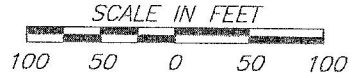


# SURVEY FOR MARVIN YUTZY

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)

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

Center Creek  
 S67°23'06"E  
 21.13'

Drainage Easement  
 N03°45'28"E 431.81'  
 S03°45'28"W 399.97'

Marlin R. Yutzy, Trustee and  
 Judith D. Yutzy, Trustee  
 0.799 acre, Tract B described  
 in Official Record 303, Pg. 920  
 Parcel # 01-00569.004

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

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

Place of Beginning for  
 Drainage Easement

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

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

All of the remainder of  
 original 2.1716 acre Parcel One  
 described in O.R. 254, Pg. 2605  
 (Parcel # 01-00569.003)  
 and all of Betty Lou Yutzy,  
 Trustee's 0.799 acre Tract A  
 described in O.R. 303, Pg. 917  
 (Parcel # 01-00569.008)

Betty Lou Yutzy, Trustee  
 0.799 acre, Tract A  
 described in  
 Official Record 303, Pg. 917  
 (Parcel # 01-00569.008)

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 found with cap marked "CLAPSADDLE RS#6140"
- 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

U.S. ROUTE 42  
 (variable right of way)

LUCAS ROAD  
 C.R. 45  
 MIDDLE PIKE  
 C.R. 10



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

**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.

## SURVEY DESCRIPTION

2.175 Acre

November 26, 2014

The following described 2.175 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 5744, being all of the remainder of Betty Lou Yutzy, Trustee's original 2.176 acre Parcel One described in Official Record 254, page 2605 (Parcel # 01-00569.003) and all of Betty Lou Yutzy, Trustee's 0.799 acre Tract A described in Official Record 303, page 917 (Parcel #01-00569.008), and said 2.175 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°24'24" East 91.44 feet, departing from the centerline U.S. Route 42, following a tangent to the centerline of U.S. Route 42, to a magnetic nail found at the south corner of said 0.799 acre Tract A and at a northeast corner of the remainder of Marlin R. Yutzy, Trustee's original 30.0044 acre tract described in Official Record 257, page 2420, said magnetic nail marking the *place of beginning*;

Thence *North 47°35'36" West 406.13 feet*, crossing the centerline of U.S. Route 42, following a northeast line of the remainder of said original 30.0044 acre tract and the southwest line of said 0.799 acre Tract A, passing at 41.86 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140", to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140";

Thence *North 42°24'24" East 285.50 feet*, following a southeast line of the remainder of said original 30.0044 acre tract and the northwest line of said 0.799 acre Tract A, passing at 172.81 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140" at the southwest corner of Marlin R. Yutzy, Trustee and Judith D. Yutzy, Trustee's 0.799 acre Tract B described in Official Record 303, page 920 and at the northwest corner of the remainder of said original 2.1716 acre tract, thereafter following the southeast line of said 0.799 acre Tract B and the northwest line of the remainder of said original 2.1716 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140" in the west line of Dennis W. and Barbara J. Graber's 2.001 acre tract described in Deed Record 281, page 128;

Thence *South 03°45'28" West 77.35 feet*, following a west line of said 2.001 acre tract and an east line of said original 2.1716 acre tract, to a 3/4 inch iron pipe found;

Thence *South 49°02'17" East 366.63 feet*, following the southwest line of said 2.001 acre tract and a northeast line of said original 2.1716 acre tract, passing at 294.49 feet an iron pin set on the northwest right of way line of U.S. Route 42, thereafter entering and crossing the centerline of U.S. Route 42 to a magnetic nail found;

Thence *South 51°11'18" West 56.92 feet*, continuing within the right of way of said Road, to a magnetic nail set;

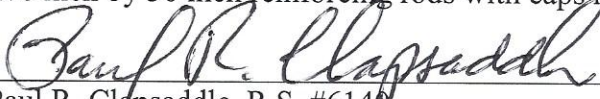
Thence *South 42°24'24" West 178.08 feet*, continuing within the right of way of said Road, passing at 72.88 feet a magnetic nail found at the south corner of said original 2.1716 acre

tract and at the east corner of said 0.799 acre Tract A, to the *place of beginning, containing 2.175 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 2.175 acre tract, 0.799 acre is all of said 0.799 acre Tract A, and 1.376 acre is all of the remainder of said original 2.1716 acre tract. .

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



**DRAINAGE EASEMENT DESCRIPTION  
FOR MARVIN YUTZY  
January 2, 2015**

The following described drainage easement is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 5744, and being over part of Marlin R. Yutzy, Trustee's 0.799 acre Tract B described in Official Record 303, page 920 (Parcel # 01-00569.004), and said drainage easement 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°24'24" East 91.44 feet, departing from the centerline U.S. Route 42, following a tangent to the centerline of U.S. Route 42, to a magnetic nail found at the south corner of Betty Lou Yutzy, Trustee's 0.799 acre Tract A described in Official Record 303, page 917 and at a northeast corner of the remainder of Marlin R. Yutzy, Trustee's original 30.0044 acre tract described in Official Record 257, page 2420;

Thence North 47°35'36" West 406.13 feet, crossing the centerline of U.S. Route 42, following a northeast line of the remainder of said original 30.0044 acre tract and the southwest line of said 0.799 acre Tract A, passing at 41.86 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140", to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140";

Thence North 42°24'24" East 253.48 feet, following a southeast line of the remainder of said original 30.0044 acre tract and the northwest line of said 0.799 acre Tract A, passing at 172.81 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140" at the southwest corner of said 0.799 acre Tract B and at the northwest corner of the remainder of Betty Lou Yutzy, Trustee's original 2.1716 acre tract described in Official Record 254, page 2605, thereafter following the southeast line of said 0.799 acre Tract B and the northwest line of the remainder of said original 2.1716 acre tract, to a point marking the *place of beginning* of the herein described drainage easement;



Thence **North 03°45'28" East 431.81 feet**, crossing said 0.799 acre Tract B, to a point in the center of a creek and in the southwest line of Paul J. and Sharen L. Jarvis, Trustees' 25.5222 acre tract described in Official Record 269, page 1450;

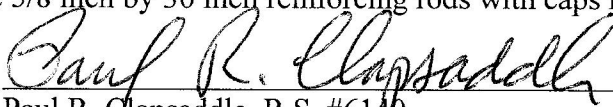
Thence **South 67°23'06" East 21.13 feet**, following the center of said creek, the southwest line of said 25.5222 acre tract, and the northeast line of said 0.799 acre Tract B, to a point at the northwest corner of Craig S. and Erica L. Keener's 2.8000 acre tract described in Official Record 131, page 1210;

Thence **South 03°45'28" West 399.97 feet**, following the east line of said 0.799 acre Tract B and the west line of said 2.8000 acre tract, passing at 34.74 feet a 3/4 inch iron pipe found and passing at 349.68 feet a 3/4 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 a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140" at the northeast corner of the remainder of said original 2.1716 acre tract;

Thence **South 42°24'24" West 32.02 feet**, following the southeast line of said 0.799 acre Tract B and the northwest line of the remainder of said original 2.1716 acre tract, to the **place of beginning**.

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

