

65.988 ACRES, ENGR. PARCEL #574, AUDITOR'S PARCEL # 01-00511.000
DEED: OR 181 PG. 1795, VMS 12071 & 12881, PLAT CA-9C, AERIAL #7
YUTZY, PAUL E. & MARTHA E. TRUSTEES
PAUL E. YUTZY LIVING TRUST
DATE 12/17/03

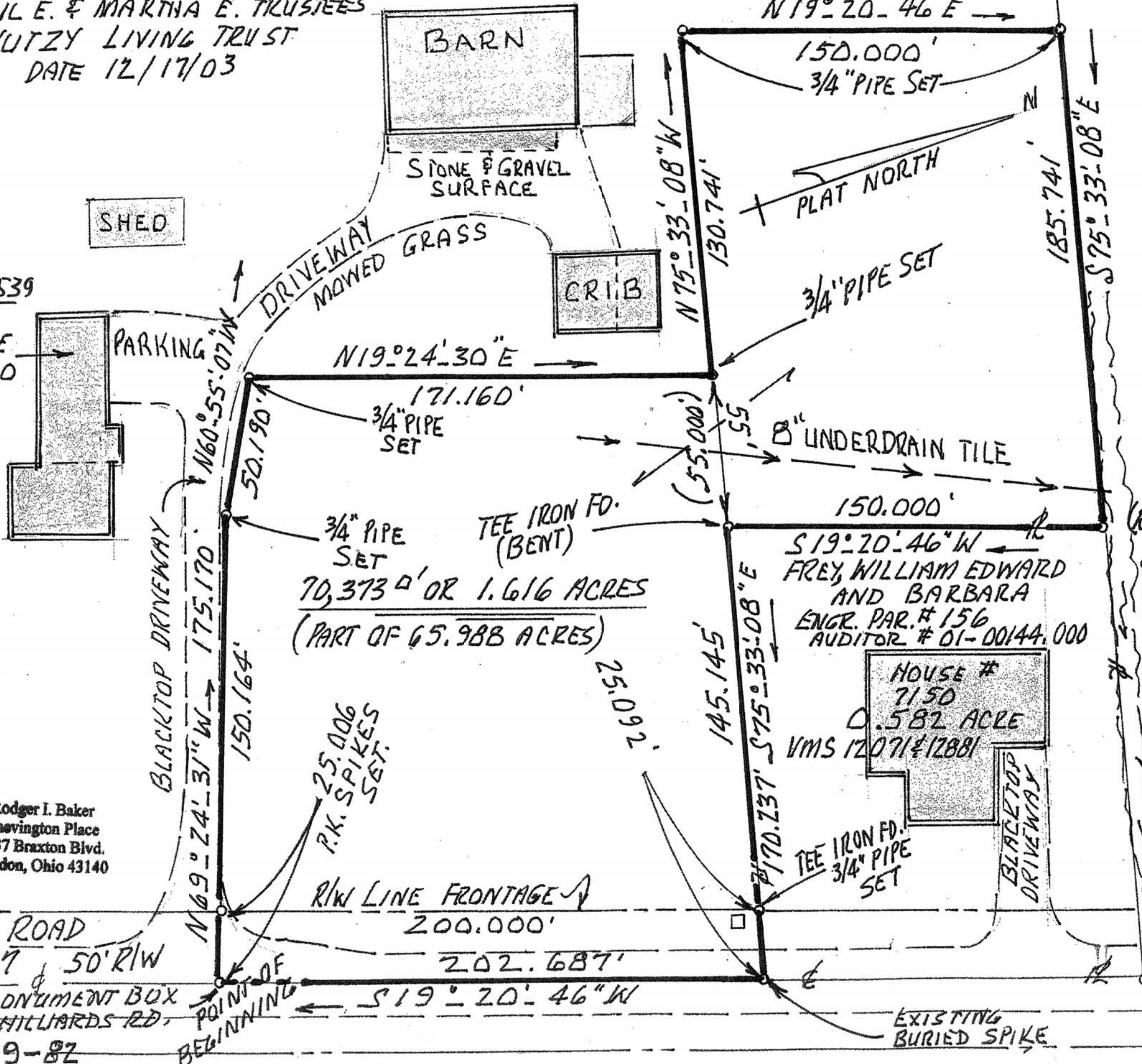


I CERTIFY THAT THIS PLAT
HAS BEEN PREPARED FROM
A CURRENT FIELD SURVEY
MADE BY THE UNDERSIGNED.

Rodger I. Baker P.S. # S-005539

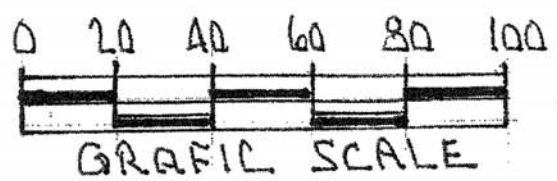
JUNE 12, 2010

LEGEND & SYMBOLS
P = PROPERTY LINE
R/W = RIGHT OF WAY LINE
→ = DIRECTION
VMS = VIRGINIA MILITARY SURVEY



PLAT OF 1.616 ACRES FIELD SURVEY
PART OF TAX PARCEL # 01-00511.000
IN COMBINED VMS 12071 & 12881
CANAAN CIVIL TOWNSHIP ALONG
PLAIN CITY-GEORGESVILLE ROAD,
MADISON COUNTY, STATE OF OHIO

FOR: PAUL E. YUTZY & MARTHA E. YUTZY
PART OF 65.988 ACRES, ENGR. PAR. 574
O.R. 181 PG. 1795 DEED REFERENCE
SURVEYED IN JUNE, 2010



Rodger I. Baker
Chevington Place
1037 Braxton Blvd.
London, Ohio 43140

PLAIN CITY-GEORGESVILLE ROAD
AKA EAST PIKE CO. RD. # 7 50' R/W

1436.02 FEET FROM MONUMENT BOX
IN E JUNCTION @ PRICE-HILLIARDS RD,
BASIS FOR BEARINGS & ROAD PLAT 9-82

BEAUNE, PETER HUNTLEY 6.7 ACRES
ENGR. PARCEL # 01-00032.001, VOL. 258 PG. 652
AUDITOR'S PARCEL # 01-00032.001
VMS 12071 & 12881

150.000'
S 19° 20' 46" W
FREY, WILLIAM EDWARD
AND BARBARA
ENGR. PAR. # 156
AUDITOR # 01-00144.000

HOUSE # 7150
0.582 ACRE
VMS 12071 & 12881

70,373 ± OR 1.616 ACRES
(PART OF 65.988 ACRES)

R/W LINE FRONTAGE
200.000'

202.687'

S 19° 20' 46" W

EXISTING BURIED SPIKE

CULVERT

OPEN DITCH

(REBAR)

8" UNDERDRAIN TILE

TEE IRON FD. (BENT)

3/4" PIPE SET

171.160'
3/4" PIPE SET

3/4" PIPE SET

150.000'
3/4" PIPE SET

N 75° 33' 08" W
130.741'

185.741'
S 75° 33' 08" E

PLAT NORTH

STONE & GRAVEL SURFACE

BARN

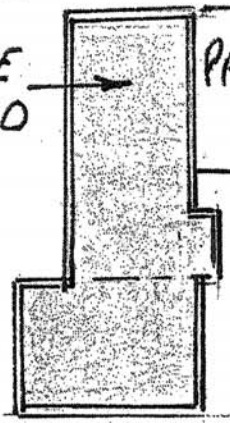
CRIB

SHED

DRIVEWAY
MOWED GRASS

PARKING

HOUSE # 7080



BLACKTOP DRIVEWAY

N 69° 24' 31" W
175.170'

150.164'

25.006
P.K. SPIKES SET

25.092'

145.145'
S 75° 33' 08" E
170.737'

TEE IRON FD.
3/4" PIPE SET

POINT OF BEGINNING

R/W

R/W

Description of 1.616 acres surveyed and coming out of 65.988 acres described in OR 181 at Pg.1795, in VMS 12071 & 12881, which 65.988 acres carried on the county tax roll as parcel # 01-00511.000 in the Civil Township of Canaan, Madison County, Ohio and is currently owned by Paul E. and Martha E. Yutzy Trustees of Paul E. Yutzy Living Trust...said 1.616 acres is bounded and more particularly described as follows:

From a found metal monument box in the centerline junction of Price-Hillards Road and Plain City-Georgesville Road (Co. Rd. # 7 aka East Pike) go then along the middle of Plain City-Georgesville Road in a northerly direction 1,436.02 feet to a spike set at the true point of beginning;

Thence: Passing a P.K. spike at 25.006 feet go N 69 deg 24 min 31 sec W 175.170 feet to a set 3/4 inch pipe;
Thence: N 60 deg 55 min 07 sec W 50.190 feet to a set 3/4 inch pipe;
Thence: N 19 deg 24 min 30 sec E 171.160 feet to a set 3/4 inch pipe;
Thence: N 75 deg 33 min 08 sec W 130.741 feet to a 3/4 inch pipe set;
Thence: N 19 deg 20 min 46 sec E 150.000 feet to a 3/4 inch pipe set;
Thence: S 75 deg 33 min 08 sec E 185.741 feet to a steel rebar;
Thence: S 19 deg 20 min 46 sec W 150.000 feet to a found "tee iron" found and is bent over;
Thence: S 75 deg 33 min 08 sec E (passing a found bent over "tee iron replaced with a 3/4 inch pipe at a distance of 145.145 feet) go a total distance of 170.237 feet to a buried spike in the middle of Plain City-Georgesville Road (25 feet right of way width):
Thence: With the roadway centerline go S 19 deg 20 min 46 sec W (basis for bearing) a distance of 202.687 feet to the true point of beginning.

Containing within said bounds 1.616 acres of land of which 1.50 acres are free and clear of highway right of way.

Iron pipes set have plastic caps stamped R.I.Baker S-5539.

Bearings are based on plat 9-82 filed with County Engineer's tax map room.

Surveyed in June year 2010 by Rodger I. Baker surveyor license # S-005539.

Rodger I. Baker

June 16, 2010

Rodger I. Baker # S-005539
P.O.Box 315 West Jefferson, Ohio
43140 Phone 614-879-6004

