



LEGAL DEED DESCRIPTION  
YUTZY  
2.897 ACRES

Real estate situated in Darby Township of Madison County, Ohio; in the Virginia Military Survey numbers 7243 and 8305; being part of the 48.8435 acre tract of Wallace E. and Sarah F. Yutzy (Official Record 333, page 2471, parcel number 02-00062.000); and being further bounded and described as follows:

Beginning for reference at a mag nail found in the centerline of Converse-Huff Road (County Road 30) at the southeast corner of the Howard Foust Subdivision "A" (Slide 480).

Thence with two consecutive courses of said centerline of Converse-Huff Road:

- 1) South 75 deg.-17'-09" East, 479.20 feet to a point.
- 2) South 85 deg.-19'-00" East (assumed bearing), 245.55 feet to a railroad spike found at the northeast corner of the 3.364 acre tract of Andrew Miller, Jr. and Martha Miller (Deed Record 285, page 458, parcel number 02-00165.000), being the TRUE POINT OF BEGINNING.

Thence South 85 deg.-19'-00" East, 216.01 feet continuing along said centerline of Converse-Huff Road to a mag nail set at the northwest corner of the 0.500 acre tract of Clayton G. and Cynthia A. Yutzy (Official Record 170, page 1743, parcel number 02-00103.000).

Thence with three consecutive courses of said 0.500 acre tract:

- 1) South 04 deg.-41'-00" West, 194.45 feet (passing over an iron rod set at 30.00 feet) to an iron rod set.
- 2) South 85 deg.-19'-00" East, 112.00 feet to an iron rod set.
- 3) North 04 deg.-41'-00" East, 194.45 feet (passing over an iron rod set at 169.45 feet) to a mag nail set in said centerline of Converse-Huff Road.

Thence South 85 deg.-19'-00" East, 118.26 feet along said centerline to a mag nail set.

Thence South 05 deg.-15'-59" West, 330.69 feet (passing over an iron rod set at 25.00 feet) to an iron rod set.

Thence North 85 deg.-19'-00" West, 448.79 feet to an iron T-bar found at the southeast corner of aforesaid 3.364 acre tract.

Thence North 05 deg.-42'-09" East, 330.73 feet along the east line of said 3.364 acre tract (passing over a concrete post found at 303.54 feet) to the TRUE POINT OF BEGINNING.

Bearing was assumed from said Official Record 170, page 1743. The tract as described from an actual field survey performed on or about November 13, 2017, by Registered Surveyor Joseph P. Priday (S-7277), contains **2.897 acres**, 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.

