

**PLAT OF SURVEY FOR
VALENTINE YUTZY ESTATE**

STATE OF OHIO
COUNTY OF MADISON
TOWNSHIP OF DARBY
V.M.S. 3240

Robert L. Andras &
Roberta C. Andras
6.318 acre Parcel No. 2
O.R. 99, Pg. 1298

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on NAD83(2011) Ohio State Plane Coordinates (South Zone) as derived from GPS observations

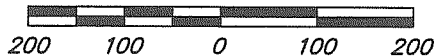
LEGEND:

- ⊕ Railroad spike found
- Magnetic nail set
- 5/8 inch iron pin found with cap marked P.S. 5968
- ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 3/4 inch iron pipe found
- 1 1/2 Inch iron pipe found

SURVEY REFERENCES:

Survey index DA-47C
Survey index 94-91
Survey index 20-83
Survey index DA-20C

SCALE IN FEET



PLACE OF BEGINNING
GPS Observation:
North 758438.5060
East 1757810.9573

A
Timothy R. Wengerd
1.0001 Ac.
O.R. 290, Pg. 1129

B
Clifford A. Kemmerling
& Anna M. Borghese
1.0000 acre
O.R. 239, Pg. 693

REFERENCE BEGINNING
GPS Observation:
North 757721.6489
East 1757838.2354

40.436 Acres
All of Valentine Yutzy's 40.0939 acre Tract II, which is all of the remainder of an original 59.043 acre Parcel No. 1 and all of the remainder of an original 2.107 acre Parcel No. 2, both being described in Official Record 338, page 1793
Parcel Number 02-00341.000
Parcel Number 02-00339.000

Note:
All easterly property lines follow the westerly low water line of Big Darby Creek

Property owners east of Big Darby Creek own to the center of Big Darby Creek.

The center of Big Darby Creek is the east line of V.M.S. 3240 and the west line of V.M.S. 1479.



I hereby certify that this plat was prepared from an actual field survey made under my supervision and that monuments were placed as indicated hereon.

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140

**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.

Date: March 13, 2019
Scale: 1"=200'
Project: Chapman219
Drawing: Chapman219

SURVEY DESCRIPTION

40.436 Acres

February 28, 2019

The following described 40.436 acre tract is situated in the State of Ohio, County of Madison, Township of Darby, V.M.S. 3240, being all of Valentine Yutzy's 40.0939 acre Tract III, which is all of the remainder of an original 59.043 acre Parcel No. 1 (Madison County Parcel Number 02-00341.000) and all of the remainder of an original 2.107 acre Parcel No. 2 (Madison County Parcel Number 02-00339.000), both being described in Official Record 338, page 1793, and said 40.436 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Plain City-Georgesville Road (C.R. 7, 50 feet right of way) with the south line of Darby Township and the north line of Canaan Township;

Thence North 2°06'59" West 405.61 feet, following the centerline of Plain City-Georgesville Road, to a railroad spike found;

Thence North 2°13'33" West 248.96 feet, following the centerline of Plain City-Georgesville Road, to a railroad spike found;

Thence North 2°24'00" West 62.81 feet, following the centerline of Plain City-Georgesville Road, to a magnetic nail set at a southwest corner of the remainder of said original 59.043 acre tract and at the northwest corner of Timothy R. Wengerd's 1.0001 acre tract described in Official Record 290, page 1129, said nail marking the *place of beginning*;

Thence *North 2°24'00" West 1039.85 feet*, following the centerline of Plain City-Georgesville Road and a west line of said original 59.043 acre tract, to a railroad spike found;

Thence *North 3°23'02" West 253.75 feet*, following the centerline of Plain City-Georgesville Road and a west line of said original 59.043 acre tract, to a railroad spike found;

Thence *North 17°26'47" West 136.17 feet*, following the centerline of Plain City-Georgesville Road and a west line of said original 59.043 acre tract, to a railroad spike found at the southwest corner of Robert L. Andras and Roberta C. Andras' 6.318 acre Parcel No. 2 described in Official Record 99, page 1298;

Thence *North 76°35'50" East 937.42 feet*, departing from the centerline of Plain City-Georgesville Road, following the north line of said original 59.043 acre tract and the south line of said 6.318 acre tract, passing at 25.08 feet a 1 ½ inch iron pipe found, passing at 623.89 feet a 1 ½ inch iron pipe found, and passing at 887.42 feet an iron pin set, to a point at the westerly low water line of Big Darby Creek;

Thence *South 28°49'14" East 25.46 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of Big Darby Creek, to a point;

Thence *South 16°17'51" East 122.22 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of Big Darby Creek, to a point;

Thence *South 41°03'16" East 63.26 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point, said point bearing North 83°24'15" East 135.75 feet from an iron pin set;

Thence *South 15°54'08" West 178.73 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point bearing South 28°47'10" East 178.34 feet from an iron pin set;

Thence *South 13°40'03" East 101.98 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point;

Thence *South 7°30'02" East 200.81 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point bearing North 77°48'04" East 109.02 feet from an iron pin set;

Thence *South 8°22'30" East 230.25 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point;

Thence *South 22°54'12" East 164.95 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point;

Thence *South 56°00'20" East 98.41 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point bearing North 81°01'19" East 227.00 feet from an iron pin set;

Thence *South 17°43'45" West 83.84 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point;

Thence *South 5°38'08" West 69.54 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point;

Thence *South 10°07'49" West 192.47 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point;

Thence *South 8°31'02" West 89.13 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point;

Thence *South 51°35'36" West 244.78 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point bearing South 48°17'55" East 80.00 feet from an iron pin set;

Thence *South 30°36'34" West 325.16 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point;

Thence *South 20°18'50" West 69.67 feet*, following an easterly line of said original 59.043 acre tract and the westerly low water line of the Big Darby Creek, to a point at the northeast corner of said original 2.107 acre tract;

Thence *South 2°19'39" East 151.61 feet*, following an east line of said original 59.043 acre tract, the westerly low water line of the Big Darby Creek, and the east line of said original 2.107 acre tract, to a point at the northeast corner of the remainder of James I. Martin's original 6.209 acre Parcel No. 1 described in Official Record 99, page 195;

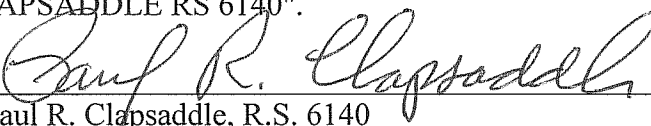
Thence *North 83°53'33" West 421.74 feet*, following the south line of said original 2.107 acre tract and the north line of said 6.209 acre tract, passing at 82.49 feet a 5/8 inch iron pin found with cap marked PS 5966", to a magnetic nail set at the southeast corner of Clifford A. Kemmerling and Anna M. Borghese's 1.0000 acre tract described in Official Record 239, page 693;

Thence *North 2°13'33" West 463.19 feet*, following west line of the remainder of said original 2.107 acre tract, the west line of the remainder of said original 59.043 acre tract, and the east line of said 1.0000 acre tract, passing at 231.79 feet a 3/4 inch iron pipe found at the southeast corner of said 1.0001 acre tract, thereafter following the east line of said 1.0001 acre tract, to a 3/4 inch iron pipe found;

Thence *North 83°50'07" West 190.26 feet*, following a south line of the remainder of said original 59.043 acre tract and the north line of said 1.0001 acre tract, passing at 165.36 feet a 3/4 inch iron pipe found, to the *place of beginning, containing 40.436 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of February 2019. Bearings indicated herein are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS observations. 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

