

BEARINGS BASED ON THE ϕ OF MV HIGH ROAD (N 77°55'00"E)
AS DESCRIBED IN D.B. 155 PG. 509.



DEED REFERENCE

RALPH E. & SUE J. YUTZY
D.B. 160 PG. 490
16.38 ORIG. AC. (TRACT 1) 6.6930 AC. TODATE
5.69 ORIG. AC. (TRACT 2) 3.8538 AC. TODATE
10.5168 ACRES IN PARCEL #578 (TAX RECORD)

NOTES

SURVEYS ON NORTH SIDE OF M.V. HIGH ROAD
ARE TO ϕ OF ROAD
R.I. BAKER 3-5-97 USED A LINE 10' SOUTH
OF ϕ OF M.V. HIGH ON 1.259 AC. TRACT
0.9515, 0.9515, 0.7800 ACRE TRACTS R.I. BAKER
USED THE ϕ OF M.V.HIGH ROAD
0.5913 ACRE TRACT IS TO BECOME PART OF
FARMWALD'S 0.9515 ACRE TRACT
0.5923 ACRE TRACT IS TO BECOME PART OF
GINGERICH'S 0.9515 ACRE TRACT
0.0153 ACRE TRACT IS TO BECOME PART OF
GINGERICH'S 1.2590 ACRE TRACT
6.2963 ACRE TRACT IS TO BECOME PART OF
YUTZY'S 57.4710 ACRE TRACT

LEGEND

- Δ 8" ϕ WOOD CORNER FENCE POST
 - \circ 1/2" IRON PIPE (FOUND)
 - \square IRON PIN (FOUND)
 - \bullet 6" METAL FENCE POST (FOUND)
 - \cdot MAG. NAIL (SET)
 - \circ 5/8" ϕ REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

33 - 97



PAUL E. YUTZY ET AL
D.B. 287 PG. 350
57.4710 AC.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 3-14-97

JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT.STERLING, OHIO 43143 PH. (614) 869-3811

VMS 6969 & 2681,
MADISON COUNTY, CANNAN TOWNSHIP,
STATE OF OHIO.
SURVEYED FOR RALPH YUTZY

DATE DRAWN: 3-4-97	SCALE: 1" = 100'	CREW: JJ,BILL
JOB #S970302	100' 50' 0 100'	DWN. BY: JJ
F. B. #15		CK. BY:

Description of 6.2963 acre tract
Surveyed for Ralph Yutzy

The following described 6.2963 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 6969 and 2681, and being part of tract one (originally 16.38 acres) (6.693 acres to date) also being part of tract two (originally 5.69 acres)(3.8538 acres to date) both tracts conveyed to Ralph E. and Sue J. Yutzy by Deed Book 160 Page 490 and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of Plain City-Georgesville Road (50 foot right-of-way) with the centerline of M.V. High Road (50 foot right-of-way)

Thence, with the centerline of M.V. High Road South 77 deg. 55 min. 00 sec. West, a distance of 937.34 feet to an iron pin found at the Northwest corner of a 0.9515 acre tract conveyed to Kenneth O. and Debra Farmwald by Deed Book 253 Page 665 said iron pin is also at the Northeast corner of a 5.1340 acre tract conveyed to Anthony J. Martin by Deed Book 292 Page 600;

Thence, with the East line of said 5.3140 acre tract South 13 deg. 39 min. 29 sec. East passing a 1/2 inch iron pipe found at the Southwest corner of said 0.9515 acre tract at 225.26 feet, a total distance of 365.26 feet to an iron pin and cap set at the true point of beginning;

Thence, across said tracts one and two North 77 deg. 51 min. 01 sec. East, passing an iron pin and cap set at 184.02 feet, also passing the line between tracts one and two at 354.07 feet also passing an iron pin and cap set at 368.30 feet, a total distance of 620.14 feet to an iron pin and cap set;

Thence, continuing with a new line across said tract one South 02 deg. 11 min. 37 sec. East a distance of 92.52 feet to a 1/2 inch iron pipe found at the northwest corner of a 0.9456 acre tract conveyed to Alvin E. and Katie E. Troyer by Deed Book 256 Page 173;

Thence, with the West line of said 0.9456 acre tract South 02 deg. 11 min. 37 sec. East, passing a 1/2 inch iron pipe found at the Northwest corner of 0.9456 acre tract at 182.21 feet, and continuing with the West line of said 0.9456 acre tract, a total distance of 375.10 feet to a 1/2 inch iron pipe found in the North line of a 57.4710 acre tract conveyed to Paul E. Yutzy et al. by Deed Book 287 Page 350;

Thence, with said North line South 73 deg. 42 min. 18 sec. West a distance of 527.55 feet to a 8 inch diameter wood corner fence post found at the Southeast corner of said Martin's 5.3140 acre tract;

Thence, with the East line of said 5.3140 acre tract North 13 deg. 39 min. 27 sec. West passing the line between tracts one and two at 140.25 feet, a total distance of 498.89 feet returning to the true point of beginning containing 6.2963 acres more or less, of which 3.4849 acres is from said tract one and 2.8114 acres is from said tract two, also 0.0606 acres is in V.M.S. 6969 and 6.2357 acres is in V.M.S. 2681.

Said 6.2963 acre tract is contingent to and to become part of Paul Yutzy's 57.4710 acre tract as recorded in Deed Book 287 Page 350.

Bearings are based on the centerline of M.V. High Road (North 77 deg. 55 min. 00 sec. East) as described in Deed Book 155 Page 509.

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 caps stamped "Cottrill 6858".

This description is based on a field survey performed Mar. 04, 1997 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858

The following described 1.8379 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 6969 and 2681, being part of the original 16.38 acre tract (Tract 1) (6.693 acres to date) conveyed to Ralph E. and Sue J. Yutzy by Deed Book 160 Page 490 and being more particularly described as follows:

Beginning at a iron pin found at the centerline intersection of M.V. High Road (50 foot right-of-way) with the centerline of Plain City-Georgesville Road (50 foot right-of-way);

Thence, with the centerline of M.V. High Road South 77°55'00" West a distance of 206.22 feet to a magnetic nail set in said centerline said magnetic nail being the true point of beginning;

Thence, with the West line of 1.2590 acre tract conveyed to Wayne Ray and Rosann Gingerich by Official Record 36 Page 888 South 01°05'49" West, passing the Northwest corner of said 1.2590 acre tract at 10.28 feet, also passing a 6 inch metal fence post found at 23.01 feet, also passing a ½ inch iron pipe found at 225.38 feet, a total distance of 256.53 feet to an iron pin and cap set;

Thence, across said 6.693 acre tract the following three new lines:

1. South 08°14'24" West a distance of 122.24 feet to an iron pin and cap set

2. South 77°51'01" West a distance of 251.84 feet to an iron pin and cap set

3. North 13°37'44" West a distance of 140.00 feet, to a ½ inch iron pipe found at the Southeast corner of a 0.9515 acre tract conveyed to Jonas M. and Lydia M. Gingerich by Deed Book 267 Page 156 also said iron pipe is also the southwest corner of a 0.7800 acre tract conveyed to Laura Beachy by Deed Book 155 Page 509;

Thence, with said 0.7800 acre tract the following four courses:

1. North 77°55'59" East a distance of 87.89 feet to a ½ inch iron pipe found

2. North 11°23'10" West a distance of 67.19 feet to an ½ inch iron pipe found

3. North 83°50'42" East a distance of 80.31 feet to an iron pipe found

4. North 10°31'17" West, passing a ½ inch iron pipe found at

141.12 feet, a total distance of 165.94 feet to a magnetic nail set in the centerline of M.V. High Road;

Thence, with said centerline North 77°55'00" East a distance of 183.46 feet, returning to the true point of beginning containing 1.8379 acres more or less, of which 1.3191 acres is in V.M.S. 2681 and 0.5188 acres is in V.M.S 6969;

Bearings are based on the centerline of M.V. High Road (North 77°55'00" East) as described in Deed Book 155 Page 509.

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 caps stamped "Cottrill 6858".

This description is based on a field survey performed March 04, 1997 by James R. Cottrill registration #6858.

Description of 1.1495 Acre Tract
Surveyed for Ralph Yutzy

The following described 1.1495 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 2681, and being part of a 16.38 Original acre(tract 1) 6.693 acres to date conveyed to Ralph E. and Sue J. Yutzy by Deed Book 160 Page 490 and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of M.V. High Road (50 foot right-of-way) with the centerline of Plain City-Georgesville Road (50 foot right-of-way);

Thence, with the centerline of Plain City-Georgesville Road South 02 deg. 11 min. 08 sec. East a distance of 292.30 feet to a magnetic nail set at the southeast corner of a 1.2590 acre tract conveyed to Wayne Ray and Rosann Gingerich by Official Record 36 Page 888;

Thence, continuing with the centerline of Plain City-Georgesville Road South 02 deg. 11 min. 08 sec. East a distance of 215.63 feet to a magnetic nail set at the Northeast corner of 0.9456 acre tract conveyed to Alvin E. and Katie E. Troyer by Deed Book 256 Page 173;

Thence, with the North line of said .9456 acre tract South 88 deg. 40 min. 55 sec. West passing an iron pin and cap set at 25.00 feet, a total distance of 239.97 feet to a 1/2 inch iron pipe found at the Northwest corner of said Troyer's 0.9456 acre tract;

Thence across said 6.693 acre tract the following two courses;

- 1) North 02 deg. 11 min. 37 sec. West a distance of 92.52 feet to an iron pin and cap set
- 2) North 08 deg. 14 min. 24 sec. East a distance of 122.24 feet to an iron pin and cap set

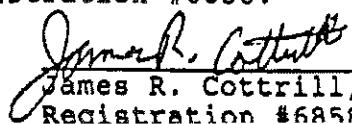
Thence, continuing with a new line across said 6.693 acre tract and the south line of said Gingerich's 1.2590 acre tract North 88 deg. 00 min. 39 sec. East passing a 1/2 inch iron pipe found at the southwest corner of said 1.2590 acre tract at 42.73 feet, also passing a 1/2 inch iron pipe found at 192.71 feet, a total distance of 217.84 feet, returning to the true point of beginning containing 1.1495 acres more or less.

Bearings are based on the centerline of M.V. High Road (North 77 deg. 55 min. 00 sec. East) as described in Deed Book 155 Page 509.

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 caps stamped "Cottrill 6858".

This description is based on a field survey performed Mar. 04, 1997 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858

Description of 0.5923 acre tract
Surveyed for Ralph Yutzy

The following described 0.5923 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 6969 and 2681, and being part of a Tract 1 originally 16.38 acre tract (6.693 acres to date) also being part of a Tract 2 originally 5.69 acres (3.8538 acres to date) both tracts conveyed to Ralph E. and Sue J. Yutzy by Deed Book 160 Page 490 and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of Plain City-Georgesville Road (50 foot right-of-way) with the centerline of M.V. High Road (50 foot right-of-way)

Thence, with the centerline of M.V. High Road South 77 deg. 55 min. 00 sec. West a distance of 753.31 feet to an iron pin found at the Northeast line of a 0.9515 acre tract conveyed to Kenneth O. and Debra Farmwald by Deed Book 253 Page 665 said iron pin also being at the Northwest corner of a 0.9515 acre tract conveyed to Jonas M. and Lydia M. Gingerich by Deed Book 267 Page 156;

Thence, with the line between said tracts South 13 deg. 39 min. 27 sec. East a distance of 225.01 feet to a 1/2 inch iron pipe found at the southern corner common to said tracts and at the true point of beginning;

Thence, with the South line of said Gingerich's 0.9515 acre tract:

1) North 77 deg. 51 min. 39 sec. East, passing the line between said Yutzy's tracts one and two at 170.05 feet, a total distance of 184.35 feet to a 1/2 inch iron pipe found at the southwest corner of a 0.7800 acre tract conveyed to Laura Beachy by Deed Book 155 Page 509;

Thence, with a new line across tract one South 13 deg. 37 min. 44 sec. East a distance of 140.00 feet, to an iron pin and cap set;

Thence, across said tracts one and two South 77 deg. 51 min. 01 sec. West, passing the line between tracts one and two at 14.23 feet, a total distance of 184.28 feet to an iron pin and cap set

Thence, continuing with a new line across said tract two North 13 deg. 39 min. 27 sec. West a distance of 140.04 feet returning to the true point of beginning containing 0.5923 acres more or less, of which 0.0459 acres is from said Tract one and 0.5464 acres is from said tract two; also 0.3386 acres is in V.M.S. 2681 and 0.2537 acres is in V.M.S. 6969

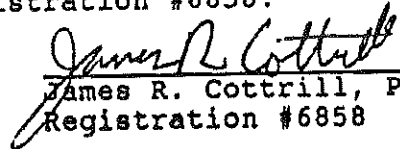
Said 0.5923 acre tract is contingent to and to become part of
Gingerich's 0.9515 acre tract.

Bearings are based on the centerline of M.V. High Road (North
77 deg. 55 min. 00 sec. East) as described in Deed Book 155
Page 509.

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 caps stamped "Cottrill 6858".

This description is based on a field survey performed Mar.
04, 1997 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858

Description of 0.5913 acre tract
Surveyed for Ralph Yutzy

The following described 0.5913 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 6969 and 2681 and being part of tract two (originally 5.69 acres)(3.8538 acres to date) conveyed to Ralph E. and Sue J. Yutzy by Deed Book 160 Page 490 and being more particularly described as follows:

Beginning at iron pin found at the intersection of the centerline of Plain City-Georgesville Road (50 foot right-of-way) with the centerline of M.V. High Road (50 foot right-of-way);

Thence, with the centerline of M.V. High Road South 77 deg. 55 min. 00 sec. West a distance of 753.31 feet to an iron pin found at the Northwest corner of a 0.9515 acre tract conveyed to Jonas M. and Lydia M. Gingerich by Deed Book 267 Page 156 said iron pin is also at the Northeast corner of a 0.9515 acre tract conveyed to Kenneth O. and Debra Farmwald by Deed Book 253 Page 665;

Thence, with the line between said tracts South 13 deg. 39 min. 27 sec. East a distance of 225.01 feet to a 1/2 inch iron pipe found at the southern corner common to said tracts and at the true point of beginning;

Thence, with the following two new lines across said Tract Two

1) South 13 deg. 39 min. 27 sec. East a distance of 140.04 feet to an iron pin and cap set

2) South 77 deg. 51 min. 01 sec. West a distance of 184.02 feet to an iron pin and cap set in the East line of a 5.3140 acre tract conveyed to Anthony J. Martin by Deed Book 292 Page 600;

Thence, with said East line North 13 deg. 39 min. 27 sec. West a distance of 140.00 feet to a 1/2 inch iron pipe found at the Southwest corner of said Farmwald's 0.9515 acre tract;

Thence, with said South line of said tract North 77 deg. 50 min. 20 sec. East a distance of 184.02 feet returning to the true point of beginning containing 0.5913 acres more or less. of which 0.0329 acres is in V.M.S. 2681 and 0.5584 acres is in V.M.S. 6969.

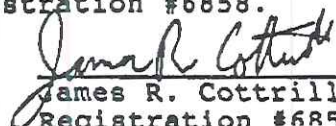
The above described 0.5913 acre tract is contingent to and to become part of Farmwald's 0.9515 acre tract as recorded in Deed Book 253 Page 665.

Bearings are based on the centerline of M.V. High Road (North 77 deg. 55 min. 00 sec. East) as described in Deed Book 155 Page 509.

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 caps stamped "Cottrill 6858".

This description is based on a field survey performed Mar. 04, 1997 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858

Description of 0.0153 acre tract
Surveyed for Ralph Yutzy

The following described 0.0153 acre tract is situated in the State of Ohio, Madison County, Canaan Township, V.M.S. 2681, and being part of the original 16.38 acre tract (Tract 1) 6.693 acres to date conveyed to Ralph E. and Sue J. Yutzy by Deed Book 160 Page 490 and being more particularly described as follows:

Beginning at an iron pin found at the centerline intersection of M.V. High Road (50 foot right-of-way) with the centerline of Plain City Georgesville Road (50 foot right-of-way)

Thence, with the centerline of M.V. High South 77 deg. 55 min. 00 sec. West a distance of 206.22 feet to a magnetic nail set in said centerline;

Thence, with the West line of 1.2590 acre tract conveyed to Wayne Ray & Rosann Gingerich by Official Record 36 Page 888 South 01 deg. 05 min. 49 sec. West, passing the Northwest corner of said tract at 10.28 feet, also passing a 6 inch metal fence post found at 23.01 feet, a total distance of 225.38 feet to a 1/2 inch iron pipe found at the southwest corner of said 1.2590 acre tract also being the true point of beginning;

Thence, with the Southwest line of said 1.2590 acre tract South 54 deg. 50 min. 14 sec. East a distance of 51.51 feet to a 1/2 inch iron pipe found corner to said 1.2590 acre tract;

Thence, across said 6.693 acre tract the following two new lines:

- 1) South 88 deg. 00 min. 39 sec. West a distance of 42.73 feet to an iron pin and cap set
- 2) North 01 deg. 05 min. 49 sec. East a distance of 31.15 feet returning to the true point of beginning containing 0.0153 acres more or less;

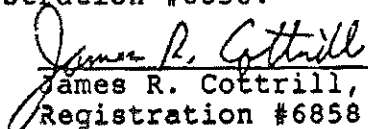
This tract is contingent to and to become part of Wayne Gingerich 1.2590 acre tract.

Bearings are based on the centerline of M.V. High Road (North 77 deg. 55 min. 00 sec. East) as described in Deed Book 155 Page 509.

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 caps stamped "Cottrill 6858".

This description is based on a field survey performed Mar. 04, 1997 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858