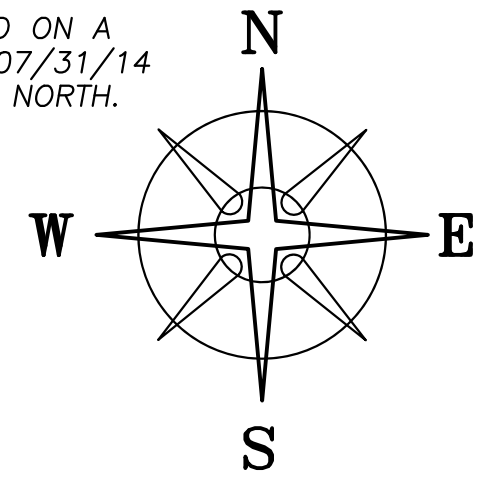


GUY AVE (CR 128, 50'R/W)

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/31/14
WGS 1984 GEODETIC NORTH.



JOHN E JR & JOYCE A KAUFFMAN, JT LVS
OR 246 PG 526
110.08 ACRES
01-00240.000

POINT OF
COMMENCEMENT

DEED REFERENCE
VERNON A YODER, TRUSTEE
OF THE VERNON YODER TRUST DATE 4/9/08
OR 240 PG 2612
PARCEL No. 01-00476.000
80.6 ACRES (AUDITOR)
TRACT I
Ⓐ 80 ACRES
TRACT II
Ⓑ 0.55 ACRES

ERVIN YODER, TRUSTEE
OR 108 PG 2135
43.429 ACRES
01-00482.002

MICHAEL J & CATHY P KRAMER, JT LIVES
OR 268 PG 1892
5.4903 ACRES
01-00253.001

PHILIP E HOSTETLER, TRUSTEE
OR 268 PG 1892
4.72 ACRES
01-00520.000

VMS 13020
VMS 10081

VMS 10081
VMS 7394

2.9197± AC

N=755228.25'
E=1732974.07'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L COTTRILL, P.S. #8821
DATE: 02/21/24

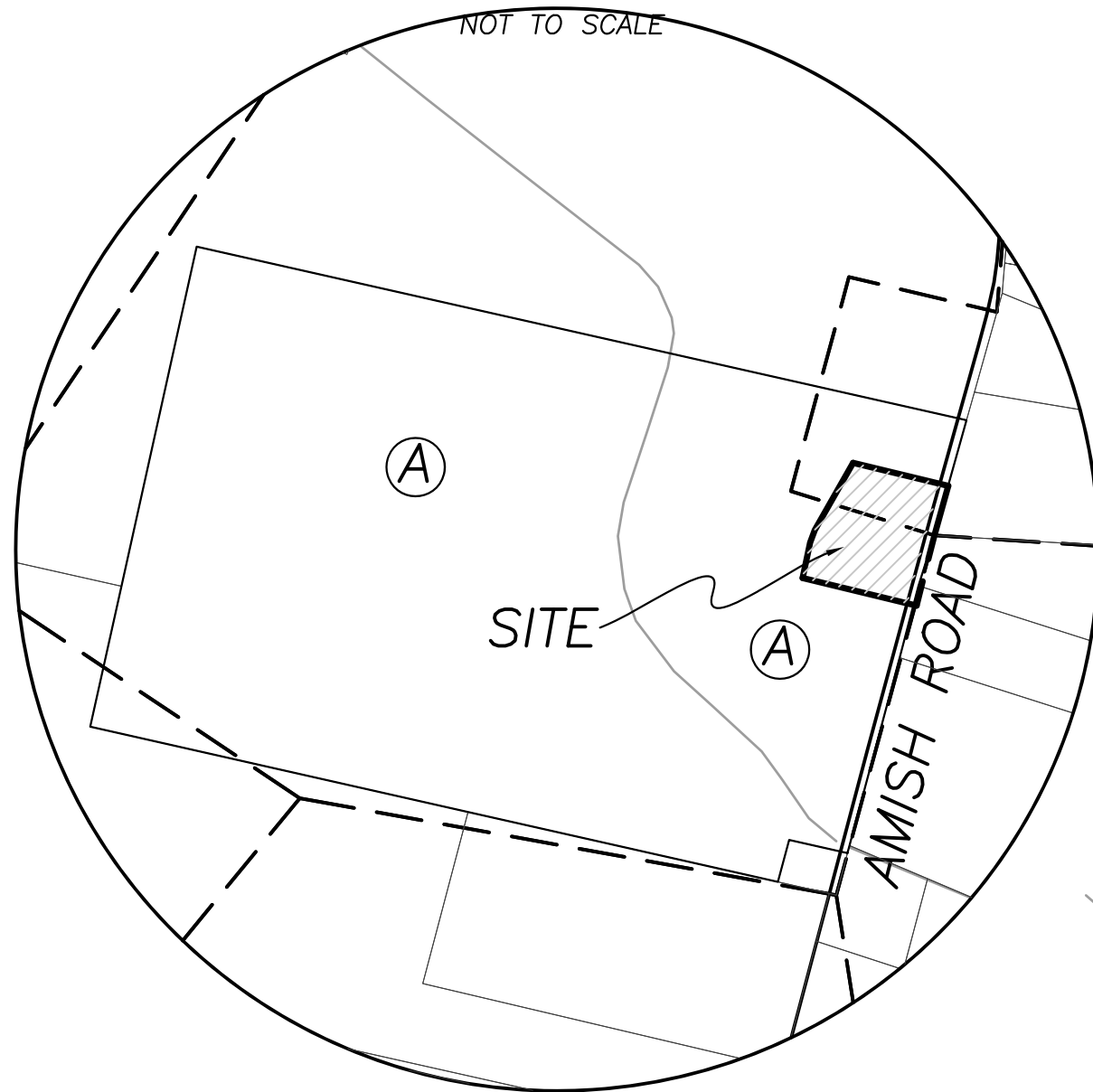
LEGEND

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

- 11" SQUARE CONC POST (FOUND)
- △ 5/8" ∅ IRON PIN (FOUND)
- ⊕ 3/4" ∅ ELECTRIC CONDUIT & YELLOW PLASTIC CAP STAMPED "BAKER 5539" (FOUND)
- ⊕ 5/8" ∅ REBAR & ORANGE PLASTIC CAP STAMPED "RI BAKER" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

LOCATION MAP

NOT TO SCALE



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

2.9197± ACRES
VMS 10081 & 13020, CANAAN TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR YODER

SCALE : 1" = 100'	JOB No. S240126	CREW: MW
100' 50' 0 100'	SURVEYED 02/12/24	DWN BY: NC
	DRAWN 02/14/24	CHECK: RC

COTTRILL SURVEYING, INC

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

2.9197 Acre Tract Surveyed for Yoder

The following described 2.9197 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 10081 and VMS 13020, being part of an 80 acre tract (Parcel 01-00476.000, 80.6 acres per Auditor) as conveyed to Vernon A Yoder, Trustee of the Vernon Yoder Trust to Date 4/9/08, and being more particularly described as follows:

Commencing at 3/4 inch diameter electrical conduit and yellow plastic cap stamped "Baker 5539" found at the intersection of the extension of the centerline of Guy Avenue (County Road 128, 50 feet right-of-way) and the east side of Amish Pike (County Road 30A, 45 feet right-of-way) and being the Northeast corner of a 110.08 acre tract conveyed to John E Jr and Joyce A Kauffman, Joint Lives by Official Record 246 page 526;

Thence, along the east side of said Amish Pike and the East line of said 110.08 acre tract with the following two courses:

- 1) South 03° 48' 20" West a distance of 686.03 feet to a 5/8 inch diameter rebar and orange plastic cap stamped "RI Baker" found;
- 2) South 15° 35' 26" West, passing the Northeast corner of said 80 acre tract at 413.48 feet, a total distance of 620.52 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, continuing along the east side of Amish Pike and with the East line of said 80 acre tract with the following two courses:

- 1) **South 15° 35' 26" West** a distance of **154.87 feet** to a 5/8 inch diameter iron pin found at the intersection of VMS 7394, VMS 10081 and VMS 13020;
- 2) continuing with the line between VMS 7394 and VMS 13020, **South 14° 15' 45" West** a distance of **220.79 feet** to an iron pin and cap set;

Thence, across said 80 acre tract with the following five new courses:

- 1) **North 76° 22' 43" West**, passing iron pin and caps set at 47.26 feet and 331.79 feet, a total distance of **355.79 feet** to the centerline of an open ditch;
- 2) continuing with the centerline of said open ditch, **North 11° 56' 53" East** a distance of **109.81 feet** to a point;
- 3) **North 20° 34' 10" East** a distance of **40.25 feet** to a point;
- 4) **North 29° 40' 10" East** a distance of **234.98 feet** to a point;
- 5) leaving said open ditch, **South 76° 22' 43" East**, passing iron pin and caps set at 24.00 feet and 249.71 feet, a total distance of **296.96 feet** returning to the **True Point of Beginning**, containing **2.9197 Acres** more or less.


Bearings are based on a GPS observation on July 31, 2014, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on February 12, 2024.




Nathan L. Cottrill, PS #8821
(Job #S240126-2.9197)