

SURVEY FOR MARLIN YUTZY, ETAL

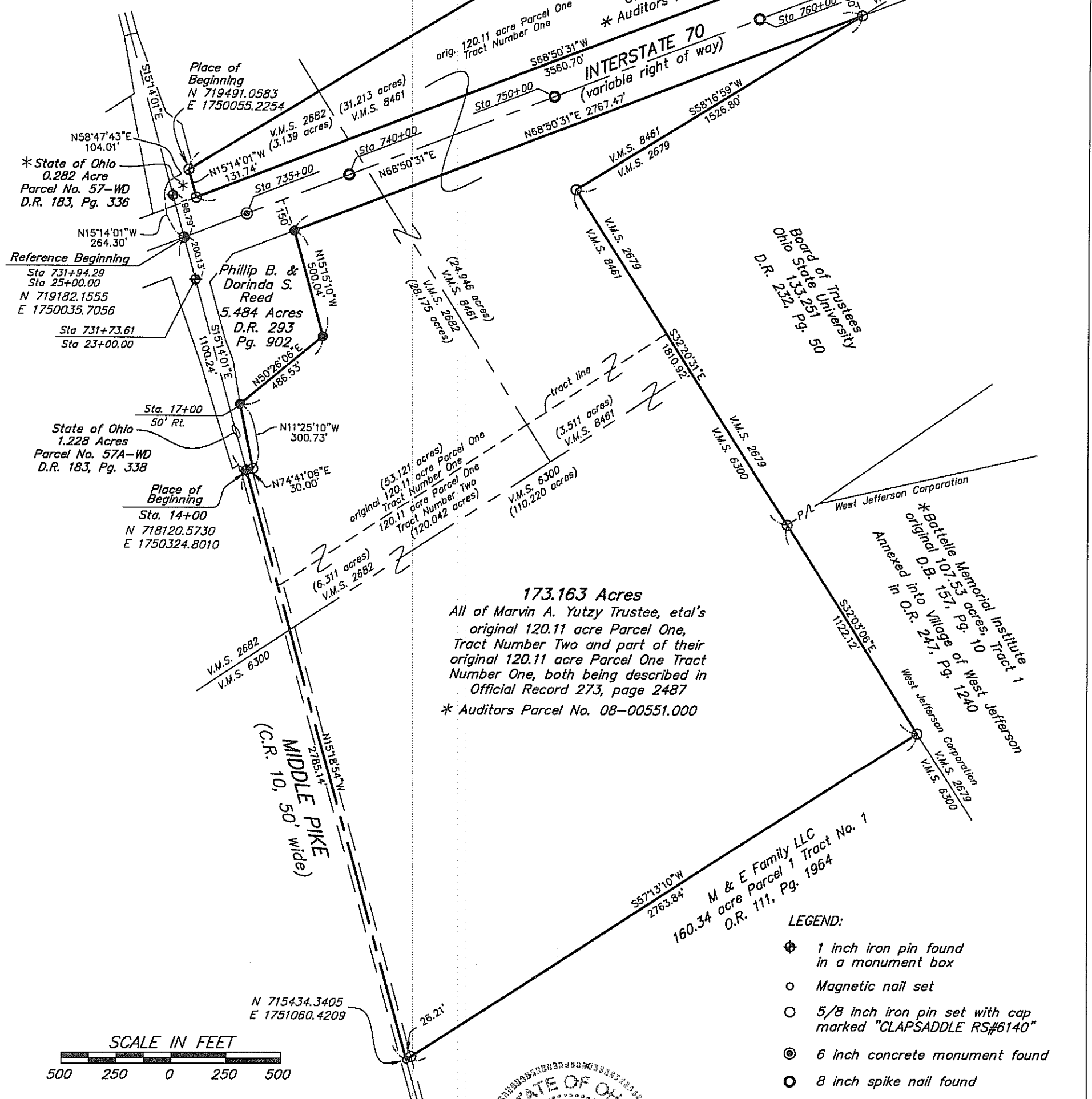
STATE OF OHIO
 COUNTY OF MADISON
 TOWNSHIP OF JEFFERSON
 V.M.S. 8461, V.M.S. 2682,
 AND V.M.S. 6300

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on the State Plane Coordinate System NAD83 South (2012)

Stationing based on Ohio Dept. of Transportation plans MAD-70-11.00 sheets 1-23



173.163 Acres
 All of Marvin A. Yutzy Trustee, et al's original 120.11 acre Parcel One, Tract Number Two and part of their original 120.11 acre Parcel One Tract Number One, both being described in Official Record 273, page 2487
 * Auditors Parcel No. 08-00551.000

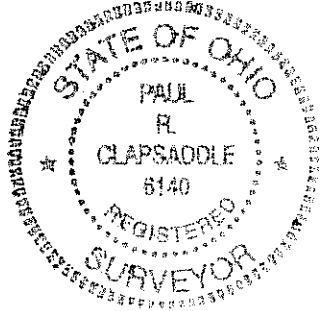
LEGEND:

- ⊕ 1 inch iron pin found in a monument box
- Magnetic nail set
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- ⊙ 6 inch concrete monument found
- ⊙ 8 inch spike nail found
- ⊙ Drill hole in bridge deck
- 5/8 inch iron pin found
- △ 1/2 inch iron pipe found



Date: January 23, 2017 Project: YutzyMerlinJan15
 Scale: 1"=500' Drawing: YutzyMerlinJan15

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

DESCRIPTION OF SURVEY

34.352 Acres
January 25, 2017

The following described 34.352 acre tract is situated in the State of Ohio, County of Madison, Township of Jefferson, V.M.S. 8461 and V.M.S. 2682, being part of the remainder of Marvin A. Yutzy Trustee, Betty Lou Yutzy Trustee, Marlin R. Yutzy Trustee, and Judith D. Yutzy Trustee's 120.11 acre Parcel One Tract Number One, described in Official Record 273, page 2487 (part of Auditor's Parcel No. 08-00551.000), and said 34.352 acre tract being more particularly described as follows:

Beginning for reference at a drill hole found in a concrete bridge at the intersection of the centerline of Interstate 70 (variable right of way width) (Station 731+94.29) with the centerline of Middle Pike (C.R. 10, 50 feet wide)(Station 23+00), both Stations referenced on ODOT plans MAD-70-11.00);

Thence North 15°14'01" West 264.30 feet, following the centerline of Middle Pike, passing at 198.79 feet a 1 inch iron pin found in a monument box, to a point, said point being at the northwest corner of The State of Ohio's 0.282 acre Parcel 57-WD described in Deed Record 183, page 336;

Thence North 58°47'43" East 104.01 feet, departing from the centerline of Middle Pike, to an iron pin set in at the northeast corner of said 0.282 acre tract and at a northwest corner of the remainder of said original 120.11 acre tract, said iron pin marking the *place of beginning*;

Thence **North 58°47'43" East 3378.11 feet**, following the north line of said original 120.11 acre tract and the south line of M & E Family LLC's 232.6253 acre tract described in Official Record 111, page 1964, crossing the east line of V.M.S. 2682 and entering V.M.S. 8461, to an iron pin set in the west line of V.M.S. 2680 and in the west line of Marvin A. Yutzy, Trustee, etal's 50.145 acre tract described in Official Record 273, page 2487;

Thence **South 38°11'56" East 753.42 feet**, following the east line of said original 120.11 acre tract and V.M.S. 8461, and following the west line of said 50.145 acre tract and V.M.S. 2680, passing at 753.18 feet a ½ inch iron pipe found, to a point in the north line Interstate 70;

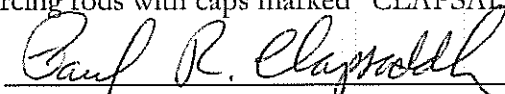
Thence **South 68°50'31" West 3560.70 feet**, following the south line of a remainder of said original 120.11 acre tract and the north line of Interstate 70, passing the west line of V.M.S. 8461 and entering V.M.S. 2682, to an iron pin set in the east line of Middle Pike and being at the southeast corner of said 0.282 acre tract;

Thence **North 15°14'01" West 131.74 feet**, following a west line of the remainder of said original 120.11 acre tract and the east line of said 0.282 acre tract, to the *place of beginning, containing 34.352 acres*, more or less, and being subject to all valid easements and restrictions of record.

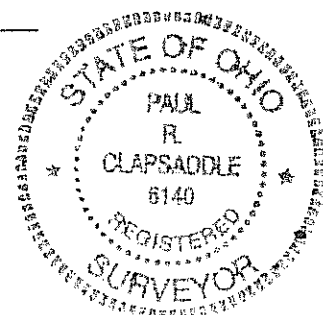
Of the above described 34.352 acres, 3.139 acres are in V.M.S. 2682 and 31.213 acres are in V.M.S. 8461.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of January 2017. Bearings indicated herein are based on State Plane Coordinate System NAD83 (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



DESCRIPTION OF SURVEY

173.163 Acres

January 25, 2017

The following described 173.163 acre tract is situated in the State of Ohio, County of Madison, Township of Jefferson, V.M.S. 8461, V.M.S. 2682, and V.M.S. 6300, being Marvin A. Yutzy Trustee, Betty Lou Yutzy Trustee, Marlin R. Yutzy Trustee, and Judith D. Yutzy Trustee's 120.11 acre Parcel One Tract Number Two, and part of the remainder of their original 120.11 acre Parcel One Tract Number One, both being described in Official Record 273, page 2487 (part of Auditor's Parcel No. 08-00551.000), and said 173.163 acre tract being more particularly described as follows:

Beginning for reference at a drill hole found in a concrete bridge at the intersection of the centerline of Interstate 70 (variable right of way width) (Station 731+94.29) with the centerline of Middle Pike (C.R. 10, 50 feet wide) (Station 23+00), both Stations referenced on ODOT plans MAD-70-11.00);

Thence South $15^{\circ}14'01''$ East 1100.24 feet, following the centerline of Middle Pike, passing at 200.13 feet a 1 inch iron pin found in a monument box at Station 731+73.61 (Interstate Station) and at Station 23+00.00 (Middle Pike Station), to a 1 inch iron pin found in a monument box at Station 14+00, said iron pin being at an angle point in the west line of the remainder of said original 120.11 acre Parcel One Tract Number One and in a south line of The State of Ohio's 1.228 acre Parcel 57A-WD described in Deed Record 183, page 338, said iron pin marking the *place of beginning*;

Thence *North $74^{\circ}41'06''$ East 30.00 feet*, departing from the centerline of Middle Pike, following a northwest line of the remainder of said original 120.11 acre Parcel One Tract Number One and a south line of said 1.228 acre tract, to an iron pin set;

Thence *North $11^{\circ}25'10''$ West 300.73 feet*, following a west line of the remainder of said original 120.11 acre Parcel One Tract Number One and an east line of said 1.228 acre tract, to a 5/8 inch iron pin found at the southwest corner of Phillip B. Reed and Dorinda S. Reed's 5.484 acre tract described in Deed Record 293, page 902;

Thence *North $50^{\circ}26'06''$ East 486.53 feet*, following a northwest line of the remainder of said original 120.11 acre Parcel One Tract Number One and the southeast line of said 5.484 acre tract, to a 5/8 inch iron pin found;

Thence *North $15^{\circ}15'10''$ West 500.04 feet*, following a west line of the remainder of said original 120.11 acre Parcel One Tract Number One and the east line of said 5.484 acre tract, to a 5/8 inch iron pin found in the south line of Interstate 70, 150.00 right of the centerline of Interstate 70;

Thence *North $68^{\circ}50'31''$ East 2767.47 feet*, following the south line of Interstate 70 and the north line of the remainder of said original 120.11 acre Parcel One Tract Number One, passing the east line of V.M.S. 2682 and entering V.M.S. 8461, to an iron pin set in the southeast line of V.M.S. 8461, in the northwest line of V.M.S. 2679, and in the northwest line of Board of Trustees Ohio State University's 133.251 acre tract described in Deed Record 232, page 50;

Thence *South $58^{\circ}16'59''$ West 1526.80 feet*, following a southeast line of said original 120.11 acre Parcel One Tract Number One and V.M.S. 8461, and the northwest line of said 133.251 acre tract and V.M.S. 2679, to an iron pin set;

Thence *South $32^{\circ}20'31''$ East 1810.92 feet*, following a northeast line of said 120.11 acre Parcel One Tract Number One, the northeast line of said 120.11 acre Parcel One Tract Number Two, the northeast line of said V.M.S. 8461, the southwest line of said 133.251 acre tract, and the southwest line of V.M.S. 2679, passing the north corner of V.M.S. 6300, thereafter following the northeast line of V.M.S. 6300, to an iron pin set at a northwest corner of Battelle Memorial Institute's original 107.53 acre Tract 1 described in Deed Record 157, page 10, said iron pin also marking a west corner of the City of West Jefferson's Corporation;

Thence *South 32°03'06" East 1122.12 feet*, following a northeast line of said 120.11 acre Parcel One Tract Number Two, the northeast line of V.M.S. 6300, the southwest line of said original 107.53 acre tract, the southwest line of V.M.S. 2679, and a southwest City of West Jefferson Corporation line, to an iron pin set at a northeast corner of M & E Family LLC's 160.34 acre Parcel 1, Tract No. 1 described in Official Record 111, page 1964;

Thence *South 57°13'10" West 2763.84 feet*, entering V.M.S. 6300, following the southeast line of said 120.11 acre Parcel One Tract Number Two, and following the northwest line of said 160.34 acre tract, passing an iron pin set at 2737.63 feet, to a magnetic nail set in the centerline of Middle Pike;

Thence *North 15°18'54" West 2785.14 feet*, following the centerline of Middle Pike, the west line of said 120.11 acre Parcel One Tract Number Two, and the west line of said 120.11 acre Parcel One Tract Number One, passing the northwest line of said V.M.S. 6300, and entering V.M.S. 2682, to the *place of beginning, containing 173.163 acres*, more or less, and being subject to all valid easements and restrictions of record.

Of the above described 173.163 acre tract, 28.457 acres are in V.M.S. 8461, 34.486 acres are in V.M.S. 2682, and 110.220 acres are in V.M.S. 6300. Of the above described 173.163 acre tract, 120.042 acres are all of said Parcel One Tract Number Two and 53.121 acres are part of the remainder of said original Parcel One Tract Number One.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of January 2017. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST: Paul R. Clapsaddle
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