

NOTES:

SCALE 1" = 100'

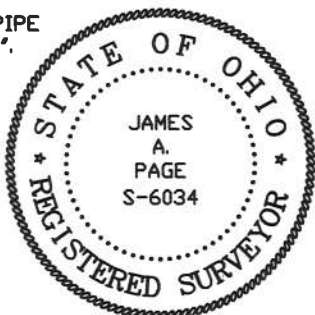
REFERENCE BEARING S 14° 02' 00" W ASSUMED FROM A SURVEY PLAT OF A 1.6988 ACRE TRACT SURVEYED BY NEIL BABB OF BABB ENGINEERING & SURVEYING ON 12/15/82. SURVEY PLAT 57-82.

- MAG NAIL SET
- MAG NAIL FOUND
- IRON PIPE SET
- 3/4" DIAMETER IRON PIPE FOUND
- 1/2" IRON BAR FOUND WITH METAL CAP
- CONCRETE POST FOUND
- △ ANGLE POINT (NO MONUMENT)

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 YUTZY
 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.

James A. Page 10/9/13

Page Engineering, Inc.

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

LEGAL DEED DESCRIPTION
3.094 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. Yutzky (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 and the easterly line of said Yutzky 5.808 acre tract, South 14 degrees 02 minutes 00 seconds West (reference bearing), 397.79 feet to a set mag nail on the southwest corner of a 2.718 acre tract surveyed this same date (passing over a set mag nail at 110.43 feet on the southeasterly corner of a 1.6988 acre tract of land owned by Wallace Yutzky (Official Record 48, page 967));

thence continuing with the centerline of said U.S. Route 42 and the east line of said Yutzky 5.808 acre tract South 14 degrees 02 minutes 00 seconds West, 241.35 feet to a point on the northeasterly corner of a 0.550 acre tract of land owned by DLR Holdings Company, LLC (Official Record 282, page 985);

thence the following two (2) consecutive courses following the northerly and westerly lines of said DLR Holdings Company 0.550 acre tract:

1. North 80 degrees 02 minutes 45 seconds West, 179.19 feet to a set iron pipe (passing over a found one-half inch iron bar with metal cap at 30.71 feet);
2. South 10 degrees 47 minutes 56 seconds West, 136.10 feet to a set mag nail in the centerline of Converse-Huff Road (County Road 30, 50 feet wide), (passing over a found concrete post at 110.90 feet);

thence with the centerline of said Converse-Huff Road North 79 degrees 40 minutes 49 seconds West, 221.47 feet to mag nail set on the southeasterly corner of a 21.0065 acre tract of land owned by Wallace Yutzky (Official Record 48, page 971), said point bears South 79 degrees 40 minutes 49 seconds East 0.41 feet from a found mag nail, (passing over a found mag nail at 38.17 feet)

thence with the easterly line of said Yutzky 21.0065 acre tract North 10 degrees 33 minutes 01 second East, 406.12 feet to a set iron pipe on the southwesterly corner of said 2.718 acre tract surveyed this same date (passing over a found three-fourths (3/4) inch diameter iron pipe at 24.66 feet);

thence entering said Yutzky 5.808 acre tract and making a new division thereof and with the southerly line of said 2.718 acre tract South 75 degrees 49 minutes 22 seconds East, 416.71 feet to the place of beginning (passing over a set iron pipe at 386.71 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 3.094 acres, more or less, of which 0.293 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

