

COTTRILL SURVEYING, INC

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

4.5906 Acre Tract Surveyed for Yutzy

The following described 4.5906 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 8507, being part of a 129.21 acre tract (Parcel 01-00497.000, Parcel 1), being part of a 22.9533 acre tract (Parcel 01-00497.000, Parcel 2: 45.37 original acres) 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 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 851.78 feet to an iron pin found;
- 4) North 06° 17' 47" West a distance of 79.84 feet to a mag nail set at the Northeast corner of a 1.6149 acre tract, surveyed by this surveyor and not recorded to date, and being the **True Point of Beginning**;

Thence, around said 1.6149 acre tract with the following two courses:

- 1) **South 86° 26' 06" West**, passing an iron pin and cap set at 26.09 feet, a total distance of **350.07 feet** to an iron pin and cap set;
- 2) **South 06° 22' 56" East**, passing the North line of said 22.9533 acre tract at 111.78 feet, a total distance of **202.49 feet** to an iron pin and cap set in the North line of a 2.0011 acre tract conveyed to Judson and Leah Yutzy, Joint Lives by Official Record 394 page 748;

Thence, with the North line of said 2.0011 acre tract, **South 86° 01' 44" West** a distance of **86.36 feet** to an iron pin and cap set at the Northwest corner of said 2.0011 acre tract;

Thence, with a new line across said 22.9533 acre tract, **North 06° 22' 56" West**, passing the South line of said 129.21 acre tract at 83.44 feet, continuing across said 129.21 acre tract, passing an iron pin and cap set at 274.06 feet, a total distance of **647.28 feet** to an iron pin and cap set;

Thence, with a new line across said 129.21 acre tract, **South 86° 49' 10" East**, passing an iron pin and cap set at 408.24 feet, a total distance of **442.94 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° 15' 32" East** a distance of **392.05 feet** returning to the **True Point of Beginning**, containing **4.5906 Acres** more or less, of which 4.4181 acres more or less is part of said 129.21 acre tract and 0.1725 acres more or less is part of said 22.9533 acre tract.

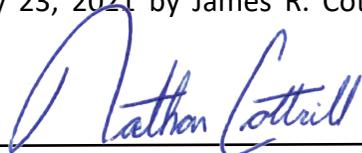
Bearings are based on a GPS observation on September 14, 2016, WGS 1984 Geodetic North.

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 #S210615-4.5906)




Nathan L. Cottrill, PS #8821

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5.2865 Acre Tract Surveyed for Yutzy

The following described 5.2865 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 6969, being all of a 5.2945 acre tract (Parcel 01-00647.000) 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 20.03 feet to a mag nail set at the Northwest corner of a 20.003 acre tract conveyed to Darby Oaks LLC by Official Record 400 page 17 and the Southwest corner of said 5.2945 acre tract and being the **True Point of Beginning**;

Thence, with the centerline of Plain City Georgesville Road, **North 06° 22' 56" West** a distance of **226.81 feet** to a mag nail set at the Southwest corner of a 1.0009 acre tract conveyed to Noah L Miller, TOD by Official Record 308 page 1829;

Thence, with the South line of said 1.0009 acre tract, **North 84° 38' 44" East**, passing an iron pin and cap set at 30.00 feet, passing the Southwest corner of a 4.039 acre tract conveyed to Noah L Miller, TOD by Official Record 308 page 1829 at 200.03 feet, a total distance of **1011.91 feet** to an iron pin and cap set in the West line of said Darby Oaks LLC's 20.003 acre tract;

Thence, with said 20.003 acre tract with the following two courses:

- 1) **South 08° 53' 56" East** a distance of **226.57 feet** to an iron pin and cap set;
- 2) **South 84° 36' 34" West**, passing a 1/2 inch diameter rebar and orange plastic cap stamped "RI Baker" found at 0.87 feet, passing an iron pin and cap set at 995.95 feet, a total distance of **1021.85 feet** returning to the **True Point of Beginning**, containing **5.2865 Acres** more or less.

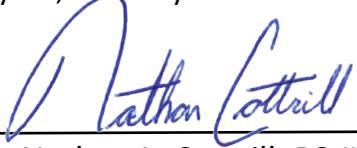
Bearings are based on a GPS observation on September 14, 2016, WGS 1984 Geodetic North.

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 #S210615-5.2865)




Nathan L. Cottrill, PS #8821