

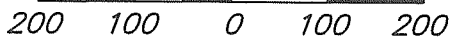
PLAT OF SURVEY

STATE OF OHIO
 COUNTY OF MADISON
 TOWNSHIP OF DARBY
 V.M.S. 10859 & V.M.S. 7432

LEGEND:

- ⊕ Railroad spike found
- Magnetic nail found
- Magnetic nail set
- 5/8 inch iron pin found
- 5/8 inch iron pin set with cap marked "CLAPSADDLE RS 6140"
- 1/2 inch iron pin found
- ⊠ 12 Inch concrete post found

SCALE IN FEET



GPS POINT:
 North 763428.7699
 Easting 1747117.4562

Ervin E. Yutzy and
 Dorothy Mae Yutzy
 38 acre Second Tract
 D.R. 200, Pg. 436

N73°53'50"E
 1248.78'
 property line near
 south edge of post

V.M.S. 7929

4.00'
 S73°53'50"W
 234.40'
 V.M.S. 10859
 4.00'

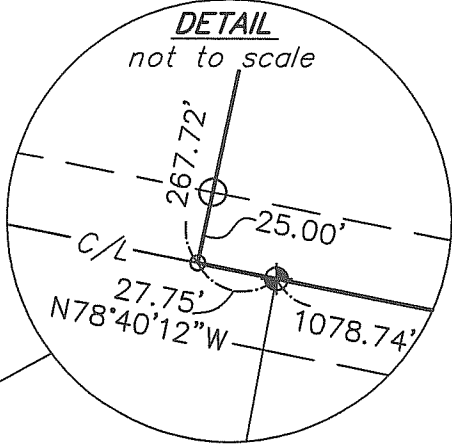
47.739 Acres
 All of the remainder of
 Valentine Yutzy's original
 45 acre and 30 acre Tract II
 described in Official Record
 338, page 1793.
 Parcel No. 02-00330.001

Ervin E. Yutzy and
 Dorothy Mae Yutzy
 original 44.45 acres
 First Tract
 D.R. 200, Pg. 436

Howard S. Foust II
 original 100 acres and
 100 poles, Second Tract
 O.R. 306, Pg. 1812

Kevin M. Price and
 Lauren N. Price
 0.475 acre Parcel II
 O.R. 279, Pg. 1520

Sarah F. Yutzy
 21.0065 acres
 O.R. 348, Pg. 1965



Kevin M. Price and
 Lauren N. Price
 0.384 acre Parcel I
 O.R. 279, Pg. 1520

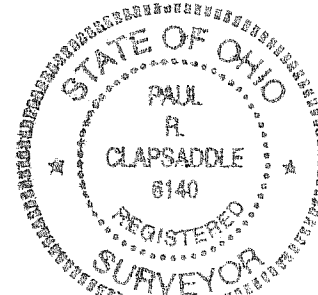
Gary L. Gaver
 1.00 acres
 O.R. 91, Pg. 124

N78°41'09"W
 1078.74'
CONVERSE HUFF ROAD
 (C.R. 30, 50' wide)

V.M.S. 7432 25.00'
 V.M.S. 7056
 Place of Beginning
 GPS POINT:
 North 761650.8396
 Easting 1747879.4578

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

Date: 2/20/2019 Project: ChapmanllsouthFeb19
 Scale: 1"=200' Drawing: ChapmanllsouthFeb19



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

**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.

SURVEY DESCRIPTION

47.739 Acres

March 11, 2019

The following described 47.739 acre tract is situated in the State of Ohio, County of Madison, Township of Darby, V.M.S. 10859 and V.M.S. 7432, being all of the remainder of Valentine Yutzy's original 45 acre tract (first described parcel in Tract II) and all of his 30 acre tract (second described parcel in Tract II) described in Official Record 338, page 1793 (Parcel No. 02-00330.001), and said 47.739 acre tract being more particularly described as follows:

Beginning for reference at a magnetic nail found at the intersection of the centerline of U.S. Route 42 with the centerline of Converse Huff Road (C.R. 30, 50 feet wide) and being in the north line of V.M.S. 7056 and in the south line of V.M.S. 7432;

Thence North $78^{\circ}43'35''$ West 1554.60 feet, following the centerline of Converse Huff Road, the north line of V.M.S. 7056, and the south line of V.M.S. 7432, to a railroad spike found at the southeast corner of the remainder of said original 45 acre tract and at the southwest corner of Gary L. Gaver's 1.00 acre tract described in Official Record 91, page 124, said spike marking the *place of beginning*;

Thence *North $78^{\circ}41'09''$ West 1078.74 feet*, following the centerline of Converse Huff Road, the south line of said original 45 acre tract, the south line of said 30 acre tract, the south line of V.M.S. 7432, and the north line of V.M.S. 7056, to a railroad spike found;

Thence *North $78^{\circ}40'12''$ West 27.75 feet*, following the centerline of Converse Huff Road, the south line of said original 45 acre tract, the south line of V.M.S. 7432, and the north line of V.M.S. 7056, to a magnetic nail set at the southeast corner of Kevin M. Price and Lauren N. Price's 0.384 acre Parcel 1 described in Official Record 279, page 1520;

Thence *North $11^{\circ}54'42''$ East 267.72 feet*, departing from the centerline of Converse Huff Road, following the west line of said 30 acre tract, the east line of said 0.384 acre tract, and the east line of Kevin M. Price and Lauren N. Price's 0.475 acre Parcel II described in Official Record 279, page 1520, to a 5/8 inch iron pin found at a southeast corner of Ervin E. Yutzy and Dorothy Mae Yutzy's original 44.45 acre First Tract described in Deed Record 200, page 436;

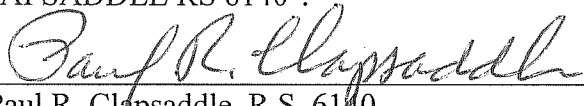
Thence *North $11^{\circ}38'47''$ East 1326.19 feet*, following a west line of said 30 acre tract and the east line of said original 44.45 acre tract, crossing the north line of V.M.S. 7432 and entering V.M.S. 10859, passing at 1322.19 feet an iron pin set, to a 12 inch concrete post found in the south line of Ervin E. Yutzy and Dorothy Mae Yutzy's 38 acre Second Tract described in Deed Record 200, page 436, in the north line of V.M.S. 10859, and in the south line of V.M.S. 7929;

Thence *North $73^{\circ}53'50''$ East 1248.78 feet*, following the north line of said 30 acre tract, the north line of said original 45 acre tract, the north line of V.M.S. 10859, the south line of said

38 acre tract, and the south line of V.M.S. 7929, passing at 1244.78 feet an iron pin set, to a 12 inch concrete post found at the northwest corner of Howard S. Foust II's original 100 acres and 100 poles Second Tract described in Official Record 306, page 1812;

Thence *South 11°38'41" West 2168.94 feet*, crossing a south line of V.M.S. 10859 and entering and crossing V.M.S. 7432, following the east line of the remainder of said original 45 acre tract and the west line of said original 100 acres and 100 poles tract, passing at 1339.37 feet a ½ inch iron pin found, thereafter following the west line of Sarah F. Yutzy's 21.0065 acre tract described in Official Record 348, page 1965, following the west line of said 1.00 acre tract and passing at 2143.94 feet an iron pin set, to the *place of beginning, containing 47.739 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
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Marysville, Ohio 43040
(937) 747-2599

