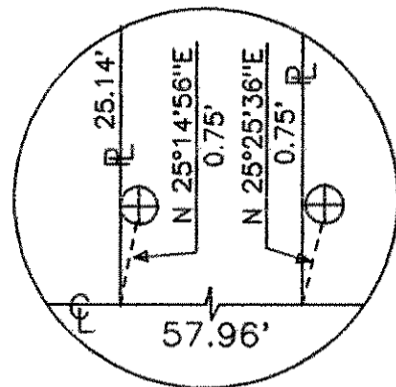


LEON E. TROYER OR LOUISE TROYER, TRUSTEES, 47.132 ACRES, OFF REC 236, PG 1959



DETAIL (NO SCALE)



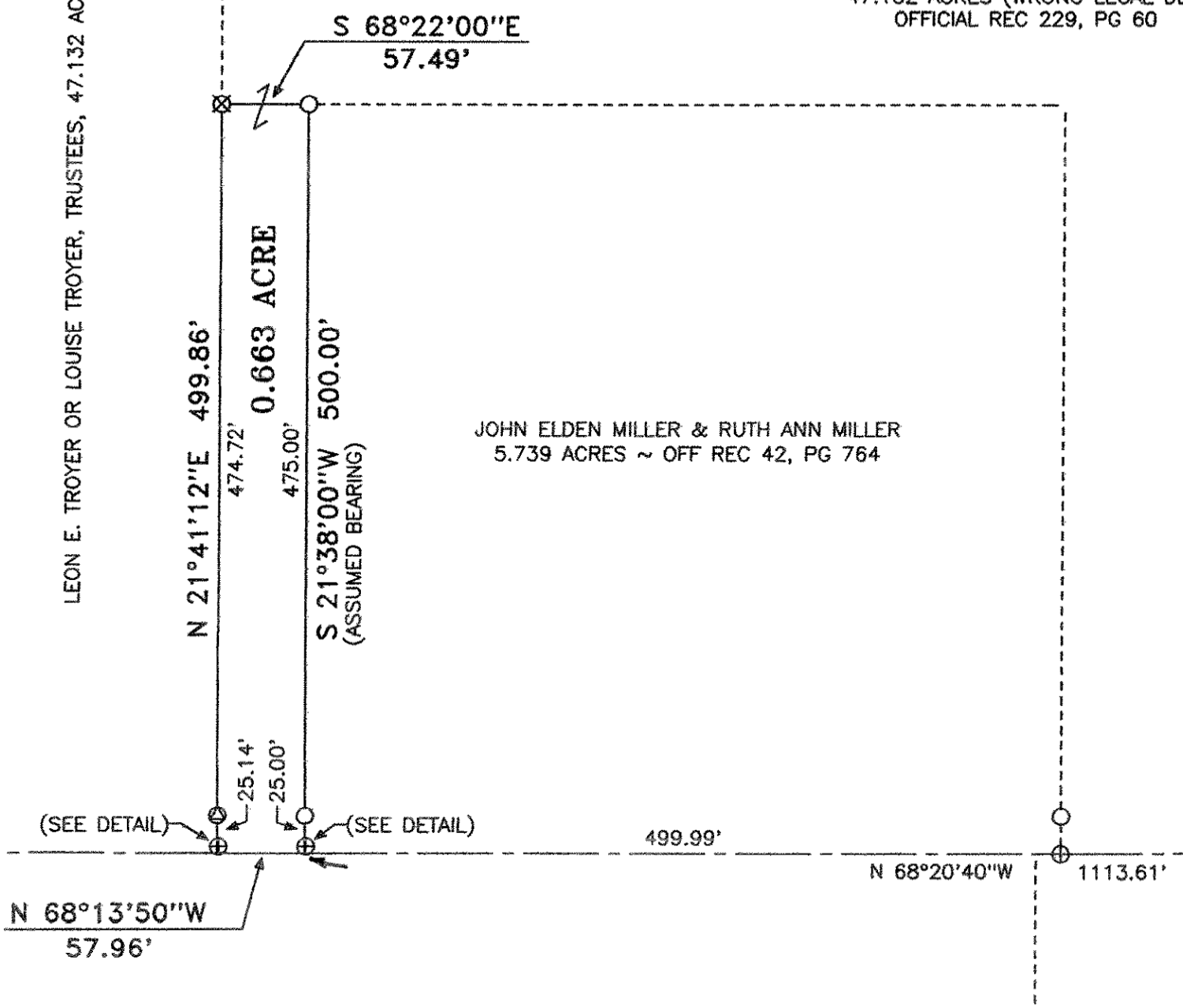
PLAT OF SURVEY FOR:
YUTZY & MAST FAMILY FARM, LLC
CANAAN TOWNSHIP ~ VMS 7240
MADISON COUNTY, OHIO
PART OF 47.132 ACRE TRACT
* (WRONG LEGAL DESCRIPTION)
OFFICIAL REC 229, PG 60

- NOTES:
- 1) ⊕ MAG NAIL FOUND
 - 2) ⊙ IRON ROD FOUND
 - 3) ○ IRON PIPE FOUND
 - 4) ⊗ 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
 - 5) BEARING ASSUMED FROM PLAT 82-96

YUTZY & MAST FAMILY FARM, LLC
47.132 ACRES (WRONG LEGAL DESC) *
OFFICIAL REC 229, PG 60



* THE LEGAL DESCRIPTION IN OFF REC 229, PG 60 IS THE WRONG ONE. IT IS THE SAME LEGAL THAT WAS CORRECTLY ATTACHED TO OFFICIAL REC 236, PG 1959. BOTH LEGALS ARE SHOWN ON PLAT 96-06.



JOHN ELDEN MILLER & RUTH ANN MILLER
5.739 ACRES ~ OFF REC 42, PG 764

JOSEPH P. PRIDAY (S-7277)
OCT 08, 2012 JN 12-37



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING, INC.
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400

C/L PAVEMENT AMISH ROAD
(CO RD 30-A)

SE COR GRANTOR' TRACT

(PLAT 96-06)
1284.0'

☒ GUY AVENUE (CO RD 128)
(50' R/W)

LEGAL DEED DESCRIPTION
YUTZY & MAST FAMILY FARM, LLC
0.663 ACRE

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 7240; being part of the 47.132 acre tract of Yutzy & Mast Family Farm, LLC (Official Record 229, page 60); and being further bounded and described as follows:

Beginning for reference at a mag nail found in the centerline of Guy Avenue (County Road 128) at the southeast corner of said 47.132 acre tract. Said nail is 1284.0 feet westerly from the intersection of said centerline of Guy Avenue and the centerline of pavement of Amish Road (County Road 30-A).

Thence North 68 deg.-20'-40" West, 1113.61 feet along said centerline of Guy Avenue (passing over a mag nail found at 613.62 feet) to a point at the southwest corner of the 5.739 acre tract of John Elden Miller and Ruth Ann Miller (Official Record 42, page 764), being the TRUE POINT OF BEGINNING. Said point is witnessed by a mag nail found which bears: (North 25 deg.-25'-36" East, 0.75 feet).

Thence North 68 deg.-13'-50" West, 57.96 feet continuing along said centerline to a point at a southeast corner of the 47.132 acre tract of Leon E. Troyer or Louise Troyer, Trustees (Official Record 236, page 1959). Said point is witnessed by a mag nail found which bears: (North 25 deg.-14'-56" East, 0.75 feet).

Thence North 21 deg.-41'-12" East, 499.86 feet along an east line of said 47.132 acre tract (passing over an iron rod found at 25.14 feet) to an iron rod set.

Thence South 68 deg.-22'-00" East, 57.49 feet crossing the grantor's tract to an iron pipe found at the northwest corner of aforesaid 5.739 acre tract.

Thence South 21 deg.-38'-00" West, 500.00 feet along the west line of said 5.739 acre tract (passing over an iron pipe found at 475.00 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 82-96. The tract as described from an actual field survey performed on or about October 08, 2012, by Registered Surveyor Joseph P. Priday (S-7277), contains 0.663 acre, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.

Note: In May 2006 Rodger Baker surveyed two 47.132 acre tracts (see Plat 96-06). The legal description shown on said Official Record 229, page 60 is the wrong one. It is the same legal that was correctly attached to said Official 236, page 1959.

