

SURVEY FOR MARLIN YUTZY

STATE OF OHIO
COUNTY OF MADISON
TOWNSHIP OF CANAAN
V.M.S. 5744

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on the State Plane Coordinate System Nad 83 South (2012)

Tract A to be transferred to adjoining owner Betty Lou Yutzy, Trustee

Tract B to be transferred to adjoining owner Marlin R. Yutzy, Trustee

0.799 Acre, Tract B
Part of Betty Lou Yutzy Trustee's 2.1716 acre Parcel One described in Official Record 254, Pg. 2605

Marlin R Yutzy Trustee and Judith D. Yutzy Trustee
30.0044 Acres
O.R. 257, Pg. 2420
(Parcel # 01-00569.004)

0.799 Acre, Tract A
Part of Marlin R. Yutzy Trustee and Judith D. Yutzy Trustee's 30.0044 Acres described in Official Record 257, Pg. 2420

Paul J. and Sharen L. Jarvis, Trustees
25.5222 Acres
O.R. 269, Pg. 1450

Craig S. and Erica L. Keener
2.8000 Acres
O.R. 131, Pg. 1210

Dennis W. and Barbara J. Graber
2.001 Acres
D.R. 281, Pg. 128

Betty Lou Yutzy Trustee
2.1716 acre Parcel One
O.R. 254, Pg. 2605
(Parcel # 01-00569.003)

Reference Beginning
Centerline Station 268+00
Ohio Dept. of Transportation
S.H. 241 R/W plans (1932)
sheets 1 and 2 of 14
GPS Coordinates
Northing 734491.7876
Easting 1742333.8480

Place of Beginning
GPS Coordinates
Northing 734559.3086
Easting 1742395.5175

LEGEND:

- ⊕ Magnetic nail found
- Magnetic nail set
- 5/8 inch iron pin found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- ⊙ 3/4 inch iron pipe found
- 6 Inch concrete right of way monument found



Paul R. Clapsaddle and Associates
REGISTERED ENGINEERS AND SURVEYORS
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

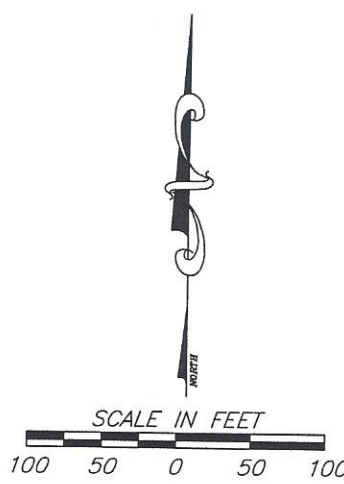
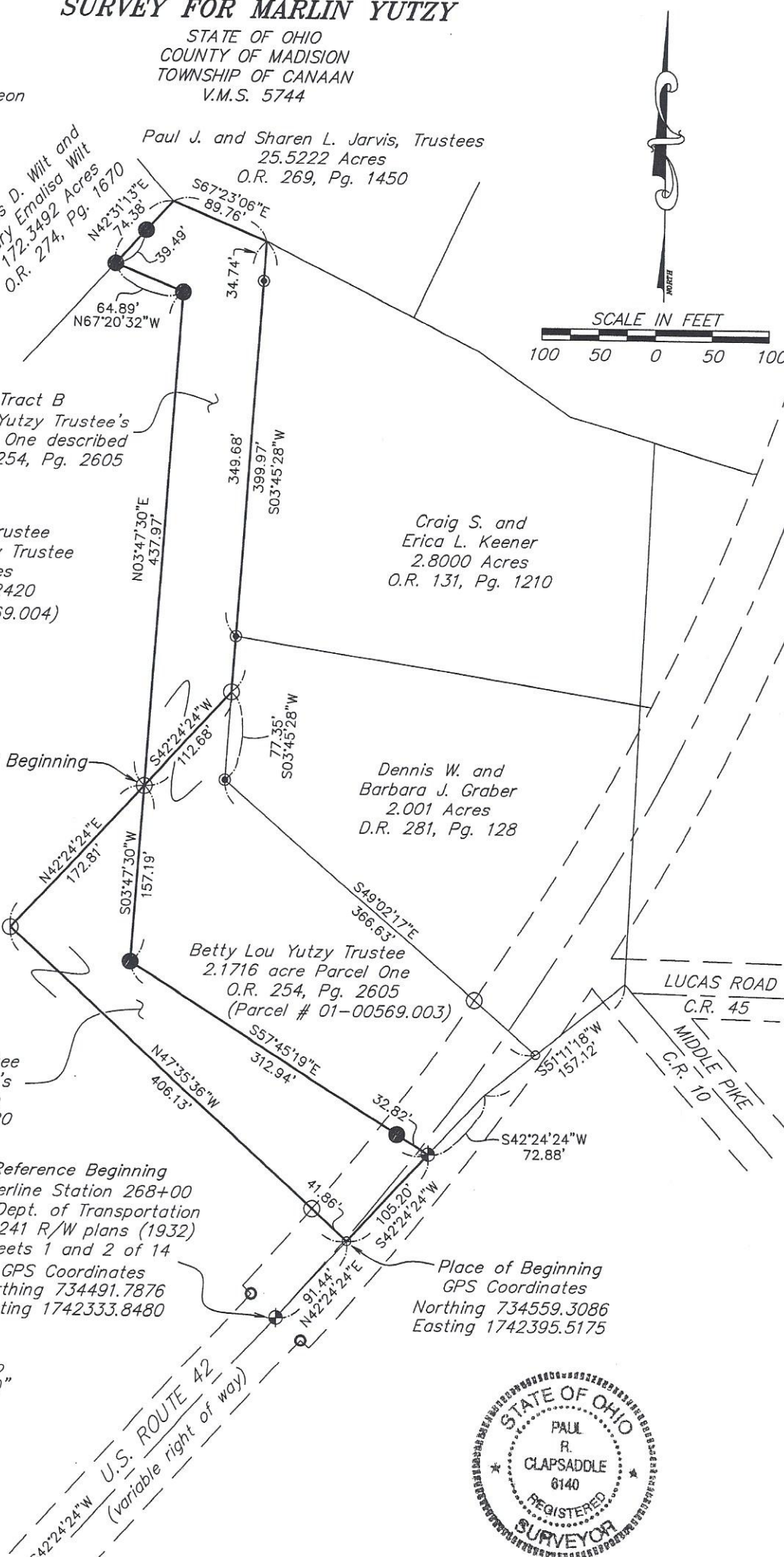
Paul R. Clapsaddle, P.E., P.S.



I hereby certify that this plat was prepared from a field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140

Date: November 24, 2014
Scale: 1"=100'
Project: YutzyMarlin1114
Drawing: YutzyMarlin1114



SURVEY DESCRIPTION
0.799 Acre, Tract A
November 24, 2014

The following described 0.799 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 5744, being part of Marlin R. Yutzy, Trustee and Judith D. Yutzy, Trustees' 30.0044 acre tract described in Official Record 257, page 2420 (Parcel # 01-00569.004), and said 0.799 acre tract being more particularly described as follows:

Beginning for reference at a magnetic nail found in the centerline of U.S. Route 42 (variable right of way width) at centerline Station 268+00 in Ohio Department of Transportation plans for S.H. 241 (1932) on sheets 1 and 2 of 14, said nail being in the southeast line of said 30.0044 acre tract;

Thence North $42^{\circ}24'24''$ East 91.45 feet, departing from the centerline U.S. Route 42, following a tangent to the centerline of U.S. Route 42, and following the southeast line of said 30.0044 acre tract, to a magnetic nail set and marking the *place of beginning*;

Thence *North $47^{\circ}35'36''$ West 406.13 feet*, crossing the centerline of U.S. Route 42 and entering said 30.0044 acre tract, passing at 41.86 feet an iron pin set, to an iron pin set;

Thence *North $42^{\circ}24'24''$ East 172.81 feet*, continuing through said 30.0044 acre tract, to an iron pin set in a west line of Betty Lou Yutzy Trustee's 2.1716 acre Parcel One described in Official Record 254, page 2605;

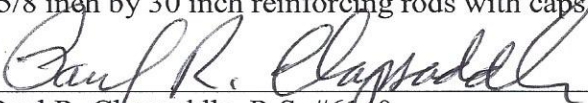
Thence *South $03^{\circ}47'30''$ West 157.19 feet*, following an east line of said 30.0044 acre tract and the west line of said 2.1716 acre tract, to a 5/8 inch iron pin found;

Thence *South $57^{\circ}45'19''$ East 312.94 feet*, following a northeast line of said 30.0044 acre tract and a southwest line of said 2.1716 acre tract, passing a 5/8 inch iron pin found at 280.12 feet and crossing the centerline of U.S. Route 42, to a magnetic nail found on the tangent of a curve in the centerline of said Road;

Thence *South $42^{\circ}24'24''$ West 105.20 feet*, following a southeast line of said 30.0044 acre tract and a tangent of the centerline of U.S. Route 42, to the *place of beginning, containing 0.799 acre*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of November 2014. Bearings indicated herein are based on the State Plane Coordinate System NAD 83 South (2012). Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:



Paul R. Clapsaddle, R.S. #6140

19019 West Darby Road, Marysville, Ohio 43040

(937) 747-2599



SURVEY DESCRIPTION
0.799 Acre, Tract B
November 24, 2014

The following described 0.799 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, and V.M.S. 5744, being part of Betty Lou Yutzy, Trustee's 2.1716 acre Parcel One described in Official Record 254, page 2605 (Parcel # 01-00569.003), and said 0.799 acre tract being more particularly described as follows:

Beginning for reference at a magnetic nail found in the centerline of U.S. Route 42 (variable right of way width) at centerline Station 268+00 in Ohio Department of Transportation plans for S.H. 241 (1932) on sheets 1 and 2 of 14, said nail being in the southeast line of Marlin R. Yutzy Trustee and Judith D. Yutzy Trustee's 30.0044 acre tract described in Official Record 257, page 2420;

Thence North $42^{\circ}24'24''$ East 196.65 feet, departing from the centerline U.S. Route 42, following a tangent to the centerline of U.S. Route 42, and following the southeast line of said 30.0044 acre tract, to a magnetic nail found at the south corner of said 2.1716 acre tract;

Thence North $57^{\circ}45'19''$ West 312.94 feet, crossing the centerline of U.S. Route 42 and entering said 30.0044 acre tract, passing at 32.82 feet a 5/8 inch iron pin found, to a 5/8 inch iron pin found;

Thence North $03^{\circ}47'30''$ East 157.19 feet, following an east line of said 30.0044 acre tract and a west line of said 2.1716 acre tract, to an iron pin set, said iron pin marking the *place of beginning*;

Thence *North $03^{\circ}47'30''$ East 437.97 feet*, following a west line of said 2.1716 acre tract and the east line of said 30.0044 acre tract, to a 5/8 inch iron pin found;

Thence *North $67^{\circ}20'32''$ West 64.89 feet*, following a southwest line of said 2.1716 acre tract and a northeast line of said 30.0044 acre tract, to a 5/8 inch iron pin found in the southeast line of Dennis D. and Mary Emalisa Wilt's 172.3492 acre tract described in Official Record 274, page 1670;

Thence *North $42^{\circ}31'13''$ East 74.38 feet*, following a northwest line of said 2.1716 acre tract and the southeast line of said 172.3492 acre tract, passing a 5/8 inch iron pin found at 39.49 feet, to a point in a ditch, said point being in a southwest line of Paul J. and Sharen L. Jarvis, Trustees' 25.5222 acre tract described in Official Record 269, page 1450;

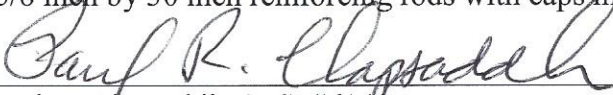
Thence *South $67^{\circ}23'06''$ East 89.76 feet*, following a northeast line of said 2.1716 acre tract, a southwest line of said 25.5222 acre tract, and the center of a ditch, to a point, said point being at the northwest corner of Craig S. and Erica L. Keener's 2.8000 acre tract described in Official Record 131, page 1210;

Thence *South 03°45'28" West 399.97 feet*, following an east line of said 2.1716 acre tract and the west line of said 2.8000 acre tract, passing at 34.74 feet a ¾ inch iron pipe found and passing at 349.68 feet a ¾ inch iron pipe found at the northwest corner of Dennis W. and Barbara J. Graber's 2.001 acre tract described in Deed Record 281, page 128, thereafter following the west line of said 2.001 acre tract, to an iron pin set;

Thence *South 42°24'24" West 112.68 feet*, crossing said 2.1716 acre tract, to the *place of beginning, containing 0.799 acre*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of November 2014. Bearings indicated herein are based on the State Plane Coordinate System NAD 83 South (2012). Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:



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