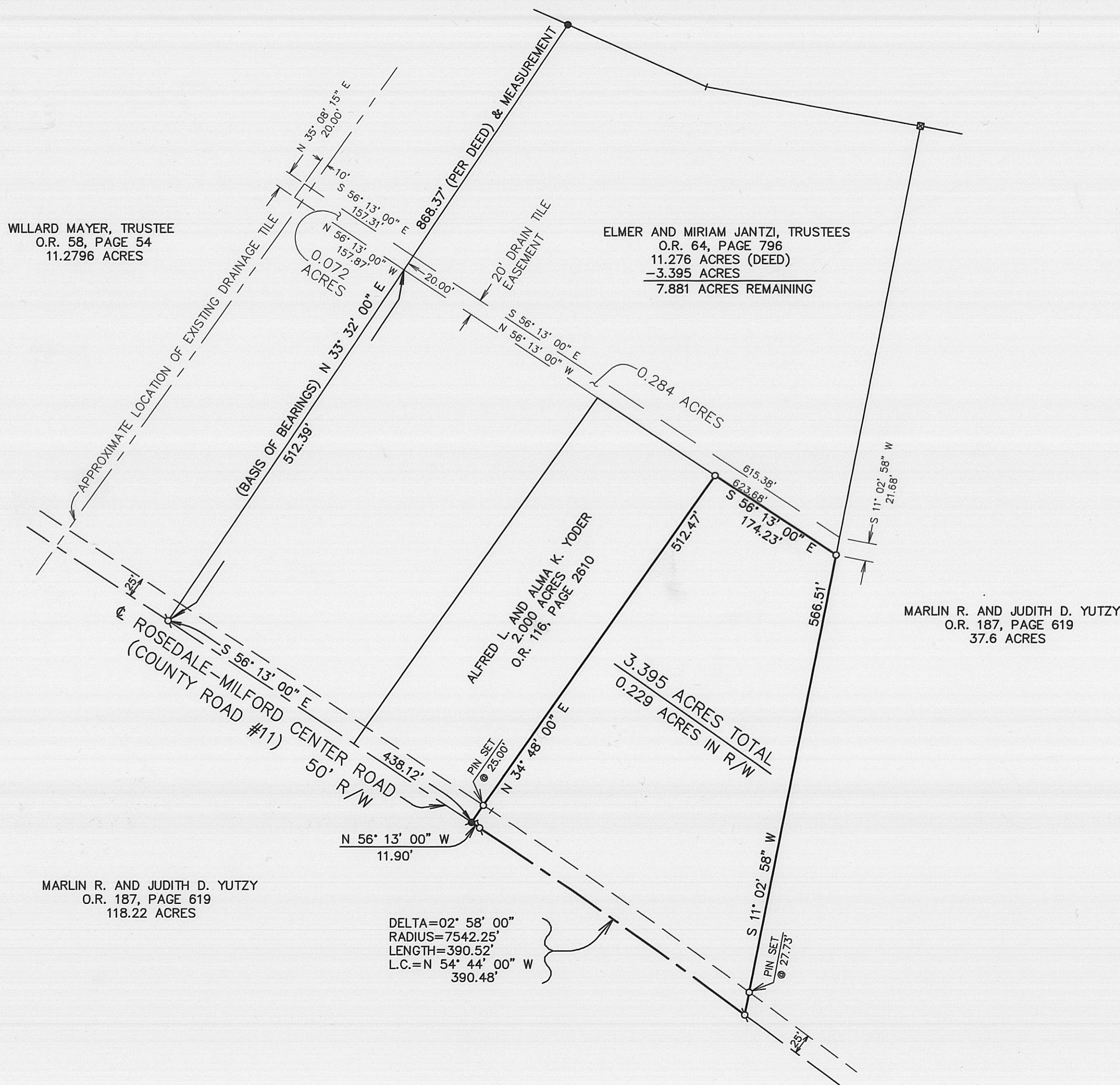


BEING A 3.395 ACRE SURVEY  
PART OF V.M.S. 10700, PIKE TOWNSHIP,  
MADISON COUNTY, OHIO  
FOR ELMER AND MIRIAM JANTZI



Scale: 1"=100'  
0 50 100 150 200



Legend

- ⌵ Mag nail set over existing spike (Flush)
- ⌵ Mag nail set (Flush)
- 5/8" dia. capped iron pin set (Cozatt, S6001) (Flush)
- ⊠ Steel fence post found
- 1/4" dia. iron pin found (UP 0.9')

References

O.R. 58, Pg. 54  
O.R. 64, Pg. 796  
O.R. 116, Pg. 2610  
O.R. 187, Pg. 619

Madison County Recorder's  
Official Records

Basis of Bearings

The west line of the 11.276 acre tract, bearing N 33° 32' 00" E, as found in O.R. 64, Page 796 of the Madison County Recorder's Official Records.

Occupation Statement

Lot lines generally follow existing occupation as found in the field.

Surveyor's Certification

I hereby certify that the plat shown hereon represents a true and correct survey made under my direct supervision, and that all monumentation is correct as to location and material.



*Michael W. Cozatt*  
Michael W. Cozatt, P.S. #6001

9-28-07  
Date

Cozatt Engineering Company  
Civil Engineer Land Surveyor  
476 Swailes Road Troy, Ohio  
Job No. 20807 Ph. (937) 339-2921

110.07



# COZATT ENGINEERING COMPANY

CIVIL ENGINEER - LAND SURVEYOR

MICHAEL W. COZATT  
PROFESIONAL ENGINEER 36325  
PROFESIONAL SURVEYOR 6001

476 SWAILES ROAD  
TROY, OHIO 45373  
(937) 339-2921 • (937) 448-2736

SUBDIVISIONS  
MUNICIPAL ENGINEERING  
LAND SURVEYS

September 28, 2007

## DESCRIPTION

3.395 Ac. Tract  
Elmer and Miriam Jantzi, Trustees

Being a 3.395 acre tract out of an existing 11.276 acre parcel acquired by Elmer and Miriam Jantzi, Trustees, as recorded in Official Record Book 64, Page 796 of the Madison County Recorder's Deed Records. Located in Virginia Military Survey (V.M.S.) № 10700, Pike Township, Madison County, Ohio and being further bounded and described as follows:

Commencing for reference at the southwestern corner of the aforesaid 11.276 acre parcel at a mag nail set over a spike found in the center of the Rosedale-Milford Center Road, witness a 1/4" dia. iron pin found North 33 deg-32'00" East at 868.37 feet at the northwestern corner of said 11.276 acre parcel; thence, South 56 deg-13'-00" East for 438.12 feet with the centerline of the Rosedale-Milford Center Road to a mag nail set at the southeastern corner of a 2.00 acre parcel acquired by Alfred L. and Alma K. Yoder in Official Record Book 116, Page 2610, said mag nail set marking the true place of beginning;

thence, North 34 deg-48'-00" East for 512.47 feet with the eastern line of aforesaid A. and A. Yoder tract to a capped 5/8" dia. iron pin set, witness passing a capped 5/8" dia. iron pin set at 25.00 feet in the northern right-of-way of the Rosedale-Milford Center Road;

thence, South 56 deg-13'-00" East for 174.23 feet with a new division line to a capped 5/8" dia. iron pin set in the western line of a 37.6 acre parcel acquired by Marlin R. and Judith D. Yutzy as recorded in official Record Book 187, Page 619 (Second tract);

thence, South 11 deg-02'-58" West for 566.51 feet with the western line of aforesaid M. and J. Yutzy parcel to a mag nail set over spike found in the centerline of the Rosedale-Milford Center Road, witness passing a capped 5/8" dia. iron pin set at 538.78 feet in the northern right-of-way line of the Rosedale-Milford Center Road;

thence, along a curve to the left on the centerline of the Rosedale-Milford Center Road having a radius of 7542.25 feet, a central angle of 2 deg-58'-00", a length of 390.52 feet and a long chord of 390.48 feet bearing North 54 deg-44'-00" West to a mag nail set over a spike found;

thence, North 56 deg-13'-00" West for 11.90 feet to the mag nail set in the centerline of the Rosedale-Milford Center Road marking the true place of beginning.

Containing a total of 3.395 acres of which 0.229 acres are within the right-of-way of the Rosedale-Milford Center Road, and subject to all legal easements, rights-of-way, and restrictions of record. Bearings used within are based from the western line of aforesaid Elmer and Miriam Jantzi being North 33 deg-32'-00" East.

According to a field survey performed by Michael W. Cozatt, Professional Surveyor #6001, 476 Swailes Road, Troy, Ohio 45373, and placed on file in the Madison County Engineer's Tax Map Department.

RDell: C:\Legal Descriptions\2007\20807 Jantzi.doc



*Michael W. Cozatt*

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SUBDIVISIONS  
MUNICIPAL ENGINEERING  
LAND SURVEYS

September 28, 2007

## General Easement

I, Willard R. Mayer, Trustee, his successor's and assigns hereby grants to Elmer and Miriam Jantzi, Trustee's successor's and assigns, a twenty (20) foot wide drain tile easement over an 11.2796 acre tract of land, acquired by me and recorded in Official Record 58, Page 54 of the Madison County Deed Records, to the existing drain tile. This easement is for repair and maintenance for the sub-surface drainage to protect the 11.276 acre property as described in Official Record 64, Page 796 and further described as follows:

Commencing for reference at a mag nail at the southeastern corner of the 11.2796 acre tract acquired by Willard R. Mayer, Trustee, said corner being common to the southwestern corner of Elmer and Miriam Jantzi 11.276 acre tract; thence, North 33 deg-32'-00" East for 512.39 feet to a point on the south line of the 20 foot wide easement on the west line of aforesaid Elmer and Miriam Jantzi property;

thence, North 56 deg-13'-00" West for 157.87 feet, more or less with the easement line to a point 10.00 feet past the centerline of the existing drain tile;

thence, North 35 deg-08'-15" East for 20.00 feet with the easement line;

thence, South 56 deg-13'-00" East for 157.31 feet, more or less with the easement line to the west line of aforesaid E. and M. Jantzi property;

thence, South 33 deg-32'-00" West for 20.00 feet with said west line of E. and M. Jantzi to the place of beginning.

Containing a total of 0.072 acres, more or less, and subject to all legal easements, rights-of-way, and restrictions of record. Pictorial description of this easement is shown on the Plat Survey for 3.395 acres for Elmer and Miriam Jantzi filed in the Madison County Map Office.

All property/crop damage must be paid to the owner.

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Willard R. Mayer, Trustee

State of Ohio, County of Madison, S.S. This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ by Willard R. Mayer, who acknowledged this signing of the same to be their voluntary act and deed.

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Notary Public

Prepared by: Cozatt Engineering Company  
476 Swailes Road Troy, OH. 45373

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# COZATT ENGINEERING COMPANY

CIVIL ENGINEER - LAND SURVEYOR

MICHAEL W. COZATT  
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SUBDIVISIONS  
MUNICIPAL ENGINEERING  
LAND SURVEYS

September 28, 2007  
General Easement

I, Willard R. Mayer, Trustee, his successor's and assigns hereby grants to \_\_\_\_\_  
\_\_\_\_\_ successor's and assigns, a twenty (20) foot wide drain tile easement over  
an 11.2796 acre tract of land, acquired by me and recorded in Official Record 58, Page 54  
of the Madison County Deed Records, to the existing drain tile. This easement is for repair  
and maintenance for the sub-surface drainage to protect the 3.395 acre tract newly  
created as shown by pictorial description on the Plat of Survey for the 3.395 acre tract on  
file at the Madison County Tax Map Office, and further described as follows:

Commencing for reference at a mag nail at the southeastern corner of the 11.2796 acre  
tract acquired by Willard R. Mayer, Trustee, said corner being common to the southwestern  
corner of Elmer and Miriam Jantzi 11.276 acre tract; thence, North 33 deg-32'-00" East for  
512.39 feet to a point on the south line of the 20 foot wide easement on the west line of  
aforesaid Elmer and Miriam Jantzi property;

thence, North 56 deg-13'-00" West for 157.87 feet, more or less with the  
easement line to a point 10.00 feet past the centerline of the  
existing drain tile;

thence, North 35 deg-08'-15" East for 20.00 feet with the easement line;

thence, South 56 deg-13'-00" East for 157.31 feet, more or less with the  
easement line to the west line of aforesaid E. and M. Jantzi  
property;

thence, South 33 deg-32'-00" West for 20.00 feet with said west line of  
E. and M. Jantzi to the place of beginning.

Containing a total of 0.072 acres, more or less, and subject to all legal easements, rights-  
of-way, and restrictions of record. Pictorial description of this easement is shown on the  
Plat Survey for 3.395 acres for Elmer and Miriam Jantzi filed in the Madison County Map  
Office.

All property/crop damage must be paid to the owner.

---

Willard R. Mayer, Trustee

State of Ohio, County of Madison, S.S. This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by Willard R. Mayer, who acknowledged this signing of the same to be their voluntary act and deed.

---

Notary Public

Prepared by: Cozatt Engineering Company  
476 Swailes Road Troy, OH. 45373

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# COZATT ENGINEERING COMPANY

CIVIL ENGINEER - LAND SURVEYOR

MICHAEL W. COZATT  
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SUBDIVISIONS  
MUNICIPAL ENGINEERING  
LAND SURVEYS

September 28, 2007  
General Easement

Elmer and Miriam Jantzi, Trustees, their successor's and assigns, hereby grants to \_\_\_\_\_, their successor's and assigns, a twenty (20) foot wide drain tile easement over their remaining 7.881 acre tract from a 11.276 acre tract of land acquired in Official Record 64, Page 796 of the Madison County Deed Records. This easement is for repair and maintenance for the sub-surface drainage to protect the 3.395 acre tract newly created as shown by pictorial description on the Plat of Survey for the 3.395 acre tract on file at the Madison County Tax Map Office, and being further described as follows:

Commencing for reference at a mag nail at the southeastern corner of the aforesaid 3.395 acre tract; thence, North 11 deg-02'-58" East for 566.51 feet with the east line of said 3.395 acre tract to a capped 5/8" dia. iron pin marking the true place of beginning of the 20.00 foot wide drain tile easement.

thence, North 56 deg-13'-00" West for 623.68 feet with the easement line to a point in the western line of aforesaid Elmer and Miriam Jantzi tract;

thence, North 33 deg-32'-00" East for 20.00 feet with the easement line and the aforesaid western line to a point;

thence, South 56 deg-13'-00" East for 615.38 feet with the easement line to a point in the eastern line of aforesaid Elmer and Miriam Jantzi tract;

thence, South 11 deg-02'-58" West for 21.68 feet with the easement line and aforesaid eastern line of the Elmer and Miriam Jantzi tract to the place of beginning.

Containing a total of 0.284 acres and subject to all legal easements, rights-of-way, and restrictions of record.

All property/crop damage must be paid to the owner.

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Elmer Jantzi, Trustee

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Miriam Jantzi, Trustee



State of Ohio, County of Madison, S.S. This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by Elmer and Miriam Jantzi, who acknowledged this signing of the same to be their voluntary act and deed.

\_\_\_\_\_  
Notary Public

Prepared by: Cozatt Engineering Company  
476 Swailes Road Troy, OH. 45373

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