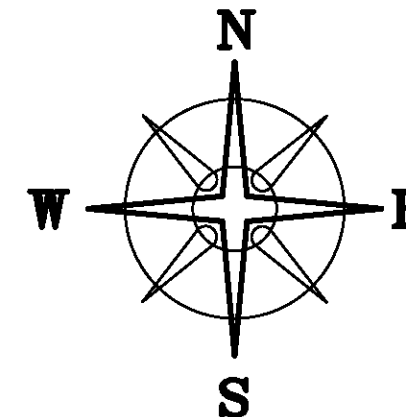


BEARINGS BASED ON A GPS OBSERVATION ON 6/05/13
WGS 1984 GEODETIC NORTH



S 08°12'01" E 3801.83'
FROM AN IRON PIN FOUND AT
THE CENTERLINE INTERSECTION OF
WOODS & WEST AVENUE (CR 125)(50'R/W)
& JOSIAH-MORRIS ROAD (CR 126) (45'R/W)

STATE PLANE COORDINATES
N=742297.501
E=1718638.385

ENOCH & LEANNA EICHORN JT.LIVES
O.R. 280 PAGE 1770
176.9719 ACRES

DEED REFERENCE
JONAS J & KATIE J YUTZY, TRUSTEES
O.R. 257 PAGE 1190
THIRD TRACT 47.86 ACRES (ORIGINAL)
31.32 ACRES (REMAINING)

TPOB
STATE PLANE COORDINATES
N=741493.88
E=1718872.21

LITTLE DARBY CREEK

WOODS & WEST AVENUE (CR 125)(50'R/W)

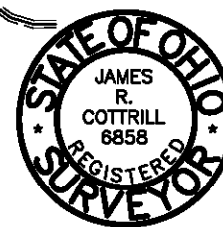
1.7791 ACRES

LEGEND

- IRON PIN (FOUND)
 - MAG NAIL (FOUND)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 8858" (SET)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 8858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

JONAS J & KATIE J YUTZY, TRUSTEES
O.R. 257 PAGE 1190
FIRST TRACT
121 ACRES

20' DRAINAGE EASEMENT
S 60°08'25" W 40.00'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #8858
DATE: _____

COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT.STERLING, OHIO 43143 PH. (740) 869-3811

**1.7791± ACRES, VMS 2883,
MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JONAS YUTZY**

DATE DRAWN:
6/5/12
JOB # S130603
F. B. #

SCALE : 1" = 100'
100' 50' 0 100'

CREW: MW
DWN. BY: MW,RC
CK. BY:

The following described 1.7791 acre tract is situated in the state of Ohio, Madison County, Monroe Township, VMS 2883, and being part of a 31.32 acre tract (47.86 original acres, third tract) conveyed to Jonas J and Katie J Yutzy, Trustees by Official Record 257 page 1190, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Woods and West Avenue (County Road 125)(50 feet right-of-way) with Josiah-Morris Road (County Road 126)(45 feet right-of-way);

Thence, with the centerline of said Woods and West Avenue, the following two courses:

- 1) South 08° 12' 01" East a distance of 3801.83 feet to an iron pin and cap previously set at the northeast corner of said 31.32 acre tract
- 2) South 23° 37' 21" East a distance of 935.22 feet to a mag nail set at **The True Point of Beginning;**

Thence, continuing with the centerline of said Woods and West Avenue, **South 23° 37' 21" East** a distance of **288.52 feet** to a mag nail set;

Thence, across said 31.32 acre tract the following 3 new courses:

- 1) **South 68° 40' 21" West**, passing an iron pin and cap set at 22.46 feet, a total distance of **299.56 feet** to an iron pin and cap set
- 2) **North 28° 44' 37" West** a distance of **212.63 feet** to an iron pin and cap set
- 3) **North 54° 52' 52" East**, passing an iron pin and cap set at 302.07 feet, a total distance of **324.82 feet** returning to the true point of beginning containing **1.7791 Acres** more or less.

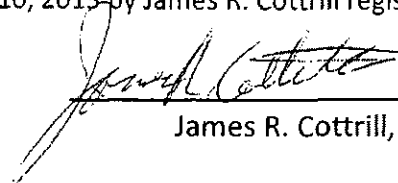
With the benefit of a 20 feet Drainage Easement extending from the southwest corner of the hereinabove described 1.7791 acre tract to the centerline of an existing inch tile, said 20 feet Drainage Easement is more particularly shown on plat accompanying this legal description.

Bearings are based on a GPS observation on June 5, 2013, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed June 10, 2013 by James R. Cottrill registration #6858. (Job #S130603-1-7791AC)


James R. Cottrill, PS

