

NOTES:

Reference deeds are shown hereon

Bearings indicated hereon are based on State Plane Coordinates, datum NAD83, South Zone, based on GPS field observations in June 2019.

LEGEND:

- Magnetic nail found
- Magnetic nail set
- 5/8 inch iron pin found
- ⊙ 5/8 inch iron pin set with cap marked "CLAPSADDLE RS#6140"
- 3/4 inch iron pipe found
- △ Stone found
- ⊕ 4 inch steel post in concrete found
- ⊙ 5/8 inch iron pin found with cap marked "CLAPSADDLE RS#6140"
- 1 inch iron pin found in a monument box



Paul R. Clapsaddle and Associates

REGISTERED ENGINEERS AND SURVEYORS

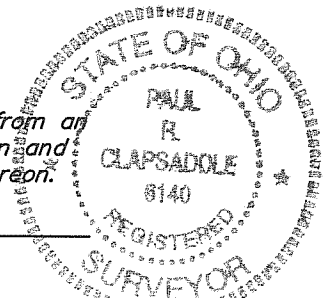
19019 WEST DARBY ROAD, MARYSVILLE OHIO 43040
(937) 747-2599

Paul R. Clapsaddle, P.E., P.S.

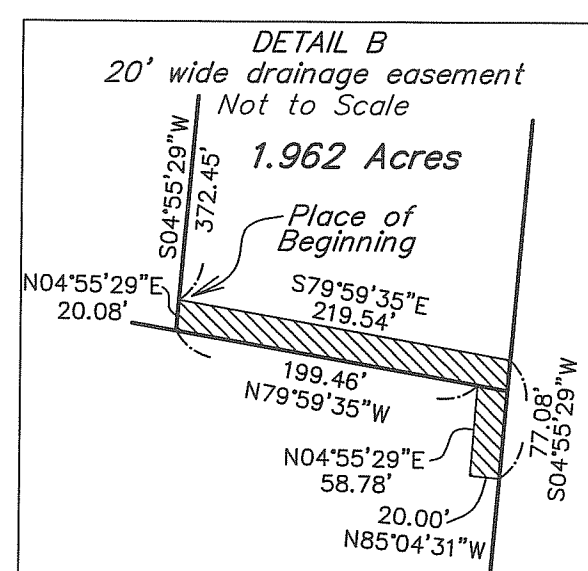
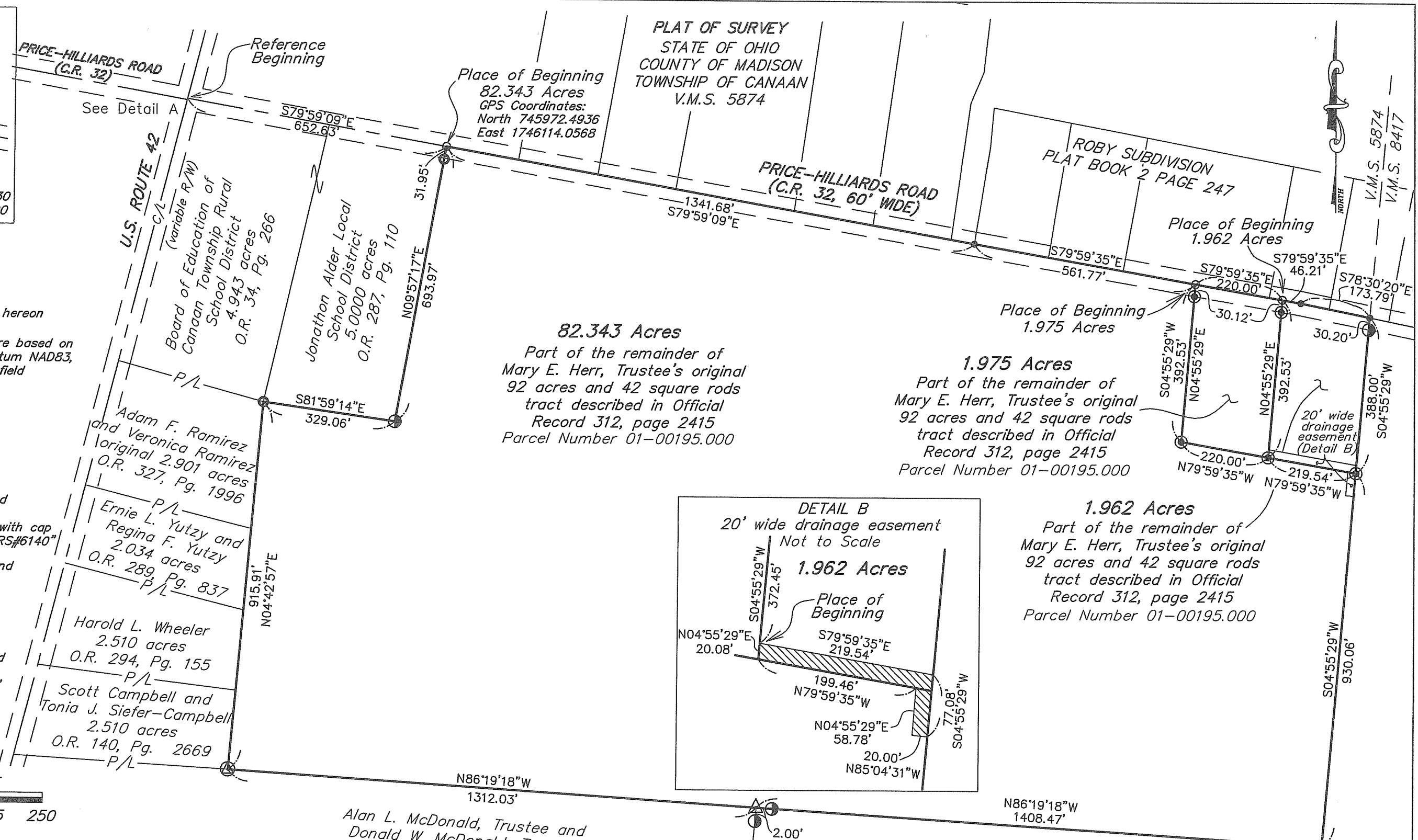
Date: July 5, 2019
Scale: 1"=250'
Project: Yutzy619
Drawing: YutzyGreg619

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



Earl W. Osborne and Susan M. Osborne
158.559 acres
O.R. 334, Pg. 2028



Alan L. McDonald, Trustee and Donald W. McDonald, Trustee
166.6927 acres
O.R. 98, Pg. 1538

V.M.S. 5874
V.M.S. 8417

SURVEY FOR GREG YUTZY

82.343 Acres

July 5, 2019

The following described 82.343 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 5874, being part of the remainder of Mary E. Herr, Trustee's original 92 acres and 42 square rods tract described in Official Record 312, page 2415 (Auditor's parcel number 01-00195.000), and said 82.343 acre tract being more particularly described as follows:

Beginning for reference at a 1 inch iron pin found in a monument box at the southern most intersection of the centerline of Price-Hilliards Road (C.R. 32, 60 feet wide) with the centerline of U.S. Route 42 (variable right of way), said iron pin being in a west line of the Board of Education of Canaan Township Rural School District's 4.943 acre tract described in Official Record 34, page 266;

Thence North $14^{\circ}07'09''$ East 3.10 feet, following the centerline of U.S. Route 42 and the west line of said 4.943 acre tract, to a point, said point being at the northern most intersection of the centerline of Price-Hilliards Road with the centerline of U.S. Route 42 and at the northwest corner of said 4.943 acre tract;

Thence South $79^{\circ}59'09''$ East 652.63 feet, following the centerline of Price-Hilliards Road, the north line of said 4.943 acre tract, and the north line of Jonathon Alder Local School District's 5.0000 acre tract described in Official Record 287, page 110, to a magnetic nail set at a northwest corner of the remainder of said original 92 acres and 42 square rods tract and at the northeast corner of said 5.0000 acre tract, said magnetic nail marking the *place of beginning*;

Thence *South $79^{\circ}59'09''$ East 1341.68 feet*, following the centerline of Price-Hilliards Road and a north line of said original 92 acres and 42 square rods tract, to a magnetic nail found;

Thence *South $79^{\circ}59'35''$ East 561.77 feet*, following the centerline of Price-Hilliards Road and a north line of said original 92 acres and 42 square rods tract, to a magnetic nail set;

Thence *South $4^{\circ}55'29''$ West 392.53 feet*, departing from the centerline of Price-Hilliards Road and entering said original 92 acres and 42 square rods tract, passing at 30.12 feet an iron pin set, to an iron pin set;

Thence *South $79^{\circ}59'35''$ East 439.54 feet*, continuing through said original 92 acres and 42 square rods tract, passing at 220.00 feet an iron pin set, to an iron pin set in a west line of Earl W. Osborne and Susan M. Osborne's 158.559 acre tract described in Official Record 334, page 2028, in the west line of V.M.S. 8417, and in the east line of V.M.S. 5874;

Thence *South 4°55'29" West 930.06 feet*, following the east line of said original 92 acres and 42 square rods tract and V.M.S. 5874, and following a west line of said 158.559 acre tract and V.M.S. 8417, to a 5/8 inch iron pin found;

Thence *North 86°19'18" West 1408.47 feet*, entering V.M.S. 5874, following the south line of said original 92 acres and 42 square rods tract and a north line of said 158.559 acre tract, passing at 1406.47 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140", to a stone found at the northeast corner of Alan L. McDonald, Trustee and Donald W. McDonald, Trustee's 166.6927 acre tract described in Official Record 98, page 1538;

Thence *North 86°19'18" West 1312.03 feet*, following the south line of said 92 acres and 42 square rods tract and the north line of said 166.6927 acre tract, to a 4 inch steel post in concrete found at the southeast corner of Scott Campbell and Tonia J. Siefer-Campbell's 2.510 acre tract described in Official Record 140, page 2669;

Thence *North 4°42'57" East 915.91 feet*, following a west line of said original 92 acres and 42 square rods tract, the east line of said Campbell's 2.510 acre tract, the east line of Harold L. Wheeler's 2.510 acre tract described in Official Record 294, page 155, the east line of Ernie L. Yutzy and Regina F. Yutzy's 2.034 acre tract described in Official Record 289, page 837, and the east line of Adam F. Ramirez and Veronica Ramirez's original 2.901 acre tract described in Official Record 327, page 1996, to a 3/4 inch iron pipe found at the southeast corner of said 4.943 acre tract and at the southwest corner of said 5.0000 acre tract;

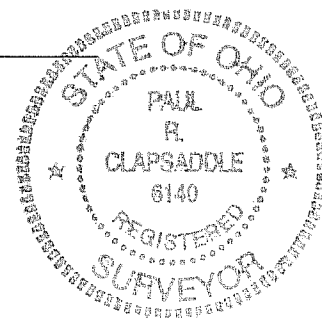
Thence *South 81°59'14" East 329.06 feet*, following a north line of the remainder of said original 92 acres and 42 square rods tract and the south line of said 5.000 acre tract, to a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140";

Thence *North 9°57'17" East 693.97 feet*, following a west line of the remainder of said original 92 acres and 42 square rods tract and the east line of said 5.0000 acre tract, passing at 662.02 feet a 3/4 inch iron pipe found, to the *place of beginning, containing 82.343 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 July 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

Paul R. Clapsaddle, R.S. 6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 747-2599



SURVEY FOR GREG YUTZY

1.975 Acres

July 5, 2019

The following described 1.975 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, and V.M.S. 5874, being part of the remainder of Mary E. Herr, Trustee's original 92 acres and 42 square rods tract described in Official Record 312, page 2415 (Auditor's parcel number 01-00195.000), and said 1.975 acre tract being more particularly described as follows:

Beginning for reference at a 1 inch iron pin found in a monument box at the southern most intersection of the centerline of Price-Hilliards Road (C.R. 32, 60 feet wide) with the centerline of U.S. Route 42 (variable right of way), said iron pin being in a west line of the Board of Education of Canaan Township Rural School District's 4.943 acre tract described in Official Record 34, page 266;

Thence North $14^{\circ}07'09''$ East 3.10 feet, following the centerline of U.S. Route 42 and a west line of said 4.943 acre tract, to a point, said point being at the northern most intersection of the centerline of Price-Hilliards Road with the centerline of U.S. Route 42 and at the northwest corner of said 4.943 acre tract;

Thence South $79^{\circ}59'09''$ East 1994.31 feet, following the centerline of Price-Hilliards Road, the north line of said 4.943 acre tract, and the north line of Jonathon Alder Local School District's 5.0000 acre tract described in Official Record 287, page 110, passing at 652.63 feet a magnetic nail set at the northwest corner of the remainder of said original 92 acres and 42 square rods tract and at the northeast corner of said 5.0000 acre tract, thereafter following the north line of said original 92 acres and 42 square rods tract, to a magnetic nail found;

Thence South $79^{\circ}59'35''$ East 561.77 feet, following the centerline of Price-Hilliards Road and a north line of said original 92 acres and 42 square rods tract, to a magnetic nail set and marking the *place of beginning*;

Thence *South $79^{\circ}59'35''$ East 220.00 feet*, following the centerline of Price-Hilliards Road and following a north line of said original 92 acres and 42 square rods tract, to a magnetic nail set;

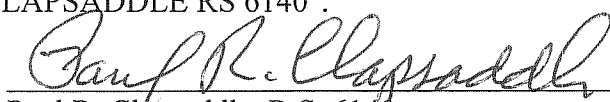
Thence *South $4^{\circ}55'29''$ West 392.53 feet*, departing from the centerline of Price-Hilliards Road and entering said original 92 acres and 42 square rods tract, passing at 30.12 feet an iron pin set, to an iron pin set;

Thence *North $79^{\circ}59'35''$ West 220.00 feet*, continuing through said original 92 acres and 42 square rods tract, to an iron pin set;

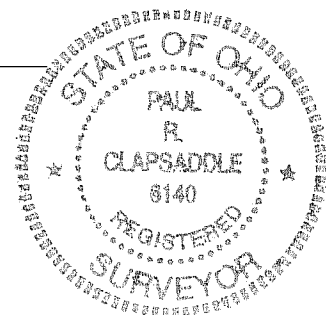
Thence *North $4^{\circ}55'29''$ East 392.53 feet*, continuing through said original 92 acres and 42 square rods tract, passing at 362.41 feet an iron pin set, to the *place of beginning, containing 1.975 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor 6140, during the month of July 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



SURVEY FOR GREG YUTZY

1.962 Acres

July 5, 2019

The following described 1.962 acre tract is situated in the State of Ohio, County of Madison, Township of Canaan, and V.M.S. 5874, being part of the remainder of Mary E. Herr, Trustee's original 92 acres and 42 square rods tract described in Official Record 312, page 2415 (Auditor's parcel number 01-00195.000), and said 1.962 acre tract being more particularly described as follows:

Beginning for reference at a 1 inch iron pin found in a monument box at the southern most intersection of the centerline of Price-Hilliards Road (C.R. 32, 60 feet wide) with the centerline of U.S. Route 42 (variable right of way), said iron pin being in the west line of the Board of Education of Canaan Township Rural District's 4.943 acre tract described in Official Record 34, page 266;

Thence North $14^{\circ}07'09''$ East 3.10 feet, following the centerline of U.S. Route 42 and a west line of said 4.943 acre tract, to a point, said point being at the northern most intersection of the centerline of Price-Hilliards Road with the centerline of U.S. Route 42 and at the northwest corner of said 4.943 acre tract;

Thence South $79^{\circ}59'09''$ East 1994.31 feet, following the centerline of Price-Hilliards Road, the north line of said 4.943 acre tract, and the north line of Jonathon Alder Local School District's 5.0000 acre tract described in Official Record 287, page 110, passing at 652.63 feet a magnetic nail set at the northwest corner of the remainder of said original 92 acres and 42 square rods tract and at the northeast corner of said 5.0000 acre tract, thereafter following the north line of said original 92 acres and 42 square rods tract, to a magnetic nail found;

Thence South $79^{\circ}59'35''$ East 781.77 feet, following the centerline of Price-Hilliards Road and a north line of said original 92 acres and 42 square rods tract, to a magnetic nail set and marking the *place of beginning*;

Thence *South $79^{\circ}59'35''$ East 46.21 feet*, following the centerline of Price-Hilliards Road and following a north line of said original 92 acres and 42 square rods tract, to a magnetic nail found;

Thence *South $78^{\circ}30'20''$ East 173.79 feet*, following the centerline of Price-Hilliards Road and a north line of said original 92 acres and 42 square rods tract, to a magnetic nail found at the northwest corner Earl W. Osborne and Susan M. Osborne's 158.559 acre tract described in Official Record 334, page 2028, in the west line of V.M.S. 8417, and in the east line of V.M.S. 5874;

Thence *South $4^{\circ}55'29''$ West 388.00 feet*, departing from the centerline of Price-Hilliards Road, following the east line of said original 92 acres and 42 square rods tract and V.M.S. 5874,

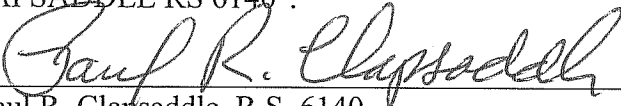
and following a west line of said 158.559 acre tract and V.M.S. 8417, passing at 30.20 feet a 5/8 inch iron pin found with cap marked "CLAPSADDLE RS 6140", to an iron pin set;

Thence *North 79°59'35" West 219.54 feet*, entering V.M.S. 5874 and said original 92 acres and 42 square rods tract, to an iron pin set;

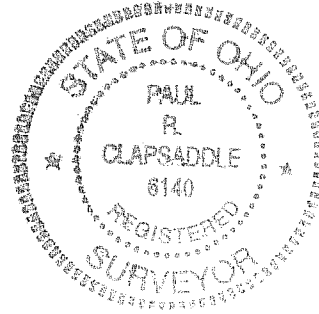
Thence *North 4°55'29" East 392.53 feet*, continuing through said original 92 acres and 42 square rods tract, passing at 362.41 feet an iron pin set, to the *place of beginning, containing 1.962 acres*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of July 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
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SURVEY FOR GREG YUTZY
20 Feet Wide Drainage Easement
July 5, 2019

The following described 20 feet wide drainage easement is situated in the State of Ohio, County of Madison, Township of Canaan, and V.M.S. 5874, being over part of the remainder of Mary E. Herr, Trustee's original 92 acres and 42 square rods tract described in Official Record 312, page 2415 (Auditor's parcel number 01-00195.000), and said drainage easement being more particularly described as follows:

Beginning for reference at a 1 inch iron pin found in a monument box at the southern most intersection of the centerline of Price-Hilliards Road (C.R. 32, 60 feet wide) with the centerline of U.S. Route 42 (variable right of way), said iron pin being in a west line of the Board of Education of Canaan Township Rural School District's 4.943 acre tract described in Official Record 34, page 266;

Thence North 14°07'09" East 3.10 feet, following the centerline of U.S. Route 42 and a west line of said 4.943 acre tract, to a point, said point being at the northern most intersection of the centerline of Price-Hilliards Road with the centerline of U.S. Route 42 and at the northwest corner of said 4.943 acre tract;

Thence South 79°59'09" East 1994.31 feet, following the centerline of Price-Hilliards Road, the north line of said 4.943 acre tract, and the north line of Jonathon Alder Local School District's 5.0000 acre tract described in Official Record 287, page 110, passing at 652.63 feet a magnetic nail set at the northwest corner of the remainder of said original 92 acres and 42 square rods tract and at the northeast corner of said 5.0000 acre tract, thereafter following the north line of said original 92 acres and 42 square rods tract, to a magnetic nail found;

Thence South 79°59'35" East 781.77 feet, following the centerline of Price-Hilliards Road and a north line of said original 92 acres and 42 square rods tract, to a magnetic nail set;

Thence South 4°55'29" East 372.45 feet, departing from the centerline of Price-Hilliards Road and entering said original 92 acres and 42 square rods tract, passing at 30.12 feet an iron pin set, to a point, said point marking the *place of beginning*;

Thence *South 79°59'35" East 219.54 feet*, continuing through said 92 acres and 42 square rods tract, to a point in the west line of Earl W. Osborne and Susan M. Osborne's 158.559 acre tract described in Official Record 334, page 2028, in the west line of V.M.S. 8417, and in the east line of V.M.S. 5874;

Thence *South 4°55'29" West 77.08 feet*, following the east line of said original 92 acres and 42 square rods tract and V.M.S. 5874, and following the west line of said 158.559 acre tract and V.M.S. 8417, to a point;

Thence *North 85°04'31" West 20.00 feet*, entering V.M.S. 5874 and said original 92 acres and 42 square rods tract, to a point;

Thence *North 4°55'29" East 58.78 feet*, continuing through said original 92 acres and 42 square rods tract, to a point;

Thence *North 79°59'35" West 199.46 feet*, continuing through said original 92 acres and 42 square rods tract, to a point;

Thence *North 4°55'29" East 20.08 feet*, continuing through said original 92 acres and 42 square rods tract, to the *place of beginning*. The above described easement is 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 July 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*
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