



**PLAT OF SURVEY FOR:
YUTZY & MAST FAMILY FARM, LLC
CANAAN TOWNSHIP ~ V.M.S. 7791
MADISON COUNTY, OHIO
SURVEY OF 70 ACRE TRACT
OFF REC 227, PG 2615**

NOTES:

- 1) ● IRON PIPE FOUND
- 2) ⊕ MAG NAIL SET
- 3) △ RAILROAD SPIKE FOUND
- 4) □ STONE FOUND
- 5) ⊙ IRON ROD FOUND
- 6) ⊗ MAG NAIL FOUND
- 7) ● IRON BAR FOUND
- 8) ⊞ IRON T-BAR FOUND
- 9) ○ 5/8" X 30" IRON ROD SET
WITH PLASTIC I.D. CAP
- 10) BEARING ASSUMED FROM OR 227, PG 2615



Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
MAY 21, 2018 JN 18-22

I HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED FROM AN ACTUAL FIELD SURVEY
AND MONUMENTS WERE SET AS INDICATED.

**PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400**

LEGAL DEED DESCRIPTION
YUTZY & MAST FAMILY FARM, LLC
70.504 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 7791; being a survey of the 70 acre tract of Yutzy & Mast Family Farm, LLC (Official Record 227, page 2615, P.N. 01-00243.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Lafayette-Plain City Road (County Road 5) and Amish Road (County Road 30-A).

Thence South 39 deg.-25'-08" West, 1309.33 feet along said centerline of Lafayette-Plain City Road to a mag nail set at the southwesterly corner of the 50.00 acre tract of Abe Beachy and Martha E. Beachy, Trustees (Official Record 327, page 1734, P.N. 01-00015.000), being the TRUE POINT OF BEGINNING.

Thence South 78 deg.-30'-48" East, 2350.65 feet along the southerly line of said 50.00 acre tract (passing over an iron T-bar found at 32.98 feet) to a stone found on the westerly line of the 23.487 acre tract of Wanda D. Raber (Official Record 332, page 891, P.N. 01-00360.006).

Thence South 09 deg.-14'-41" East, 1173.33 feet along said westerly line to an iron bar found at the northeasterly corner of the original 75.25 acre tract of Eli E. and Kathryn Hostetler (Official Record 231, page 2615, P.N. 01-00218.000).

Thence North 78 deg.-00'-00" West (assumed bearing), 3317.15 feet along the northerly line of said original 75.25 acre tract (passing over an iron rod set at 3286.15 feet) to an iron bar found in said centerline of Lafayette-Plain City Road.

Thence with two consecutive courses of said centerline of Lafayette-Plain City Road:

- 1) North 38 deg.-29'-24" East, 818.99 feet to a mag nail set.
- 2) North 39 deg.-25'-08" East, 382.50 feet to the TRUE POINT OF BEGINNING.

Bearing was assumed from said Official Record 227, page 2615. The tract as described from an actual field survey performed on or about May 21, 2018, by Registered Surveyor Joseph P. Friday (S-7277), contains **70.504 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.

