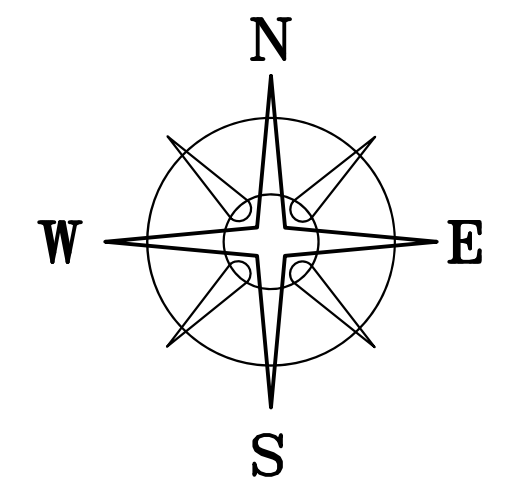
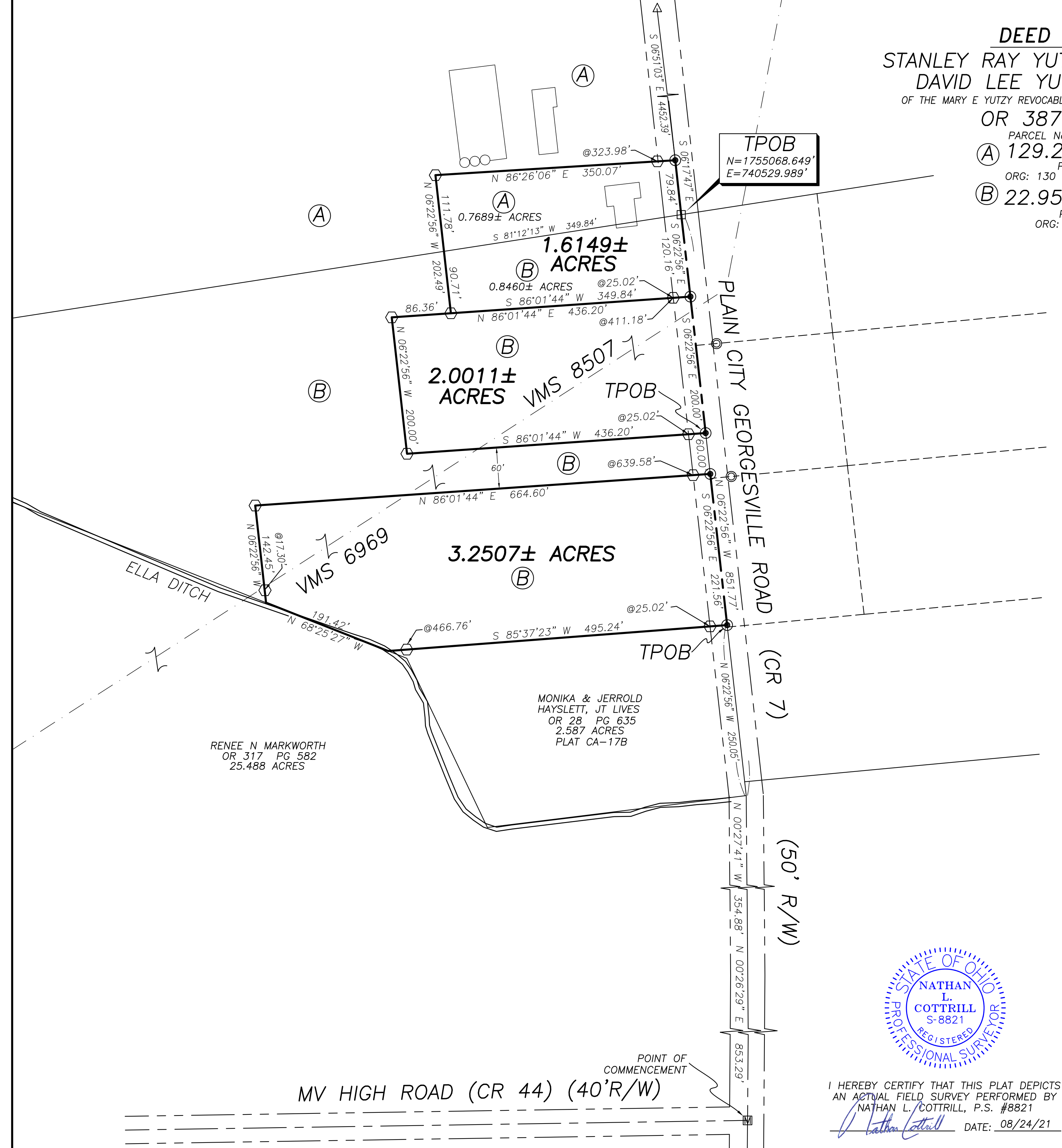


DEED REFERENCE
STANLEY RAY YUTZY, CO-TRUSTEE &
DAVID LEE YUTZY, CO-TRUSTEE
 OF THE MARY E YUTZY REVOCABLE LIVING TRUST DATED JANUARY 5, 2004
OR 387 PG 1326
 PARCEL No. 01-00497.000
 (A) **129.21 ACRES**
 PARCEL 1
 ORG: 130 AC & 132 SQ RODS
 (B) **22.9533 ACRES**
 PARCEL 2
 ORG: 45.37 ACRES



BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 09/14/16
 WGS 1984 GEODETIC NORTH.



NOTES

VMS SCALED FROM GIS



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - △ MADISON COUNTY MONUMENT 12-42
 - MAG NAIL (SET)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 DATE: 08/24/21

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

**1.6149±, 2.0011± & 3.2507± ACRES,
 VMS 6969 & 8507, CANAAN TWP,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR YUTZY.**

SCALE : 1" = 100'
 100' 50' 0 100'

JOB No. S210615 CREW: MW
 SURVEYED 07/23/21 DWN BY: RC
 DRAWN 07/26/21 CHECK: NC

COTTRILL SURVEYING, INC

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

1.6149 Acre Tract Surveyed for Yutzy

The following described 1.6149 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 8507, being part of a 22.9533 acre tract (Parcel 01-00497.000, Parcel 2: 45.37 original acres) and part of a 129.21 acre tract (Parcel 01-00497.000, Parcel 1: originally 130 acres and 132 square rods) both conveyed to Stanley Ray Yutzy and David Lee Yutzy, co-successors Trustees of the Mary E Yutzy Revocable Living Trust dated January 5, 2004 by Official Record 387 page 1326, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Plain City Georgesville Road (County Road 7, 50 feet right-of-way) and MV High Road (County Road 44, 40 feet right-of-way);

Thence, with the centerline of Plain City Georgesville Road with the following three courses:

- 1) North 00° 26' 29" East a distance of 853.29 feet;
- 2) North 00° 27' 41" West a distance of 354.88 feet;
- 3) North 06° 22' 56" West a distance of 851.77 feet to an iron pin found at the Southeast corner of said 129.21 acre tract and the Northeast corner of said 22.9533 acre tract, and being the **True Point of Beginning**;

Thence, with the centerline of Plain City Georgesville Road, **South 06° 22' 56" East** a distance of **120.16 feet** to a mag nail set;

Thence, across said 22.9533 acre tract with the following two new courses:

- 1) **South 86° 01' 44" West**, passing an iron pin and cap set at 25.02 feet, a total distance of **349.84 feet** to an iron pin and cap set;
- 2) **North 06° 22' 56" West**, passing the South line of said 129.21 acre tract at 90.71 feet, continuing across said 129.21 acre tract, a total distance of **202.49 feet** to an iron pin and cap set;

Thence, continuing across said 129.21 acre tract, **North 86° 26' 06" East**, passing an iron pin and cap set at 323.98 feet, a total distance of **350.07 feet** to a mag nail set in the centerline of Plain City Georgesville Road;

Thence, with the centerline of Plain City Georgesville Road, **South 06° 17' 47" East** a distance of **79.84 feet** returning to the **True Point of Beginning**, containing **1.6149 Acres** more or less of which there are 0.7689 acres more or less from said 129.21 acre tract and 0.8460 acres more or less from said 22.9533 acre tract.

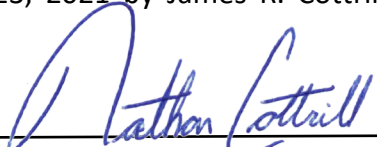
Bearings are based on a GPS observation on September 14, 2016, WGS 1984 Geodetic North.

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 July 23, 2021 by James R. Cottrill, PS registration #6858. (Job #S210615-1.6149)




Nathan L. Cottrill, PS #8821

COTTRILL SURVEYING, INC

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

2.0011 Acre Tract Surveyed for Yutzy

The following described 2.0011 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 6969 and 8507, being part of a 22.9533 acre tract (Parcel 01-00497.000, Parcel 2: 45.37 original acres) conveyed to Stanley Ray Yutzy and David Lee Yutzy, co-successors Trustees of the Mary E Yutzy Revocable Living Trust dated January 5, 2004 by Official Record 387 page 1326, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Plain City Georgesville Road (County Road 7, 50 feet right-of-way) and MV High Road (County Road 44, 40 feet right-of-way);

Thence, with the centerline of Plain City Georgesville Road with the following four courses:

- 1) North 00° 26' 29" East a distance of 853.29 feet;
- 2) North 00° 27' 41" West a distance of 354.88 feet;
- 3) North 06° 22' 56" West a distance of 250.05 feet to a mag nail set at the Northeast corner of a 2.587 acre tract conveyed to Monika and Jerrold Hayslett, Joint Lives by Official Record 28 page 635, the Southeast corner of said 22.9533 acre tract;
- 4) North 06° 22' 56" West a distance of 281.56 feet to a mag nail set at the **True Point of Beginning**;

Thence, across said 22.9533 acre tract with the following three new courses:

- 1) **South 86° 01' 44" West**, passing an iron pin and cap set at 25.02 feet, a total distance of **436.20 feet** to an iron pin and cap set;
- 2) **North 06° 22' 56" West** a distance of **200.00 feet** to an iron pin and cap set;
- 3) **North 86° 01' 44" East**, passing iron pin and caps set at 86.36 feet and 411.18 feet, a total distance of **436.20 feet** to a mag nail set in the centerline of Plain City Georgesville Road;

Thence, with the centerline of Plain City Georgesville Road, **South 06° 22' 56" East** a distance of **200.00 feet** returning to the **True Point of Beginning**, containing **2.0011 Acres** more or less.

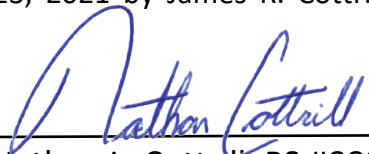
Bearings are based on a GPS observation on September 14, 2016, WGS 1984 Geodetic North.

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 July 23, 2021 by James R. Cottrill, PS registration #6858. (Job #S210615-2.0011)




Nathan L. Cottrill, PS #8821

COTTRILL SURVEYING, INC

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

3.2507 Acre Tract Surveyed for Yutzy

The following described 3.2507 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 6969 and 8507, being part of a 22.9533 acre tract (Parcel 01-00497.000, Parcel 2: 45.37 original acres) conveyed to Stanley Ray Yutzy and David Lee Yutzy, co-successors Trustees of the Mary E Yutzy Revocable Living Trust dated January 5, 2004 by Official Record 387 page 1326, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Plain City Georgesville Road (County Road 7, 50 feet right-of-way) and MV High Road (County Road 44, 40 feet right-of-way);

Thence, with the centerline of Plain City Georgesville Road with the following three courses:

- 1) North 00° 26' 29" East a distance of 853.29 feet;
- 2) North 00° 27' 41" West a distance of 354.88 feet;
- 3) North 06° 22' 56" West a distance of 250.05 feet to a mag nail set at the Northeast corner of a 2.587 acre tract conveyed to Monika and Jerrold Hayslett, Joint Lives by Official Record 28 page 635, the Southeast corner of said 22.9533 acre tract, and being the **True Point of Beginning**;

Thence, with the North line of said 2.587 acre tract, **South 85° 37' 23" West**, passing iron pin and caps set at 25.02 feet and 466.76 feet, a total distance of **495.24 feet** to a point in the Ella Ditch and the Northeast line of a 25.488 acre tract conveyed to Renee N Markworth by Official Record 317 page 582;

Thence, with the Northeast line of said 25.488 acre tract, **North 68° 25' 27" West** a distance of **191.42 feet** to a point in the Ella Ditch;

Thence, across said 22.9533 acre tract with the following two new courses:

- 1) **North 06° 22' 56" West**, passing an iron pin and cap set at 17.30 feet, a total distance of **142.45 feet** to an iron pin and cap set;
- 2) **North 86° 01' 44" East**, passing an iron pin and cap set at 639.58 feet, a total distance of **664.60 feet** to a mag nail set in the centerline of Plain City Georgesville Road;

Thence, with the centerline of Plain City Georgesville Road, **South 06° 22' 56" East** a distance of **221.56 feet** returning to the **True Point of Beginning**, containing **3.2507 Acres** more or less.

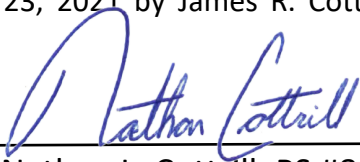
Bearings are based on a GPS observation on September 14, 2016, WGS 1984 Geodetic North.

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 July 23, 2021 by James R. Cottrill, PS registration #6858. (Job #S210615-3.2507)




Nathan L. Cottrill, PS #8821