

DEED REFERENCE

JONAS J & KATIE J YUTZY, TRUSTEES
OF THE JONAS J & KATIE J TRUST
OR 257 PG 1190
PARCEL No. 11-00386.000

© 131.54 ACRES
FOURTH TRACT: 176.54 ORG ACRES

Ⓓ 39.1 ACRES
FIFTH TRACT: 45 ORG ACRES

LEONA KRAMER, TRUSTEE
OR 373 PG 116
40.9455 ACRES
PLAT 2-95

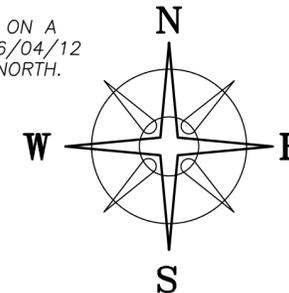
ENOCH & LEANNA C
EICHORN, JT LIVES
OR 280 PG 1770
169.7174 ACRES
PLAT 42-12

LEONA KRAMER, TRUSTEE
OR 373 PG 113
50 ACRES

DARRELL & CAROLYN BEILER, JT LIVES
OR 263 PG 1673
91.195 ACRES
PLAT 42-11

ENOCH & LEANNA C
EICHORN, JT LIVES
OR 280 PG 1770
169.7174 ACRES
PLAT 42-12

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/04/12
WGS 1984 GEODETIC NORTH.



© 131.2212± ACRES

170.2663± ACRES

Ⓓ 39.0451± ACRES

DALLAS YODER, TRUSTEE
OR 348 PG 1574
80.629 ACRES
PLAT 63-18 & 41-18

EXISTING DRAINAGE
EASEMENT SHOWN
ON PLAT 65-06
693.05'
JASON EVERETT &
ERICA ELAINE
WARREN, JT LIVES
OR 218 PG 1869
5.000 ACRES
PLAT 65-06

TPOB
N=740143.014'
E=1719439.633'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 12/16/2020

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

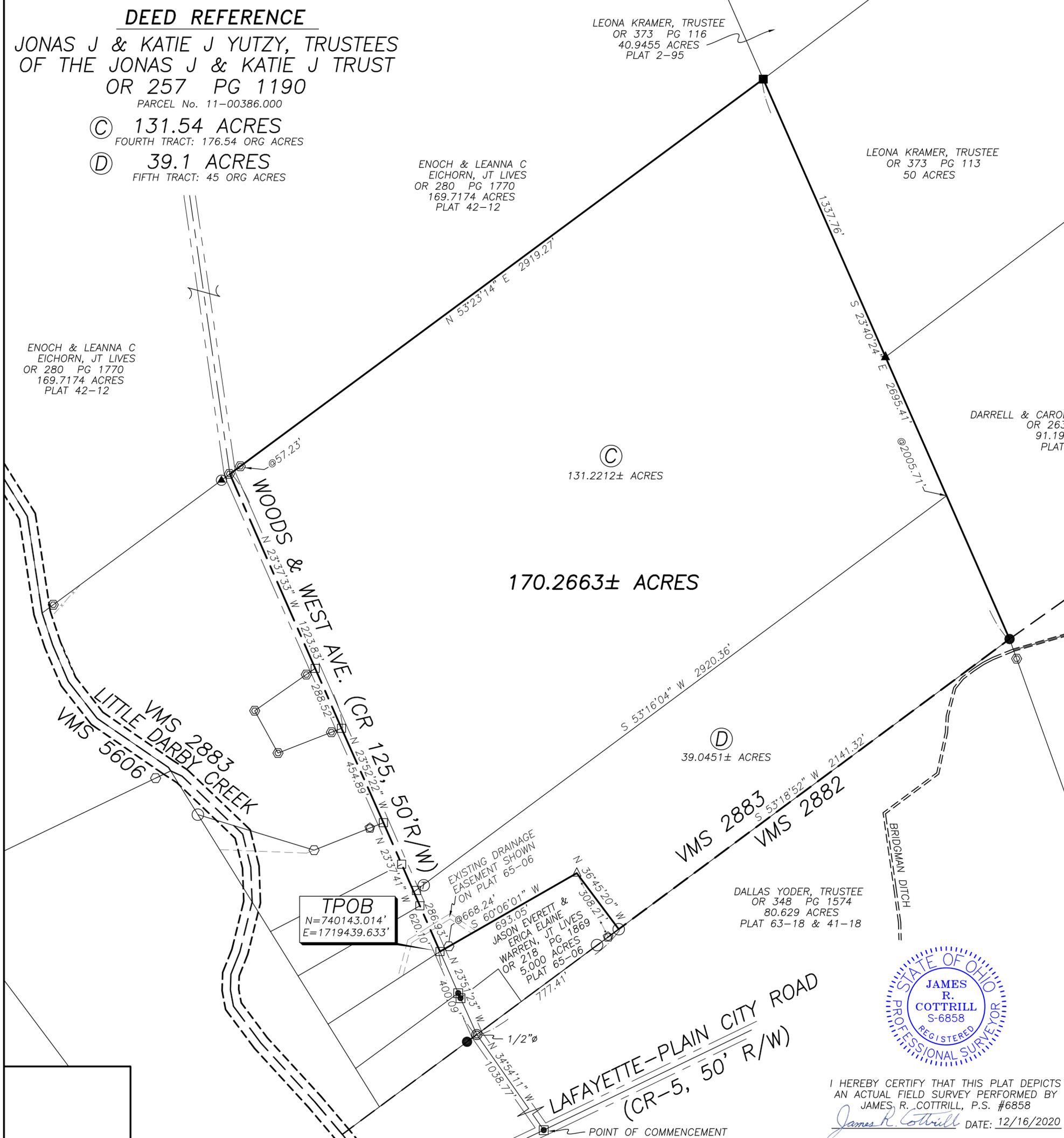
- Ⓣ 3/4" IRON "T" BAR (FOUND)
- MAG NAIL (FOUND)
- ⊙ IRON PIPE (FOUND)
- IRON PIN (FOUND)
- △ 1/2" ∅ REBAR (FOUND)
- 5/8" ∅ REBAR (FOUND)
- ▲ 9" RECORDED STONE (FOUND)
- ⊕ WOOD FENCE POST (FOUND)
- 10" CONCRETE FENCE POST (FOUND)
- 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "PRIDAY 7277" (FOUND)
- ⊙ 3/4" ∅ PIPE & YELLOW PLASTIC CAP
STAMPED "RET 6552" (FOUND)
- ⊕ 1/2" ∅ REBAR & ORANGE PLASTIC
CAP STAMPED "BAKER 5539" (FOUND)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

COTTRILL SURVEYING, INC

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

**170.2663± ACRES,
VMS 2883, MONROE TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR YUTZY.**

SCALE : 1" = 300'	JOB No. S201101E	CREW: MW
300' 150' 0 300'	SURVEYED 12/2020	DWN BY: NC
	DRAWN 12/2020	CHECK: RC



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170.2663 Acre Tract *Surveyed for Yutzy*

The following described 170.2663 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2883, being all of a 131.54 acre tract (Parcel 11-00386.000, Fourth Tract: 176.54 original acres) and all of a 39.1 acre tract (Parcel 11-00386.000, Fifth Tract: 45 original acres) both conveyed to Jonas J and Katie J Yutzy, Trustees of the Jonas J and Katie J Trust by Official Record 257 page 1190, and being more particularly described as follows:

Commencing at a mag nail found at the centerline intersection of Woods & West Avenue (County Road 125, 50 feet right-of-way) and Lafayette-Plain City Road (County Road 5, 50 feet right-of-way);

Thence, with the centerline of Woods & West Avenue with the following two courses:

- 1) North 34° 54' 11" West a distance of 1038.77 feet to a 1/2 inch diameter pipe found in the line between VMS 2883 and 2882;
- 2) North 23° 51' 23" West a distance of 400.09 feet to an iron pin found at the West corner of a 5.000 acre tract conveyed to Jason Everett and Erica Elaine Warren, Joint Lives by Official Record 218 page 1869 and a corner to said 39.1 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Woods & West Avenue with the following three courses:

- 1) **North 23° 37' 41" West**, passing the South corner of said 131.54 acre tract at 286.93 feet, a total distance of **620.10 feet** to an iron pin found;
- 2) **North 23° 52' 22" West** a distance of **454.89 feet** to an iron pin found;
- 3) **North 23° 37' 33" West** a distance of **1223.83 feet** to an iron pin and cap previously set at an angle point in Woods & West Avenue and in the Southeast line of a 169.7174 acre tract conveyed to Enoch and Leanna C Eichorn, Joint Lives by Official Record 280 page 1770;

Thence, with the Southeast line of said 169.7174 acre tract, **North 53° 23' 14" East**, passing an iron pin and cap previously set at 57.23 feet, a total distance of **2919.27 feet** to a 10 inch concrete fence post found at the South corner of a 40.9455 acre tract conveyed to Leona Kramer, Trustee by Official Record 373 page 116 and the West corner of a 50 acre tract conveyed to Leona Kramer, Trustee by Official Record 373 page 113;

Thence, with the Southwest line of said 50 acre tract, **South 23° 40' 24" East**, passing a 9 inch recorded stone found at a corner to a 91.195 acre tract conveyed to Darrell and Carolyn Beiler, Joint Lives by Official Record 263 page 1673 at 1337.76 feet, passing the North corner of said 39.1 acre tract at 2005.71 feet, a total distance of **2695.41 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Priday 7277" found at the North corner of an 80.629 acre tract conveyed to Dallas Yoder, Trustee by Official Record 348 page 1574 and in the line between VMS 2882 and 2883;

Thence, with the Northwest line of said 80.629 acre tract and said VMS line, **South 53° 18' 52" West** a distance of **2141.32 feet** to a 5/8 inch diameter rebar found at the East corner of said Warren's 5.000 acre tract;

Thence, around said 5.000 acre tract with the following two courses:

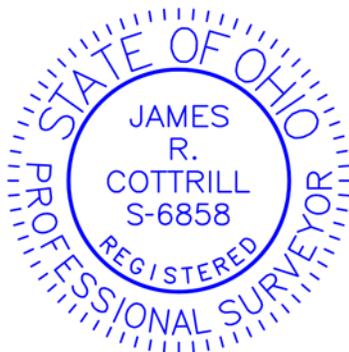
- 1) **North 36° 45' 20" West** a distance of **308.21 feet** to a 1/2 inch diameter rebar found;
- 2) **South 60° 06' 01" West**, passing an iron pin and cap set at 668.24 feet, a total distance of **693.05 feet** returning to the **True Point of Beginning**, containing **170.2663 Acres** more or less, of which 131.2212 acres more or less is all of said 131.54 acre tract and 39.0451 acres more or less is all of said 39.1 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 December of 2020 by James R. Cottrill, PS registration #6858. (Job #S201101-170.2663)




James R. Cottrill, PS #6858