

SARAH H. YUTZY AND  
KATIE A. YUTZY  
PARCEL (AERIAL MAP)  
# 451  
14.20 ACRES

TOTAL AREA CALCULATED TO E OF ROADS  
66,680.269 SQ. FT. OR 1.531 ACRES  
LESS TOTAL PUBLIC ROAD RIGHT OF WAY @ 25' FROM E OF ROAD  
11,000.343 SQ. FT. OR 0.253 ACRE  

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NET USEFUL AREA EXCLUDING PUBLIC ROADWAY  
55,679.926 SQ. FT. OR 1.278 ACRES

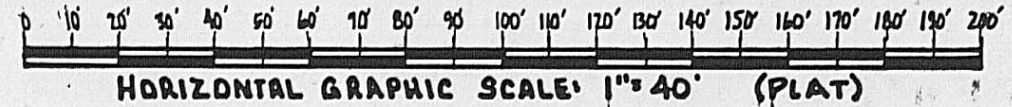
THIS TRACT OF LAND CONTAINS BUILDINGS,  
WELL AND SANITARY LEACHING FIELD

THIS 1.531 ACRES IS A PORTION OF AERIAL PARCEL  
# 517 SHOWN ON AERIAL MAP # 4  
THE TOTAL OWNERSHIP IS AUDITOR'S PARCEL # 03.00021  
SAID TO CONTAIN IN TOTAL 95.90 ACRES  
SEE D.B. 266 AT PG. 602 & 603

ELTON RAUSCH AKA ELTON W. RAUSCH  
OWNER BY TESTAMENTARY TRUSTEES DEED

LOCATED AT N° 11435 BOYD ROAD NORTH  
PLAIN CITY, OHIO 43064

ELTON RAUSCH OWNER  
DEED VOL. 266 AT PAGES 602 & 603  
IN VMS # 11012



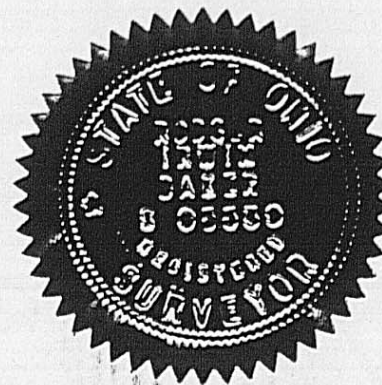
BEING, BEFORE THIS 1.531 ACRES SURVEYED, DEED AREA OF 95.90 ACRES  
IN V.M.S. # 11012, CIVIL TOWNSHIP OF DARBY, MADISON COUNTY  
SEE DEED VOLUME 266 AT PAGES 602 & 603, ELTON RAUSCH OWNER  
AUDITOR'S TAX PARCEL # 03.00021 111 AUY (AGRICULTURE)  
SEE MADISON CO. ENGR. AERIAL # 4 PARCEL # 517

I CERTIFY TO ALL PERSONS INTERESTED IN THIS FIELD SURVEY THAT I HAVE  
PERSONALLY MADE A FEBRUARY, 1986 SURVEY OF THESE PREMISES IN  
ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS AS  
DEFINED BY AMERICAN LAND TITLE AND OHIO ADMINISTRATIVE CODE.  
I BASED SUCH SURVEY ON THE BEST FIELD EVIDENCE AND AS PER THE  
DEED RECORDS NOTED HEREON — ADDITIONAL REFERENCE BEING MADE TO  
PROBATE COURT CASE # 78-4-77 AND D.B. 243 PG. 358, ALSO TO  
D.B. 276 PG. 174.

IT SHOULD BE NOTED THAT THE TOTAL AREA BELONGING TO ELTON RAUSCH  
IS REPORTED AS 112 ACRES WITH 16.10 ACRES SAID TO BE IN UNION  
COUNTY AND 95.90 ACRES REPORTED IN MADISON COUNTY.  
IRON PIPES SET ON CORNERS OFF OF ROAD AND P.K. SPIKES & A PIPE SET  
IN THE ROADWAY CENTERLINE POINTS.

THE BASIS OF BEARINGS SHOWN ON E OF BOYD ROAD NORTH.  
MR. ELTON RAUSCH'S TAX MAILING ADDRESS = 8165 CEMETERY PIKE N.E.  
PLAIN CITY, OHIO 43064.

*Rodger J. Baker P.S.* FEB. 18 - 1986  
RODGER J. BAKER OHIO SURVEYOR # S-05539  
2121 U.S. RT. 42 S.W. LONDON, OHIO 43140



PLAT OF 1.531 ACRES SURVEYED  
FEBRUARY 18 TH., 1986 - SCALE 1" = 40'  
PART OF 95.90 ACRES VMS 11012  
DARBY TOWNSHIP MADISON COUNTY  
OHIO

LOCATED AT 11435 BOYD ROAD CO. RD. 61  
PLAIN CITY, OHIO 43064

5-88

The following is a correct description of a February 1986 field survey which is found to contain 66,680.269 square feet or 1.531 acres and being a portion of that certain 95.90 acres in Darby civil township, county of Madison, state of Ohio and being more specifically at the junction of Boyd Road and Boyd Road North...VMS 11012...said lands presently owned by Elton Rausch who acquired title by TESTAMENTARY TRUSTEES DEED recorded in Madison County records in Deed Volume 266 at Pages 602 and 603...the total lands said to be 112 acres with 16.10 acres within Union County (95.90 acres in Madison County)...carried on the Madison County Auditor's Tax Duplicate as Parcel #03-00021...said 1.531 acres being bounded and more particularly described as follows:

Beginning with a railroad spike found and a 3/4 inch pipe reset in the center of junction of Boyd Road and Boyd Road North...being 1,098.62 feet southerly along Boyd Road North from the Madison and Union Counties' common boundary....

Thence: With the centerline of Boyd Road North (County Road #61)....N 07 deg 30 min 00 sec E 314.140 feet to a P.K. spike set;

Thence: Leaving aforesaid roadway....S 67 deg 49 min 56 sec E (passing a 3/4 inch pipe set at 20.10 feet and passing the easterly right of way line of Boyd Road North at 25.842 feet) a total distance of 177.980 feet to a 3/4 inch pipe set;

Thence: S 51 deg 01 min 24.10 sec E 105.209 feet to a 3/4 inch pipe set;

Thence: S 33 deg 00 min 15 sec W (passing the newly established right of way line of Boyd Road at 291.681 feet and passing a 3/4 inch pipe set at 295.83 feet) a total distance of 316.750 feet to a P.K. spike set in the centerline of Boyd Road (aka County Road #42);

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Thence: Following the centerline therewith....N 52 deg 44 min 55 sec W 144.580 feet to the true point of beginning.

Containing within said bounds a total of 66,680.269 square feet or 1.531 acres of which 11,000.343 square feet or 0.253 acre is within the public roadway right of way....leaving a total net useful area of 55,679.926 square feet or 1.278 acres excluded of said roadway right of ways.

The basis of the bearings derived from the centerline course in Boyd Road North as called for in D.B. 266 at Pg. 602....(N 07 deg 30 min E).

The location of this particular parcel of land is at #11435 Boyd Road North, Plain City, Ohio 43064.

Reference is made to Madison County Engineer's Aerial Tax Map #4... Parcel #517.

3/4 inch diameter iron pipe set on the corners off of the roadway and P.K. spike and or iron pipe set in the centerlines thereof.