

NOTES:

SCALE 1" = 100'

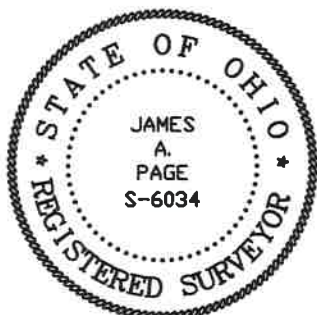
REFERENCE BEARING S 14° 02' 00" W ASSUMED FROM A SURVEY PLAT OF A 1.6988 ACRE TRACT SURVEYED BY NEIL BABB OF BABB ENGINEERING & SURVEYING ON 12/15/82. SURVEY PLAT 57-82.

- MAG NAIL SET
- MAG NAIL FOUND
- IRON PIPE SET
- 1/2" DIAMETER IRON PIPE FOUND

2.718 ACRES DENOTES AREA OF THIS SURVEY

IRON PIPES SET ARE 3/4" X 30" GALVANIZED PIPE WITH YELLOW I.D. CAPS STAMPED "PAGE S-6034".

UNLESS DENOTED OTHERWISE HEREON



PLAT OF BOUNDARY SURVEY FOR:
WALLACE YUTZKY
VIRGINIA MILITARY SURVEY NO. 7432 & 7756
DARBY TOWNSHIP, MADISON COUNTY, OHIO

JN 13-35 AUTOCAD 20130035YUTZY.DWG

I hereby certify that this plat was prepared from an actual field survey and that monuments were placed as indicated.

[Signature] 9/10/13

Page Engineering, Inc.

112 East Fifth Street • Marysville OH 43040-0394
 Tel: 937-644-1272 Fax: 937.644.3272

LEGAL DEED DESCRIPTION
2.718 Acres

Real estate situated in Darby township of Madison County, Ohio; in the Virginia Military Survey Number 7432 and 7756; being part of the 5.808 acre tract of land owned by Wallace E. and Sarah F. Yutzy (Deed Record 238, page 16); and being further bounded and described as follows:

Beginning for reference at a point at the intersection of U.S. Route 42 (60 feet wide) with the westerly terminus of the northerly part of Converse-Huff Road (C.R. 30, 50 feet wide);

thence with the centerline of said U.S. Route 42, South 14 degrees 02 minutes 00 seconds West (reference bearing), 110.43 feet to a set mag nail on the northeast corner of said Yutzy 5.808 acre tract and being at the southeast corner of a 1.6988 acre tract of land owned by Wallace Yutzy (Official Record 48, page 967);

thence continuing with the centerline of said U.S. Route 42 South 14 degrees 02 minutes 00 seconds West, 287.36 feet to a set mag nail;

thence entering said Yutzy 5.808 acre tract and making a new division thereof North 75 degrees 49 minutes 22 seconds West, 416.64 feet to a set iron pipe on the east line of a 21.0065 acre tract of land owned by said Wallace Yutzy (Official Record 48, page 971) and being the west line of said Yutzy 5.808 acre tract (passing a set iron pipe at 30.00 feet)

thence with the easterly line of said Yutzy 21.0065 acre tract North 10 degrees 33 minutes 01 second East, 270.15 feet to a found one-half (1/2) inch diameter iron pipe on the southerly line of said Yutzy 1.6988 acre tract;

thence with the southerly line of said Yutzy 1.6988 acre tract South 78 degrees 10 minutes 13 seconds East, 433.44 feet the place of beginning (passing a found one-half (1/2) inch diameter iron pipe at 403.42 feet).

Bearing (South 14 degrees 02 minutes 00 seconds West) assumed from a survey plat of a 1.6988 acre tract surveyed by Neil Babb of Babb Engineering & Surveying on December 15, 1982 (Survey Plat 57-82).

The tract as described from an actual field survey performed on or about September 3, 2013, by James A. Page (S-6034) of Page Engineering, Inc. of Marysville, Ohio, contains 2.718 acres, more or less, of which 0.197 acre is subject to the road right-of-way, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped "Page S-6034". The survey is recorded in the office of the Madison County Engineer.

James A. Page, PS
S-6034
September 4, 2013
JN 13-35



James A. Page
9/10/13