



Property boundary description:

4.91855 acres in Monroe Civil Township, Madison County, State of Ohio, in VMS 2883 fronting along the middle of Woods and West Ave., owned by Jonas J. Yutzy, bounded and more particularly described as follows:

Commence for a point of starting reference with a found railroad spike in the junction of Josiah Norris Road and Woods and West Ave. near Resaca...go then in a southerly direction along the middle of Woods and West Avenue 3791.855 feet to a found steel pin at the P.I. of roadway tangents (road curve); then continue with the middle of Woods and West Avenue S 19 deg 00 min 30 sec E 1688.475 feet to a found mag spike at the true point of beginning...being the northeasterly corner of the herein described and the original northeasterly corner of 4.1213 acres recorded O.R. 154 Pg. 856;

- Thence: With the frontage herewith and in the middle of Woods and West Avenue go S 19 deg 00 min 30 sec E 200.00 feet to a found mag spike;
- Thence: Leaving said roadway and passing a found rebar at 25.210 feet and following the northerly boundary of 3.11598 acres O.R. 130 Pg. 803 (Danny Eugene Kramer and Linda K. Kramer) (aerial parcel # 699), go S 67 deg 22 min 59 sec W 648.124 feet to a found rebar in a wire fenceline;
- Thence: With the common boundary between Jonas J. Yutzy and Carl E. Yoder and Mary J. Yoder in part following a portion of an existing wire fence...N 27 deg 08 min 29 sec W 606.089 feet to the northwesterly corner of the herein described;
- Thence: S 68 deg 19 min 22 sec E 534.148 feet to a set rebar;
- Thence: Passing a found rebar at 302.874 feet go N 72 deg 54 min 44 sec E 327.724 feet to the true point of beginning.

Being all of aerial parcel # 70 and part of aerial parcel # 320. Portions of auditor's parcel 11-00386.000 and all of auditor's parcel 11-00386.004.

Pins set are rebar capped S-5539. Bearings based on S 19 deg 30 min 00 sec E middle of Woods and West Avenue recorded D.B. 213 at Pg. 290.

Subject to a drainage easement depicted on the following exhibit.
Woods and West Avenue is pinned as being 50 feet road right of way.

This description is based on a field survey made in year 2004 by Rodger Irwin Baker, Ohio surveyor license # S-005539.

Rodger Irwin Baker October 26, 2004

Rodger Irwin Baker Surveyor # S-005539
P.O.Box 315 West Jefferson, Ohio 43162

FIELD SURVEY
PLAT



98-04

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Being all of aerial parcel # 70 and part of aerial parcel # 320. Portions of auditor's parcel 11-00386.000 and all of auditor's parcel 11-00386.004.

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