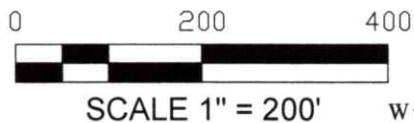
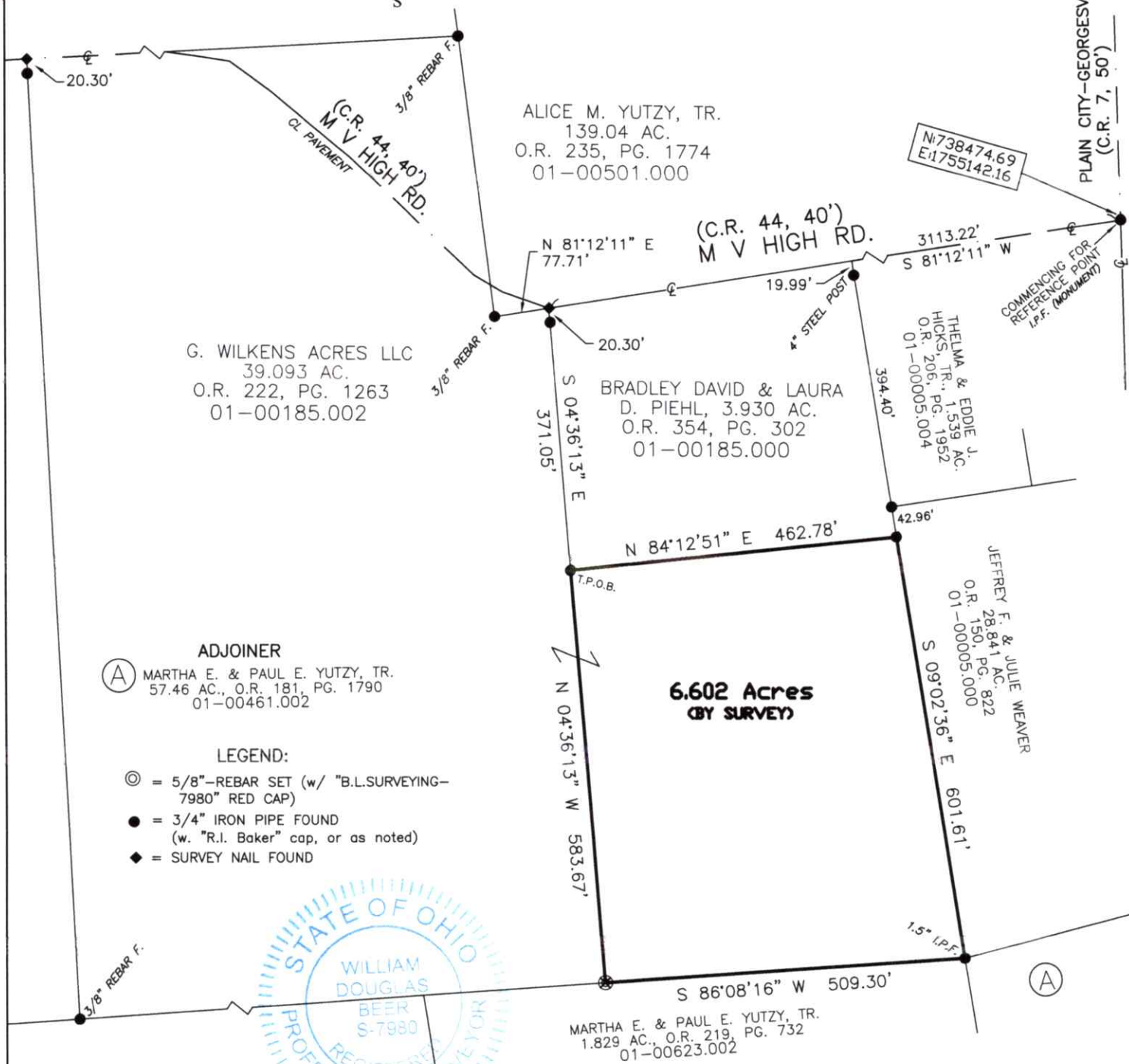


# LOT SPLIT EXHIBIT

6.602 ACRES (BY SURVEY) TRACT, LOCATED IN  
VMS #12126, VILLAGE OF PLAIN CITY, CAANAN  
TOWNSHIP, MADISON COUNTY, OHIO



NOTE: INTENT OF THIS LOT SPLIT IS TO TRANSFER  
THE 6.602 ACRES TO NORTH ADJOINER (PIEHL).



G. WILKENS ACRES LLC  
39.093 AC.  
O.R. 222, PG. 1263  
01-00185.002

ALICE M. YUTZY, TR.  
139.04 AC.  
O.R. 235, PG. 1774  
01-00501.000

BRADLEY DAVID & LAURA  
D. PIEHL, 3.930 AC.  
O.R. 354, PG. 302  
01-00185.000

N:738474.69  
E:1755142.16

THELMA & EDDIE J.  
HICKS, TR., 1.539 AC.  
O.R. 206, PG. 1952  
01-00005.004

JEFFREY F. & JULIE WEAVER  
28.841 AC.  
O.R. 150, PG. 822  
01-00005.000

**ADJOINER**  
A MARTHA E. & PAUL E. YUTZY, TR.  
57.46 AC., O.R. 181, PG. 1790  
01-00461.002

### LEGEND:

- ⊙ = 5/8" REBAR SET (w/ "B.L.SURVEYING-7980" RED CAP)
- = 3/4" IRON PIPE FOUND (w. "R.I. Baker" cap, or as noted)
- ◆ = SURVEY NAIL FOUND



MARTH A. E. & PAUL E. YUTZY, TR.  
1.829 AC., O.R. 219, PG. 732  
01-00623.002

Bearings are based on N 81° 12' 11" E, as shown hereon for the centerline of M V High Rd. (C.R. 44), as derived from GPS observations utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with a 2011 NSRS adjustment.

**BENCHMARK LAND SURVEYING**  
3501 MANILA DRIVE  
WESTERVILLE, OH 43081  
(614) 794-9609 ~ Office  
bmlsurveying@yahoo.com

I hereby certify that this boundary survey was prepared from an actual field survey and to the best of our knowledge and belief is correct and that this plat was prepared in accordance with Ohio Administrative Code Chapter 4733-37 "Standards for Boundary Surveys". All monumentation is found or to be set as shown.

*William D. Beer* 3/24/22  
William D. Beer Date  
Registered Professional Surveyor No. 7980

March 24, 2022  
DESCRIPTION OF A 6.602 ACRE TRACT

Situated in the Township of Caanan, County of Madison, State of Ohio, located in VMS # 12126, being 6.602 acres (by Survey) out of that 39.093 acre tract conveyed to G. Wilkens Acres, LLC in O.R. 222, Page 1263 (01-00185.002), said 6.602 acres being more particularly described as;

Commencing for reference at an iron pin found (in a monument box) at the intersection of the centerline of M V High Road (C.R. 44, 40' R/W) and the centerline of Plain City-Georgesville Road (C.R. 7, 50' R/W); thence, South 81° 12' 11" West, with the centerline of said M V High Road, a distance of 3,113.22 feet to a survey nail found at a northerly corner of said 39.093 acres, being the northwesterly corner of that 3.930 acre tract conveyed to Bradley David and Laura D. Piehl in O.R. 354, Page 302 and being in the southerly line of that 139.04 acre tract conveyed to Alice M. Yutzy, Trustee in O.R. 235, Page 1774; thence, South 04° 36' 13" East, with an easterly line of said 39.093 acres and with the westerly line of said 3.930 acres, passing a ¾ inch iron pipe found (with a "R.L. Baker" cap) at a distance of 20.30 feet, a total distance of 371.05 feet to a ¾ inch iron pipe found (with a "R.L. Baker" cap) at the southwesterly corner of said 3.930 acres,, said pipe also being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, North 84° 12' 51" East, with a northerly line of said 39.093 acres and with the southerly line of said 3.930 acres, a distance of 462.78 feet to a ¾ inch iron pipe found (with a "R.L. Baker" cap) at the southeasterly corner of said 3.930 acres, the same being in the westerly line of that 28.841 acre tract conveyed to Jeffrey F. and Julie Weaver in O.R. 150, Page 822;

Thence, South 09° 02' 36" East, with an easterly line of said 39.093 acres and with the westerly line of said 28.841 acres, a distance of 601.61 feet to a 1.5 inch iron pipe found at the southeasterly corner of said 39.093 acres, the same being the southwesterly corner of said 28.841 acres, the northwesterly corner of that 57.46 acre tract conveyed to Martha E. and Paul E. Yutzy, Trustees in O.R. 181, Page 1790 and the northeasterly corner of that 1.829 acre tract conveyed to Martha E. and Paul E. Yutzy, Trustees in O.R. 219, Page 732;

Thence, South 86° 08' 16" West, with the southerly line of said 39.093 acres and with the northerly line of said 1.829 acres, a distance of 509.30 feet to a rebar set;

Thence, North 04° 36' 13" West, crossing a portion of said 39.093 acres, a distance of 583.67 feet to the TRUE PLACE OF BEGINNING.

Page 2 (6.602 acres)

Containing 6.602 acres of land (by Survey).

Subject to all easements, restrictions and rights-of-way of record.


All rebar's set are 5/8-inch in diameter and 30-inches long with a red cap bearing the inscription "B.L. SURVEYING-7980".

Bearings are based on North  $81^{\circ} 12' 11''$  West, as given herein for the centerline of M V High Road (C.R. 44), as derived from GPS observations utilizing ODOT VRS and being based on the Ohio State Plane Coordinate System (South Zone), NAD '83 with a 2011 NSRS adjustment.

This description is based on a field survey performed by or under the direct supervision of the undersigned / Benchmark Land Surveying, LLC in January of 2022.

All references are to records of the Recorder's Office, Madison County, Ohio.



 3/24/22  
William D. Beer Date  
Registered Professional Surveyor No. 7980