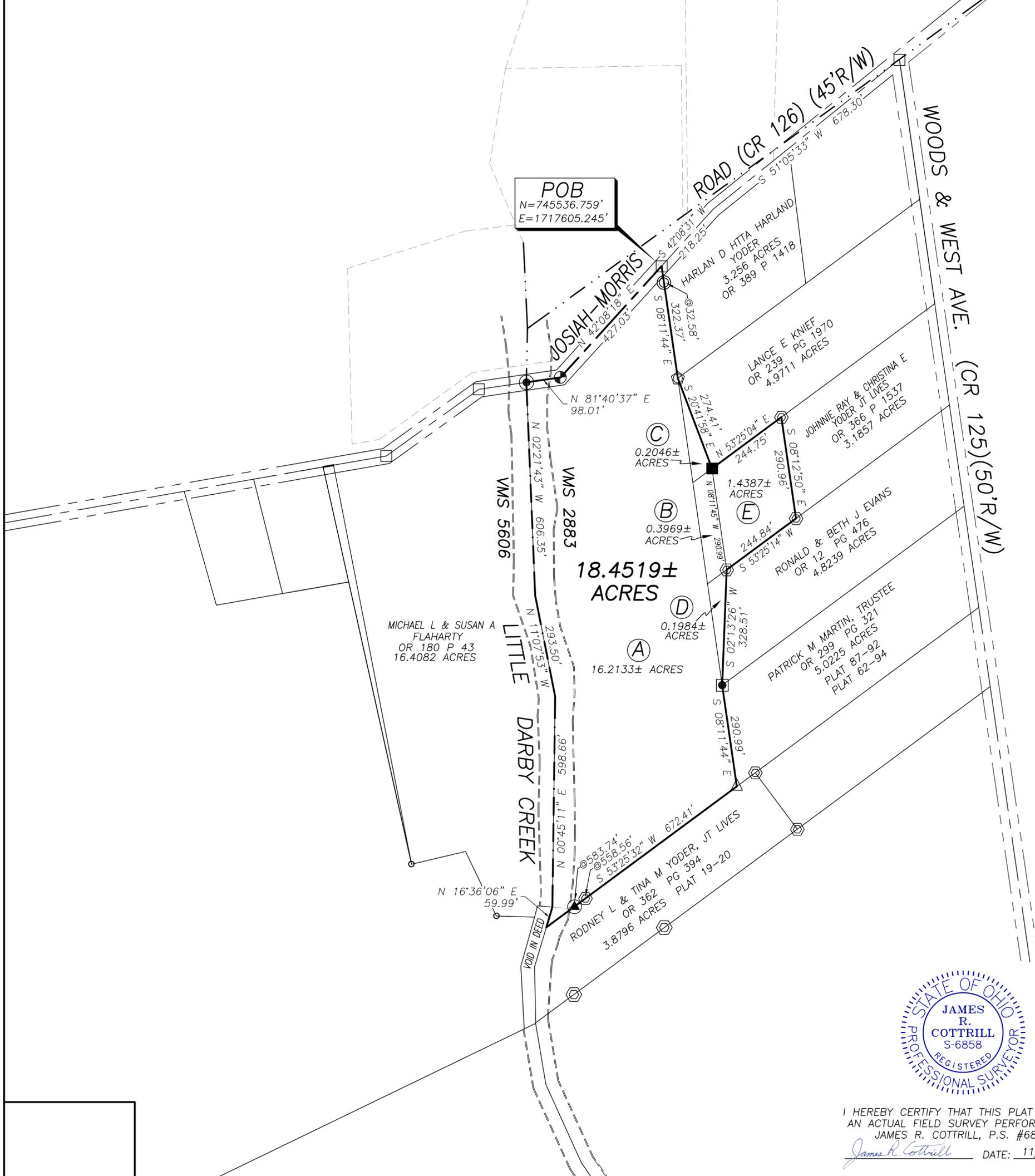
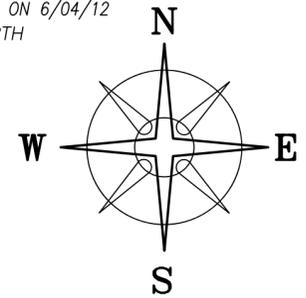


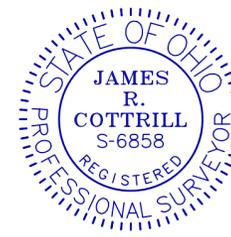
BEARINGS BASED ON A GPS OBSERVATION ON 6/04/12
WGS 1984 GEODETIC NORTH



DEED REFERENCE
RODNEY L & TINA M YODER, JT LIVES
OR 317 PG 1079
(A) 14.558 ACRES TRACT I
PARCEL #11-00246.003
(B) 0.397 ACRES TRACT II
PARCEL #11-00246.003
(C) 0.205 ACRES TRACT III
PARCEL #11-00246.003
(D) 0.198 ACRES TRACT IV
PARCEL #11-00246.003
OR 366 PG 1535
(E) 1.4387 ACRES
PARCEL #11-00246.014

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIPE (FOUND)
 - ▲ WOOD FENCE POST (FOUND)
 - IRON PIN (FOUND)
 - 1/2" Ø IRON PIN (FOUND)
 - △ 5/8" Ø REBAR (FOUND)
 - MAG NAIL (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT 7759" (FOUND)
 - ⊕ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "M.PRIDAY 7014" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/01/21

COTTRILL SURVEYING, INC
 James R Cottrill, PS Nathan Cottrill, PE PS
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com

18.4519± ACRES,
VMS 2883, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR YODER

SCALE : 1" = 200'	JOB No. S211007	CREW: MW
200' 100' 0 200'	SURVEYED 10/29/21	DWN BY: RC
	DRAWN 10/29/21	CHECK: NC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

18.4519 Acre Tract *Surveyed for Yoder*

The following described 18.4519 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2883, being all of a 14.558 acre tract (Parcel 11-00246.003, Tract I), all of a 0.397 acre tract ((Parcel 11-00246.003, Tract II), all of a 0.205 acre tract (Parcel 11-00246.003, Tract III), all of a 0.198 acre tract (Parcel 11-00246.003, Tract IV) all conveyed to Rodney L and Tina M Yoder, Joint Lives by Official Record 317 page 1079 and all of a 1.4387 acre tract (Parcel 11-00246.014) conveyed to Rodney L and Tina M Yoder, Joint Lives by Official Record 366 page 1535, and being more particularly described as follows:

Beginning at an iron pin found in the centerline of Josiah-Morris Road (County Road 126, 45 feet right-of-way) at the Northwest corner of a 3.256 acre tract conveyed to Harland D Yoder, HTTA Harland Yoder by Official Record 389 page 1418 and the Northeast corner of said 14.558 acre tract, said iron pin bears South 51° 05' 33" West a distance of 678.30 feet and South 42° 08' 31" West a distance of 218.25 feet from an iron pin found at the centerline intersection of Josiah-Morris Road and Woods & West Avenue (County Road 125, 50 feet right-of-way);

Thence, with the West line of said 3.256 acre tract, **South 08° 11' 44" East**, passing a 3/4 inch diameter pipe found at 32.58 feet, a total distance of **322.37 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "M Pryday 7014" found at the Northwest corner of a 4.9711 acre tract conveyed to Lance E Knief by Official Record 239 page 1970 in the North corner of said 0.205 acre tract;

Thence, with the West line of said 4.9711 acre tract, **South 20° 41' 58" East** a distance of **274.41 feet** to a 1/2 inch diameter iron pin found at the Northwest corner of said 1.4387 acre tract and the Northeast corner of said 0.397 acre tract;

Thence, with the Southeast line of said 4.9711 acre tract, **North 53° 25' 04" East** a distance of **244.75 feet** to an iron pin and cap previously set at the Northwest corner of a 3.1857 acre tract conveyed to Johnnie Ray and Christina E Yoder, Joint Lives by Official Record 366 page 1537;

Thence, with the West line of said 3.1857 acre tract, **South 08° 12' 50" East** a distance of **290.96 feet** to an iron pin and cap previously set in the Northwest line of a 4.8239 acre tract conveyed to Ronald and Beth J Evans by Official Record 12 page 476;

Thence, with the Northwest line of said 4.8239 acre tract, **South 53° 25' 14" West** a distance of **244.84 feet** to an iron pin and cap previously set at the Northeast corner of said 0.198 acre tract;

Thence, with the West line of said 4.8239 acre tract, **South 02° 13' 26" West** a distance of **328.51 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott 7759" found at the Northwest corner of a 5.0225 acre tract conveyed to Patrick M Martin, Trustee by Official Record 299 page 321 and in the East line of said 14.558 acre tract;

Thence, with the West line of said 5.0225 acre tract, **South 08° 11' 44" East** a distance of **290.99 feet** to a 5/8 inch diameter rebar found in the Northwest line of

a 3.8796 acre tract conveyed to Rodney L and Tina M Yoder, Joint Lives by Official Record 362 page 394;

Thence, with the Northwest line of said 3.8796 acre tract, **South 53° 25' 32" West**, passing an iron pin and cap previously set at 558.56 feet, passing a wood fence post found at 583.74 feet, a total distance of **672.41 feet** to the centerline of Little Darby Creek and in the line between VMS 2883 and 5606;

Thence, meandering with the centerline of Little Darby Creek and with said VMS line, **North 16° 36' 06" East** a distance of **59.99 feet** to the Southeast corner of a 16.4082 acre tract conveyed to Michael L and Susan A Flaharty by Official Record 180 page 43;

Thence, with the East line of said 16.4082 acre tract, meandering with the centerline of Little Darby Creek and with said VMS line with the following three courses:

- 1) **North 00° 45' 11" East** a distance of **598.66 feet**;
- 2) **North 11° 07' 53" West** a distance of **293.50 feet**;
- 3) **North 02° 21' 43" West** a distance of **606.35 feet** to a mag nail set in the centerline of Josiah Morris Road;

Thence, with the centerline of Josiah-Morris Road with the following two courses:

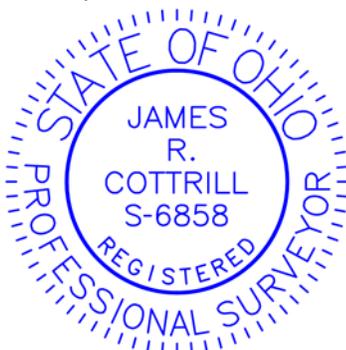
- 1) **North 81° 40' 37" East** a distance of **98.01 feet** to a 5/8 inch diameter iron pipe and yellow plastic cap stamped;
- 2) **North 42° 08' 18" East** a distance of **427.03 feet** returning to the **Point of Beginning**, containing **18.4519 Acres** more or less, of which 16.2133 acres more or less is all of said 14.558 acre tract, 0.3969 acres more or less is all of said 0.397 acre tract, 0.2046 acres more or less is all of said 0.205 acre tract, 0.1984 acres more or less is all of said 0.198 acre tract, and 1.4387 acres more or less is all of said 1.4387 acre tract.

Bearings are based on a GPS observation on June 4, 2012, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed October 29, 2021 by James R. Cottrill, PS registration #6858. (Job #S211007-18.4519)



James R. Cottrill
James R. Cottrill, PS #6858