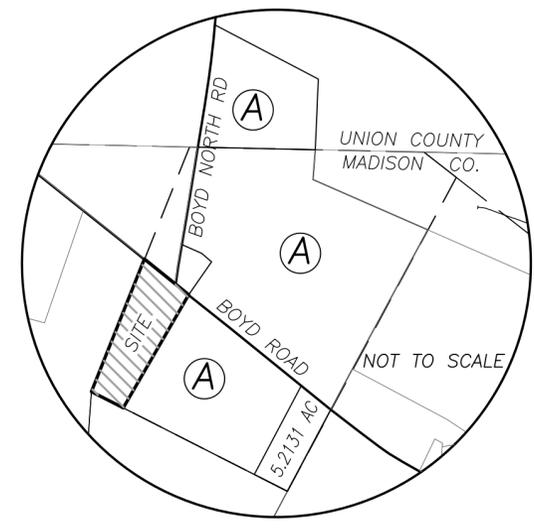
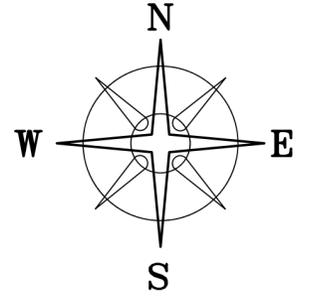


BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/03/21 WGS 1984 GEODETIC NORTH.



LOCATION MAP
(NOT TO SCALE)

LEGEND

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

- ⊙ 1" PINCHED PIPE (FOUND)
- ▲ RECORDED STONE (FOUND)
- IRON PIN (FOUND)
- ◆ PK NAIL (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 10"⌀ WOOD FENCE POST (FOUND)

KATIE ALBERTA YUTZY & SARAH HELEN YUTZY, JT LIVES
OR 275 PG 238
113.52 ACRES

PAUL W & KAREN T RAUSCH, JT LIVES
OR 375 PG 82
1.531 ACRES

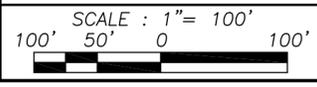
10.2218± ACRES

DEED REFERENCE
ELTON RAUSCH
OR 350 PG 2200
PARCEL No. 03-00021.001
94.369 ACRES
112 TOTAL ACRES

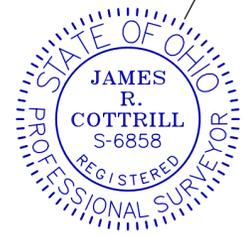
COTTRILL SURVEYING, INC

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

10.2218± ACRES,
VMS 11012, DARBY TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PAUL RAUSCH



JOB No. S211118 CREW: MW
SURVEYED 12/2021 DWN BY: RC
DRAWN 12/2021 CHECK: NC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 12/03/21

KATIE ALBERTA YUTZY & SARAH HELEN YUTZY, JT LIVES
OR 275 PG 238
113.52 ACRES

SET AT THE BASE OF 10" OLD WFP

VMS 10987
VMS 12708

VMS 11012
VMS 12708

VMS 11012
VMS 7239

N 63°20'06" W 330.12'

VMS 10987
VMS 11012
N 21°16'28" E 1131.30'

S 30°11'36" W 1026.68'

S 51°29'03" E 144.51'

S 52°00'44" E 44.60'
S 52°00'44" E 456.74'
412.14'

S 51°20'09" E 678.92'

S 51°09'36" E 300.00'

S 51°58'55" E 320.70'

N=768717.25'
E=1732872.24'

@1108.71'

@26.46'

POB

(A)

(A)

(A)

5.2131± ACRES

BOYD NORTH ROAD
BOYD ROAD
BOYD ROAD (CR-42, 50' R/W)
BOYD ROAD (CR61, 50' R/W)

COTTRILL SURVEYING, INC

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

10.2218 Acre Tract Surveyed for Stalnakar

The following described 10.2218 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 11012, being part of a 94.369 acre tract (Parcel 03-00021.001, 112 total acres) conveyed to Elton Rausch by Official Record 350 page 2200, and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of Boyd Road (County Road 42, 50 feet right-of-way) and Boyd North Road (County Road 61, 50 feet right-of-way), said iron pin being the Southwest corner of a 1.531 acre tract conveyed to Paul W and Karen T Rausch, Joint Lives by Official Record 375 page 82 and a corner to said 94.369 acre tract;

Thence, with the centerline of Boyd Road and the Southwest line of said 1.531 acre tract, **South 51° 29' 03" East** a distance of **144.51 feet** to an iron pin found at the South corner of said 1.531 acre tract in corner to said 94.369 acre tract;

Thence, continuing with the centerline of Boyd Road and across said 94.369 acre tract, **South 52° 00' 44" East** a distance of **44.60 feet** to a mag nail set;

Thence, with a new line across said 94.369 acre tract, **South 30° 11' 36" West**, passing an iron pin and cap set at 26.46 feet, a total distance of **1026.68 feet** to an iron pin and cap set in a line of a 113.52 acre tract conveyed to Katie Alberta Yutzy and Sarah Helen Yutzy, Joint Lives by Official Record 275 page 238 also being the line between VMS 11012 and 12708;

Thence, with said 113.52 acre tract and a VMS line with the following two courses;

- 1) **North 63° 20' 06" West** a distance of **330.12 feet** to an iron pin and cap set at the base of a 10 inch wood fence post at a corner common to VMS 12708, 11012 and 10987;
- 2) with the line between VMS 11012 and 10987, **North 21° 16' 28" East**, passing a 1 inch diameter pinched pipe found at 1108.71 feet, a total distance of **1131.30 feet** to an iron pin found in the centerline of Boyd Road;

Thence, with the centerline of Boyd Road, **South 51° 58' 55" East** a distance of **320.70 feet** returning to the **Point of Beginning**, containing **10.2218 Acres** more or less.

Bearings are based on a GPS observation on November 3, 2021, 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 2021 by James R. Cottrill, PS registration #6858. (Job #S211118-10.2218)



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