

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/22/18
WGS 1984 GEODETIC NORTH.

DEED REFERENCE
KATIE ALBERTA YUTZY
(1/2 TOD) SARAH HELEN YUTZY
(1/2 TOD) KATIE ALBERTA YUTZY
OR 138 PG 596

Ⓐ 71.5 ACRES
PARCEL No. 02-00302.000

FLO FARMS INC
DB 247 P 106
65 ACRES

M M F T INC
DB 163 P 324
102.07 ACRES
DA-2E
02-00163.000

ROSEDALE-PLAIN CITY
ROAD (CR-24)
(45' R/W)

S 79°16'32" E 1440.62'

N=759960.482'
E=1727169.632'

S 62°00'05" E 620.70'

TPOB

GUY AVENUE (CR-128)
(50' R/W)

S 62°00'05" E 408.24'

VMS 12275
VMS 10986

FRAME
30.0'±

2.9068± ACRES

METAL
BLDG.
28.9'±

N 27°14'38" E 310.19'

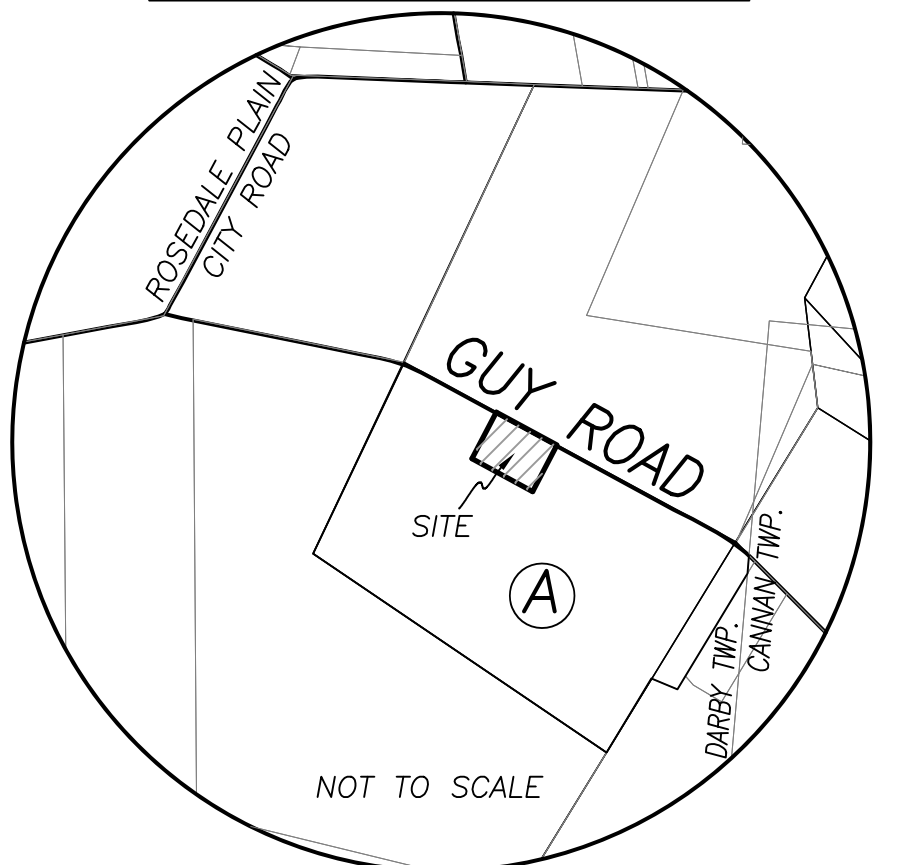
S 27°14'38" W 310.19'

N 62°00'05" W 408.24'

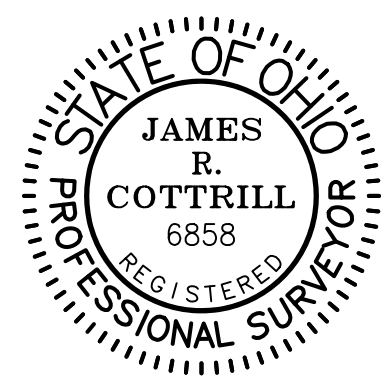
LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ⊠ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- RAIL ROAD SPIKE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

LOCATION MAP



NOT TO SCALE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 07/02/18

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

2.9068± ACRES,
VMS 10986, DARBY TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ENOCH EICHORN.

SCALE : 1" = 60'	JOB No. S180510	CREW: MW
60' 30' 0' 60'	SURVEYED 06/2018	DWN BY: RC
	DRAWN 06/2018	CHECK: NC

COTTRILL SURVEYING, INC

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2.9068 Acre Tract Surveyed for Enoch Eichorn

The following described 2.9068 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 10986, being part of a 71.5 acre tract (Parcel 02-00302.000) conveyed to Katie Alberta Yutzy (1/2 TOD Sarah Helen Yutzy and 1/2 TOD Katie Alberta Yutzy) by Official Record 138 page 596, and being more particularly described as follows:

Commencing at a railroad spike found at the centerline intersection of Guy Avenue (County Road 128, 50 feet right-of-way) and Rosedale-Plain City Road (County Road 24, 45 feet right-of-way);

Thence, with the centerline of Guy Avenue with the following two courses:

- 1) South 79° 16' 32" East a distance of 1440.62 feet to a 5/8 inch diameter iron pin found in the line between VMS 10986 and 12275 and being the North corner of said 71.5 acre tract;
- 2) South 62° 00' 05" East a distance of 620.70 feet to a mag nail set at the **True Point of Beginning**;

Thence, continuing with the centerline of Guy Ave., **South 62° 00' 05" East** a distance of **408.24 feet** to a mag nail set;

Thence, across said 71.5 acre tract with the following three new courses:

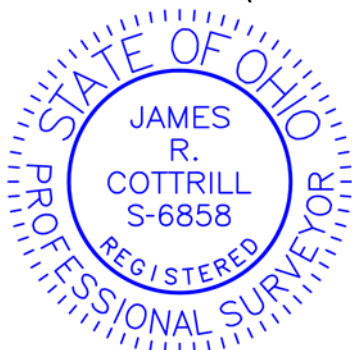
- 1) **South 27° 14' 38" West**, passing an iron pin and cap set at 29.03 feet, a total distance of **310.19 feet** to an iron pin and cap set;
- 2) **North 62° 00' 05" West** a distance of **408.24 feet** to an iron pin and cap set;
- 3) **North 27° 14' 38" East**, passing an iron pin and cap set at 280.19 feet, a total distance of **310.19 feet** returning to the **True Point of Beginning**, containing **2.9068 Acres** more or less.

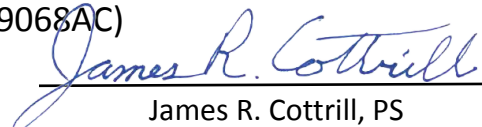
Bearings are based on a GPS observation on June 22, 2018, WGS 1984 Geodetic North.

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 6858."

This description is based on a field survey performed June 22, 2018 by James R. Cottrill, PS registration #6858. (Job #S180510-2-9068AC)




James R. Cottrill, PS