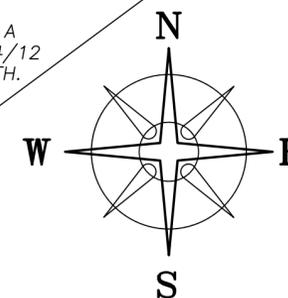


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/04/12
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

JONAS J & KATIE J YUTZY, TRUSTEES
OF THE JONAS J & KATIE J TRUST
OR 257 PG 1190

PARCEL No. 11-00386.000

(A) 121 ACRES
FIRST TRACT

(B) 29.5404 ACRES
THIRD TRACT: 47.86 ORG ACRES

DOUGLAS P & RITA R
YODER JT LIVES
OR 296 PG 1127
90.0078 ACRES
PLAT 87-92

VOID BETWEEN DEEDS
RODNEY L & TINA M YODER, JT LIVES
OR 362 PG 394
3.8796 ACRES PLAT 19-20
CORNER BEARS S 01°05'04" E 1.75'
FROM SOUTH CORNER OF 3.8796 ACRE TRACT

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

ROGER L STRALEY FARMS LLC
OR 236 PG 2108
59.884 ACRES

WILMER L & MARY K
SCHROCK, TRUSTEES
OR 323 PG 798
79.79 ACRES

ALVIN A & KATIE M
YODER, CO-TRUSTEES,
OR 181 PG 2285
174.2334 ACRES

HAROLD L AND PRISCILLA R
YODER, JT LIVES, ETAL
OR 313 PG 1589
78 ACRES

CARL E & MARY JANE YODER, JT LIVES
DB 282 PG 76
61.2487 ACRES
FIRST TRACT: 138 ACRES 133 POLES (ORG)

JONAS J & KATIE J
YUTZY, TRUSTEES
OR 289 PG 1331
1.7791 ACRES

EXISTING EASEMENT
PLAT 30-13
TPOB

LEGEND

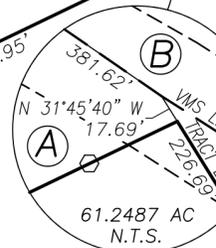
ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- IRON PIN (FOUND)
- MAG NAIL (FOUND)
- ⊙ IRON PIPE (FOUND)
- ▲ WOOD FENCE POST (FOUND)
- △ 1/2" ∅ REBAR (FOUND)
- 5/8" ∅ REBAR (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)
- ⊗ 3/4" ∅ PIPE & YELLOW PLASTIC CAP
STAMPED "PAGE ENG S-6034" (FOUND)
- ⊘ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

154.2749± ACRES

(A) 126.4848± ACRES

N=742297.501'
E=1718638.385'



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

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

**154.2749± ACRES,
VMS 2883 & 5606, MONROE TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR YUTZY.**

SCALE : 1" = 300'	JOB No. S201101W	CREW: MW
300' 150' 0 300'	SURVEYED 12/2020	DWN BY: NC
	DRAWN 12/2020	CHECK: RC

COTTRILL SURVEYING, INC

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

154.2749 Acre Tract Surveyed for Yutzy

The following described 154.2749 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2883 and 5606, being all of a 121 acre tract (Parcel 11-00386.000, First Tract) and all of a 29.5404 acre tract (Parcel 11-00386.000, Third Tract: 47.86 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 three 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;
- 3) North 23° 37' 41" West a distance of 620.10 feet to an iron pin found at the Northeast corner of a 4.9186 acre tract conveyed to Ronald E and Sandra Thomas, Joint Lives by Official Record 194 page 365 and the East corner of said 29.5404 acre tract and being the **True Point of Beginning;**

Thence, with the north line of said 4.9186 acre tract with the following two courses:

- 1) **South 68° 17' 33" West**, passing a 1/2 inch diameter rebar and orange plastic cap stamped "Baker 5539" found at 24.98 feet, a total distance of **327.72 feet** to an iron pin and cap set;
- 2) **North 72° 56' 33" West** a distance of **534.15 feet** to a 5/8 inch diameter rebar found in the Northeast line of a 61.2487 acre tract conveyed to Carl E and Mary Jane Yoder by Deed Book 282 page 76;

Thence, around said 61.2487 acre tract with the following two courses:

- 1) **North 31° 45' 40" West** a distance of **226.69 feet** to the East corner of said 121 acre tract;
- 2) **South 64° 15' 29" West**, passing an iron pin and cap set at 73.47 feet, passing the Northeast corner of a 78 acre tract conveyed to Harold L and Priscilla R Yoder, Joint Lives, et. al. by Official Record 313 page 1589 at 1159.95 feet, a total distance of **2226.44 feet** to a 1 1/4 inch diameter iron pipe found in the Northeast line of a 174.2334 acre tract conveyed to Alvin A Katie M Yoder, Co-Trustees by Official Record 181 page 2285 and in the line between VMS 5606 and 10700;

Thence, with the Northeast line of said 174.2334 acre tract and said VMS line, **North 25° 48' 18" West**, passing a 10 inch diameter wood fence post found at the East corner of a 79.79 acre tract conveyed to Wilmer L and Mary K Schrock, Trustees by Official Record 323 page 798 at 337.70 feet, a total distance of **1487.64 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "Page S-6034" found at the South corner of a 59.884 acre tract conveyed to Roger L Straley Farms, LLC by Official Record 236 page 2108;

Thence, with the Northeast line of said 59.884 acre tract, **North 25° 50' 44" West** a distance of **1176.41 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "Page S-6034" found at the South corner of a 90.0078 acre tract conveyed to Douglas P and Rita R Yoder, Joint Lives by Official Record 296 page 1127;

Thence, with the Southeast line of said 90.0078 acre tract, **North 64° 06' 35" East**, passing a 3/4 inch diameter pipe and yellow plastic cap stamped "RET 6552" found at the Southeast corner of said 90.0078 acre tract at 2022.73 feet, a total distance of **2058.75 feet** to the center of Little Darby Creek, in the line between VMS 2883 and 5606, and in the West 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 West line of said 169.7174 acre tract, center of Little Darby Creek and said VMS line with the following six courses:

- 1) **South 09° 28' 16" East** a distance of **176.37 feet** to a point;
- 2) **South 24° 22' 11" East** a distance of **245.01 feet** to a point;
- 3) **South 34° 43' 25" East** a distance of **223.62 feet** to a point;
- 4) **South 42° 00' 23" East** a distance of **180.22 feet** to a point;
- 5) **South 31° 49' 43" East** a distance of **579.83 feet** to a point;
- 6) **South 08° 40' 26" East** a distance of **431.24 feet** to the Northwest corner of said 29.5404 acre tract;

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 60.82 feet, passing a 10 inch diameter wood fence post found at 1002.77 feet, a total distance of **1027.52 feet** to an iron pin and cap previously set at an angle point in the centerline of Woods & West Avenue;

Thence, with the centerline of Woods & West Avenue, **South 23° 37' 33" East** a distance of **935.31 feet** to an iron pin found at the North corner of a 1.7791 acre tract conveyed to Jonas J and Katie J Yutzy, Trustees by Official Record 289 page 1331;

Thence, around said 1.7791 acre tract with the following three courses:

- 1) **South 54° 52' 41" West**, passing iron pin and cap previously set at 22.75 feet, a total distance of **324.82 feet** to an iron pin and cap previously set;
- 2) **South 28° 44' 49" East** a distance of **212.63 feet** to an iron pin and cap previously set;
- 3) **North 68° 40' 09" East**, passing iron pin and cap previously set at 277.12 feet, a total distance of **299.56 feet** to an iron pin found in the centerline of Woods & West Avenue;

Thence, with the centerline of Woods & West Avenue, **South 23° 52' 22" East** a distance of **454.89 feet** returning to the **True Point of Beginning**, containing **154.2749 Acres** more or less, of which 126.4848 acres more or less is all of said 121 acre tract and 27.7901 acres more or less is all of said 29.5404 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
James R. Cottrill, PS #6858