

PLAT OF SURVEY FOR:
KATHLEEN P. YUTZY, TRUSTEE
MONROE TOWNSHIP
V.M.S. 5281 & V.M.S. 7473
MADISON COUNTY, OHIO

- LEGEND:
- 1) IRON ROD FOUND
 - 2) MONUMENT BOX FOUND
 - 3) MAG NAIL FOUND
 - 4) RAILROAD SPIKE FOUND
 - 5) MAG NAIL SET
 - 6) 5/8" X 30" IRON ROD WITH PLASTIC I.D. CAP SET
 - 7) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983



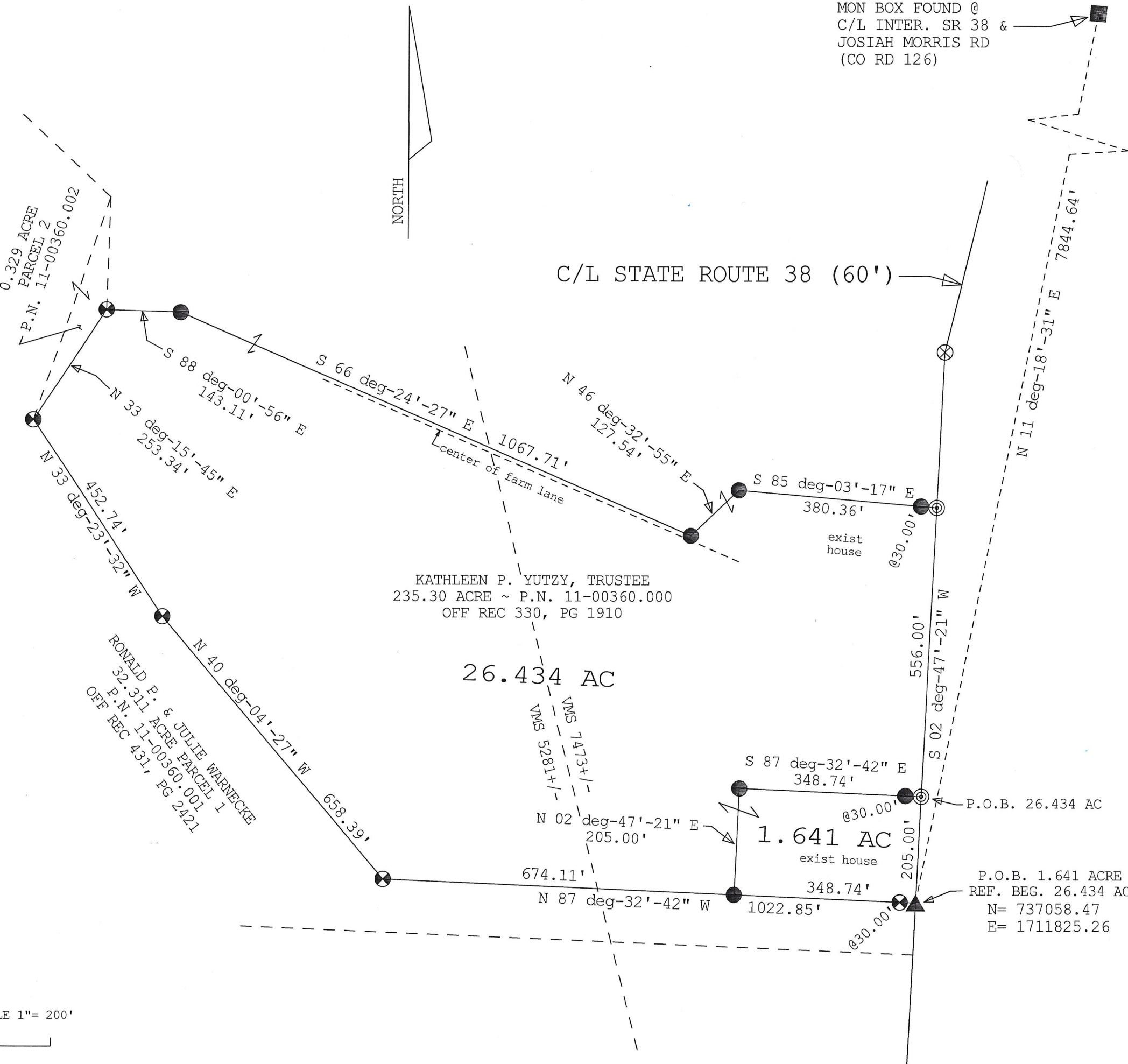
Joseph P. Priday

JOSEPH P. PRIDAY (S-7277)
JAN. 30, 2025 JN 25-02

I HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED FROM AN ACTUAL FIELD SURVEY
AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400

MON BOX FOUND @
C/L INTER. SR 38 &
JOSIAH MORRIS RD
(CO RD 126)



KATHLEEN P. YUTZY, TRUSTEE
235.30 ACRE ~ P.N. 11-00360.000
OFF REC 330, PG 1910

26.434 AC

1.641 AC
exist house

P.O.B. 1.641 ACRE
REF. BEG. 26.434 AC
N= 737058.47
E= 1711825.26

SCALE 1"= 200'

200 ft

LEGAL DEED DESCRIPTION
26.434 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey numbers 5281 and 7473; being part of the 235.30 acre tract of Kathleen P. Yutzy, Trustee (Official Record 330, page 1910, P.N. 11-00360.000); and being further bounded and described as follows:

Beginning for reference at a railroad spike found in the centerline of State Route 38 (60' R/W) at a northeast corner of the 32.311 acre, Parcel 1 of Ronald P. and Julie Warnecke (Official Record 431, page 2421, P.N. 11-00360.001). Witnessed by a monument box found at the centerline intersection of said State Route 38 and Josiah Morris Road (County Road 126) which bears: (North 11 deg.-18'-31" East, 7844.64 feet).

Thence North 02 deg.-47'-21" East, 205.00 feet along said centerline of State Route 38 to a mag nail set on the northeast corner of a 1.641 acre tract surveyed this date, being the TRUE POINT OF BEGINNING.

Thence with two consecutive courses of said 1.641 acre tract:

- 1) North 87 deg.-32'-42" West, 348.74 feet (passing over an iron rod set at 30.00 feet) to an iron rod set.
- 2) South 02 deg.-47'-21" West, 205.00 feet to an iron rod set on a north line of said 32.311 acre tract.

Thence with three consecutive courses of said 32.311 acre tract:

- 1) North 87 deg.-32'-42" West, 674.11 feet to an iron rod found.
- 2) North 40 deg.-04'-27" West, 658.39 feet to an iron rod found.
- 3) North 33 deg.-23'-32" West, 452.74 feet to an iron rod found at the most southerly corner of the 0.329 acre, Parcel 2 also of Ronald P. and Julie Warnecke (also Official Record 431, page 2421, P.N. 11-00360.002).

Thence North 33 deg.-15'-45" East, 253.34 feet along the southeasterly line of said 0.329 acre tract to an iron rod found.

Thence with four consecutive new lines crossing said 235.30 acre tract:

- 1) South 88 deg.-00'-56" East, 143.11 feet to an iron rod set.
- 2) South 66 deg.-24'-27" East, 1067.71 feet to an iron rod set.
- 3) North 46 deg.-32'-55" East, 127.54 feet to an iron rod set.
- 4) South 85 deg.-03'-17" East, 380.36 feet (passing over an iron rod set at 350.36 feet) to a mag nail set in said centerline of State Route 38.

Thence South 02 deg.-47'-21" West, 556.00 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, South Zone, NAD 1983. The tract as described from an actual field survey performed on or about January 30, 2025, by Registered Surveyor, Joseph P. Priday (S-7277), contains **26.434 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.



LEGAL DEED DESCRIPTION
1.641 ACRES

Real estate situated in Monroe Township of Madison County, Ohio; in the Virginia Military Survey number 7473; being part of the 235.30 acre tract of Kathleen P. Yutzy, Trustee (Official Record 330, page 1910, P.N. 11-00360.000); and being further bounded and described as follows:

Beginning at a railroad spike found in the centerline of State Route 38 (60' R/W) at a northeast corner of the 32.311 acre, Parcel 1 of Ronald P. and Julie Warnecke (Official Record 431, page 2421, P.N. 11-00360.001). Witnessed by a monument box found at the centerline intersection of said State Route 38 and Josiah Morris Road (County Road 126) which bears: (North 11 deg.-18'-31" East, 7844.64 feet). Said railroad spike found being the TRUE POINT OF BEGINNING.

Thence North 87 deg.-32'-42" West, 348.74 feet along a north line of said 32.311 acre tract (passing over an iron rod found at 30.00 feet) to an iron rod set.

Thence North 02 deg.-47'-21" East, 205.00 feet to an iron rod set.

Thence South 87 deg.-32'-42" East, 348.74 feet (passing over an iron rod set at 318.74 feet) to a mag nail set in said centerline of State Route 38.

Thence South 02 deg.-47'-21" West, 205.00 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearings are based on the State Plane Coordinate System, South Zone, NAD 1983. The tract as described from an actual field survey performed on or about January 30, 2025, by Registered Surveyor, Joseph P. Priday (S-7277), contains **1.641 acres**, more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the Map Room of the Madison County Engineer.

