITTLE DARBY CREEK IS SET ABOUT 5 FEET UP ON TO THE CREEK BANK FROM EDGE OF STREAM. THERE IS AN EXISTING WIRE FENCE ON THE STEEP EMBANKMENT ABOUT 21.07 FT. UP HILL FROM SAID REBAR. SAID WIRE FENCE IS ABOUT 30.65 FEET FROM REBAR & PIPE SET NEAR TOP OF KNOLL.

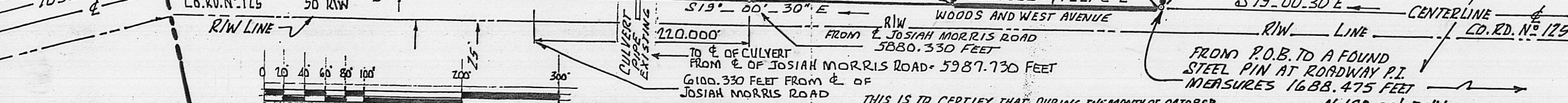
LEGEND & SYMBOLS
R/W = RIGHT OF WAY E = CENTERLINE
P.L. = PROPERTY LINE F = FENCE
L.H. = LAND HOOK S.O. = SAME OWNER
P.O. = PIPE OR PIN, FOUND OR SET, AS NOTED
IF SET CAPS ARE THIS STAMPED R.I. BAKER S.5539

MAP 16 OF 107 AERIAL PARCEL N° 320
TAX PARCEL N° 11-00386.000 VMS 2883
CURRENTLY 170.5812 ACRES
JONAS J. YUTZY - OWNER
DEED VOL. 155 & PG. 637 TRANSFERRED JAN. 8, 1959
FOURTH TRACT CALLS FOR 176.54 ACRES
SEE WARRANTY DEED N° 43419 RECORDED JAN. 10, 1959
FROM JACOB E. YUTZY AND KATHY YUTZY

MAG SPIKE SET IN ROAD CENTERLINE
POINT OF BEGINNING MEASURES
5480.33 FEET FROM E. OF
JOSIAH MORRIS ROAD.
S 19° 00' 30" E

WOODS AND WEST AVENUE 50' COUNTY RD. N° 125 TOWARD JOSIAH MORRIS RD.

AS PER DEED THE DISTANCE TO E. OF LAFAYETTE PLAIN CITY RD. 1038.70' ±



VMS 2883
MONROE CIVIL TOWNSHIP
MADISON COUNTY, OHIO
FOR: JONAS J. YUTZY, OWNER

THIS IS TO CERTIFY THAT, DURING THE MONTH OF OCTOBER 2002, I DID PERSONALLY MAKE A FIELD SURVEY OF THE PROPERTY DEPICTED HEREIN. DURING THIS TIME I DID SET 5/8" X 30" CAPPED STEEL REBARS WHERE NOTED. CAPS ARE STAMPED R.I. BAKER S.5539. BEARINGS HAVE BEEN ADAPTED TO THE MIDDLE OF WOODS & WEST AVENUE S 19° 30' 00" E D.B. 213 PG. 290.

Rodger Irwin Baker
OCTOBER 16, 2002
RODGER IRWIN BAKER P.S. S.5539
1300 PLAIN CITY - GEORGESVILLE RD. (S)
GALLOWAY, OHIO 43119
PHONE 614-879-2004

FIELD SURVEY PLAT

MYLAR OF THIS PLAT FILED WITH TAX MAP OFFICE OCT. 17, 2002
THIS PLAT FILED WITH ZONING OFFICE OCT. 17, 2002
MONROE TWP. NOT ZONED BUT SUBJECT TO SUBDIVISION & BUILDING REGULATIONS OFFICE OF BLDG. & ZONING.

NOTE: FOR THE MOST PART THIS SURVEYED PROPERTY IS "HIGH GROUND" WELL DRAINED AND WELL ABOVE ANY ANTICIPATED HIGH WATER, BUT THE REAR PORTION SLOPES DOWN TO AN AREA OF POSSIBLE 100 YEAR FLOODING FRINGE. ELEVATION CHANGES APPROXIMATELY 2.9 FEET FROM POTENTIAL BUILDING SITE DOWN TO THE CREEK.

LAND OWNER SHOULD CONTACT MADISON COUNTY REVIEW BOARD PRIOR TO CUTTING OF TREES AND/OR EARTH EXCAVATION AND/OR NEW CONSTRUCTION REGARDING ANY RESTRICTIONS THAT MIGHT APPLY. CONTACT 740-852-9404 CO. ENGR., OR 740-852-2833 OFFICE OF BLDG. & ZONING, ETC. CONTACT THE OFFICE OF SOILS AND WATER 740-852-4004 (CONSERVATION)

8-03

DESCRIPTION of 4.1213 acres of land in VMS 2883 of Monroe Civil Township, Madison County, State of Ohio, fronting along the middle of Woods and West Avenue (50 feet wide County Road # 125) and is part of permanent parcel number 11-00386.000, the same being shown as aerial parcel 320, aerial tax map # 16 of 107 currently in the ownership of Jonas J. Yutzy Deed Volume 155 at Page 0637 (see Fourth tract thereof) now appearing as 170.5812 on the County Tax Duplicate...said 4.1213 acres in bounded and more particularly described as follows:

From a found spike in the junction of Woods and West Avenue and the projected centerline of Josiah Morris Road then following the middle of Woods and West Avenue in a southerly direction 3791.855 feet to a found rebar at the P.I. of said roadway tangents; then again with the middle of Woods and West Avenue S 19 deg 00 min 30 sec E 1688.475 feet to a set mag spike at the true point of beginning;

Thence: With the frontage to the herein described 4.1213 acres and with the middle of Woods and West Avenue go S 19 deg 00 min 30 sec E 200.000 feet to a found steel spike at the easterly corner of the herein described tract;

Thence: Leaving the roadway and passing a found capped rebar at 25.210 feet and following along the northwesterly boundary of 3.11598 acres O.R. 0130 Pg. 0803 Danny Eugene Kramer and Linda Kay Kramer aerial parcel # 699.....go S 67 deg 22 min 59 sec W 648.124 feet to a found capped rebar at the base of a wire fence.

Thence: With the common boundary between Jonas J. Yutzy and 61.2487 acres aerial parcel 296, P.P.N.11-00342.000 D.B. 0282 Pg. 0076 Carl E. Yoder and Mary J. Yoder (in part following a wire fence then crossing Little Darby Creek) N 27 deg 08 min 29 sec W 424.351 feet to a set rebar capped;

Thence: Crossing said creek again and with a new surveyed line passing through land of Jonas J. Yutzy S 83 deg 04 min 52 sec E (passing set rebars at 142.706 at 194.43 feet) a total distance of 382.206 feet to a set rebar and an angle in said surveyed boundary line;

Thence: Continue with the new surveyed line and passing a set 3/4 inch pipe at 338.490 feet, N 72 deg 54 min 44 sec E a total distance of 363.340 feet to the true point of beginning.

Containing within said bounds 4.1213 acres of land with the front 25 feet width being subject to public roadway easement (right of way being 50 feet wide for Woods & West Avenue).

Bearings derived from the middle of Woods and West Avenue course S 19 deg 30 min 00 sec E as cited in D.B. 213 at Pg. 0290.

This described 4.1213 acres includes a portion of Little Darby Creek. Prior to having performed this field survey this landsplit was approved by Madison County Subdivision Review Board for the construction of a homesite. The elevation changes about 22.3 feet.

Pins and / or markers set are steel rebar or 3/4 inch pipe with caps stamped Baker S-5539. Mag spike set in the road pavement.

In the year of 2001 Mr. Jonas J. Yutzy did install a 12 inch diameter drain pipe for sub surface drainage with a 40 feet wide protective drainage easement which serves this property and was approved by the Madison County Engineer.

Because of a small portion of this premises is including Little Darby Creek and a small segment within a flood plain, a steep embankment with trees in part to be protected for scenic purposes; prior to any on site construction, moving of earth, cutting of trees it will be necessary that the offices of County Engineer, Soils and Water, Building and Zoning be consulted.

This description is based on a field survey made in October, 2002 by Rodger Irwin Baker Ohio licensed surveyor # S-005539.

Rodger Irwin Baker, P.S.

October 16, 2002

Rodger Irwin Baker L.L.S. & P.S. Ohio License # S-005539
1300 Plain City-Georgesville Road (South)
Galloway, Ohio 43119

Phone: 614-879-6004

Mylar is filed with Madison County Engineer's Map and Survey plat section.

