

D.B. 165 PG. 274 & 275 RECORDED JAN. 7, 1965
 JACOB E. YUTZY TO JONAS J. YUTZY
 INSTRUMENT NO. 56410 TRANSFERRED WARRANTY DEED
 THIS DEED CONVEYED 44.390 ACRES AND IS PART OF
 176.54 ACRES FOURTH TRACT D.B. 146 PG. 134
 CONVEYED BY GIDEON J. YUTZY JAN. 25, 1951

SEE AERIAL MAP NO. 16 OF 107
5.000 ACRES
 PART OF 44.10 ACRES AERIAL PAR. NO. 321
 IN VMS NO. 2883
 PORTION OF 492.6997 AC. P.P.N. 11-00386.000
 JONAS J. YUTZY OWNER

SEE SURVEY YR. 1957
 PLAT 2 C MONROE TWP.
 SURVEYED FOR JACOB YUTZY
 45.000 ACRES TOTAL

JULIA DOROTHY WING 99.835 ACRES
 P.P.N. 11-00349.000 AERIAL PAR. NO. 305
 FORMERLY DELIA HOLLAND ET AL AND ALSO
 FORMERLY C. WINSTON WING ET AL ALSO SHOWN 99.2832 ACRES
 D.B. 286 PG. 381

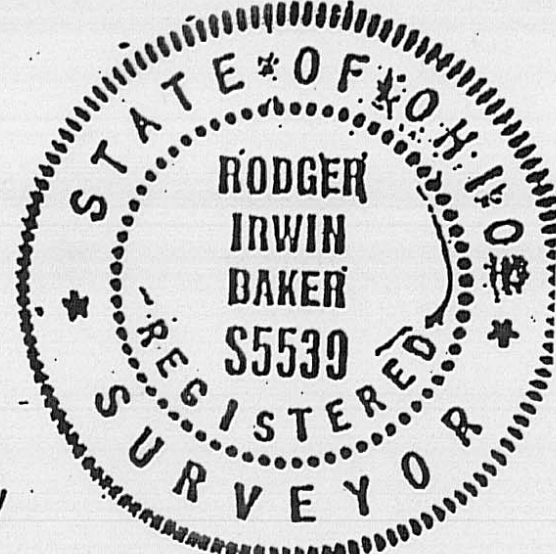
NOTE: THOMAS L. ARMENTROUT
 AND
 CONNIE L. ARMENTROUT
 BOTH PARCELS COMBINED
 CARRIED AS 0.900 ACRE
 P.P.N. 11-00009.000
 PARCEL Z 0.29 AC. = AERIAL PAR. NO. 351
 PARCEL 1 0.610 AC. = AERIAL PAR. NO. 30
 ADDRESS: 6215 INWOODS & WEST AVENUE
 LONDON, OHIO 43140

I CERTIFY THAT THIS PLAT IS BASED ON
 A CURRENT FIELD SURVEY MADE BY
 WILLIAM TROY BARTON AND RODGER
 I BAKER OHIO LICENSE NO. S.005539
 THIS LAND DIVISION WAS REQUESTED BY
 JONAS J. YUTZY - OWNER.

Rodger I. Baker MAY 13, '06
 RODGER I. BAKER L.L.S. & P.S.
 P.O. BOX 315, WEST JEFFERSON, OHIO
 ZIP CODE 43162 PH. 614.879.6004

SURVEY OF 5.000 ACRES
FRONTING ALONG WOODS & WEST AVE.
VMS 2883 MONROE CIVIL TWP.
MADISON COUNTY, OHIO
PART OF AERIAL PARCEL NO. 321
PART OF P.P.N. 11-00386.000
JONAS J. YUTZY - OWNER
REF: D.B. 165 PG. 274-275

LEGEND & SYMBOLS
 C = CENTERLINE
 P = PROPERTY LINE
 RW = RIGHT OF WAY
 L = LAND HOOK
 S = SAME OWNER



FIELD SURVEY
PLAT

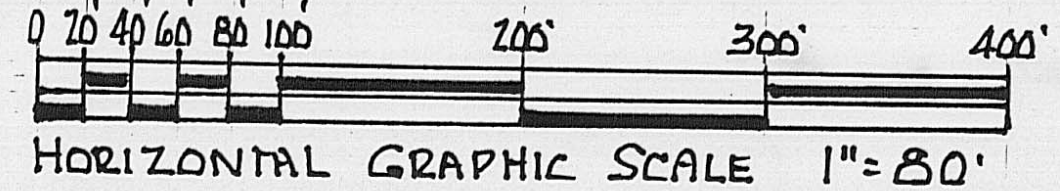
I.P. = IRON PINS OR REBARS SET
 WITH CAPS STAMPED R.I. BAKER S-5539
 MAG SPIKES SET IN ROAD PAVEMENT
 SURVEYED APRIL & MAY YEAR 2006

**SCHEMATIC TO DEPICT EXISTING
 ALIGNMENT OF SUB-SURFACE
 DRAINAGE PIPE ALIGNMENT**

COURSES AND DISTANCES FOR SUB-SURFACE
 DRAINAGE EASEMENT FROM 5.000 ACRES
 SPLIT OUT TO EXISTING LITTLE DARBY CREEK
 DRAINAGE EASEMENT WIDTH 20 FT. EACH SIDE

- 1 N51° 57' 40" W 125.254'
- 2 S64° 22' 43" W 129.590'
- 3 S62° 08' 28" W 104.376'
- 4 S18° 51' 04" W 150.376'
- 5 S56° 46' 25" W 169.044'
- 6 N51° 55' 16" W 210.310'
- 7 N62° 48' 35" W 64.548'
- 8 N57° 53' 12" W 85.298'
- 9 NZ3° 06' 40" W 89.279'
- 10 N19° 40' 49" W 121.998'
- 11 N10° 29' 45" W 95.644'

EMPTIES INTO OPEN DRAIN TO CREEK
 TOTAL WIDTH OF EASEMENT = 40.00 FT.



NOTE: THIS DRAINAGE LINE
 HAS BEEN INSTALLED
 WITH CATCH BASINS IN
 BOTH ROAD SIDE DITCHES.
 IT IS INTENDED TO DRAIN
 FRONT SPLITOUTS OF THE
 PRESENT 44.1 ACRES
 AERIAL PARCEL NO. 321
 BELONGING CURRENTLY TO
 JONAS J. YUTZY FOR THE
 BENEFIT OF HIS HEIRS
 AND ASSIGNS.

65-06

Property boundary description of 5.000 acres of land situated within Virginia Military Survey # 2883 in Monroe Civil Township, Madison County, State of Ohio, fronting along the middle of Woods and West Avenue, being a portion of 44.390 acres described in D.B. 146 at Pg. 134 (see fourth tract) and more recently D.B.165 at Pg. 274 thus presently as 44.10 acres aerial parcel # 321, P.P.N. 11-00386.000, (total farm cited 492.6997 acres) Jonas J. Yutzy-ownership....said 5.000 a portion thereof and being bounded and more particularly described as follows:

Commence for reference with a found spike in the middle of junction of Lafayette-Plain City Road (County Road # 005) and the middle of Woods and West Avenue projected (County Road # 125)....go then with the middle of Woods and West Avenue in a northwesterly direction a distance of 1038.70 feet to a found buried spike on the boundary between VMS 2883 and VMS 2882 at the southwesterly corner of 0.610 acre belonging to Thomas L. Armentrout and Connie L. Armentrout D.B. 225 at Pg. 031 (Parcel # 1 see plat 3-F); then again with the middle of Woods and West Avenue (50 feet wide R/W) N 19 deg 37 min 01 sec W (passing a buried spike found at 115.70 feet) a distance of 175.700 feet to a found buried spike at the true point of beginning:

Thence: With the road frontage herewith and in the middle of Woods and West Avenue go N 19 deg 18 min 21 sec W 224.380 feet to a found and ~~reset~~ mag spike;

Thence: Leaving said roadway and passing set 5/8 inch steel rods at 25.800 feet and at 631.560 feet.....N 64 deg 31 min 21 sec E 692.814 feet to a set 5/8 inch rebar capped;

Thence: S 32 deg 23 min 15 sec E 306.615 feet to a set 5/8 inch steel rod in an existing wire fence on the common line between VMS 2882 & 2883 and being the common boundary between Jonas J. Yutzy and Julia Dorothy Wing D.B. 286 Pg. 381;

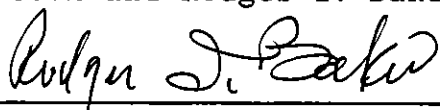
Thence: With said fence line and VMS line and cited common boundary (see plat 2C) go S 57 deg 37 min 00 sec W 533.408 feet to the intersection of two former fences now marked with a wood corner post and being N 57 deg 37 min 00 sec E 214.00 feet from an existing 5/8 inch buried steel pipe found, also being the same bearing but 244.00 feet from the here before cited buried spike found in the middle of Woods and West Avenue;

Thence: With the northeasterly bounday of aforesaid Armentrout N 30 deg 52 min 00 sec W 175.540 feet to a buried 5/8 inch pipe and fence corner (also a wood end post at this corner);

Thence: With the final course following a wire fence (boundary of Armentrout) S 56 deg 29 min 29 sec W 209.861 feet to the true point of beginning.

Containing within said bounds 5.000 acres. Pins set are 5/8 inch diameter with plastic caps stamped R.I.Baker S-5539. Mag spikes set (when used) in roadway pavement. Bearings adapted to the common line between VMS 2882 and 2883 see D.B. 225 Pg. 31, D.B. 210 Pg. 494 and D.B. 197 Pg. 168.

This description is based on a current field survey made by Wm. Troy Barton and Rodger I. Baker Ohio registered surveyor # S-005539.



May 22, 2006

Rodger I. Baker L.L.S. & P.S. # S-005539 (Ohio)

P.O.Box 315 West Jefferson, Ohio 43162

This is a non-zoned Civil Township but is subject to County subdivision regulations. Roadside cross pipe and drive culvert requires review and approval by the County Engineer. Sufficient sub-surface drainage easement has been signed by the appropriate nearby land owners.