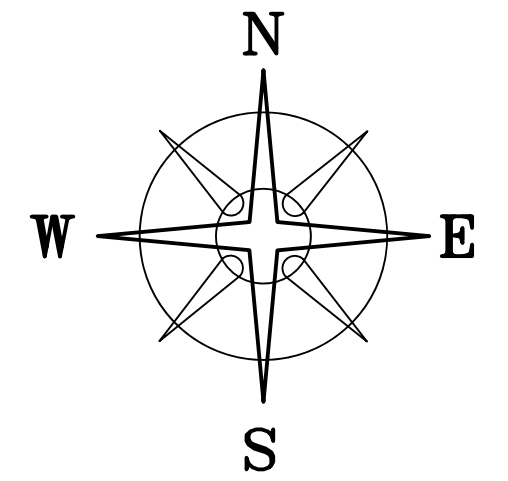


NOTE

1.4387± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO YODER'S 0.397 ACRE TRACT AS RECORDED IN OR 317 PG 1079.



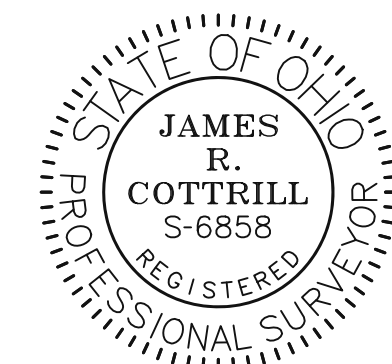
BEARINGS ARE BASED ON A GPS OBSERVATION ON 06/04/12 WGS 1984 GEODETIC NORTH.

DEED REFERENCE
RODNEY L & TINA M YODER, CO TRUSTEES
 OF THE RODNEY L YODER REV TRUST & TINA M YODER REV TRUST
OR 316 PG 413
 PARCEL No. 11-00246.006
4.817 ACRES
 5.0214 ORG ACRES

LEGEND

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

- IRON PIN (FOUND)
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- △ 1/2" ∅ REBAR (FOUND)
- MAG NAIL (FOUND)
- ⬠ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "M PRIDAY 7014" (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



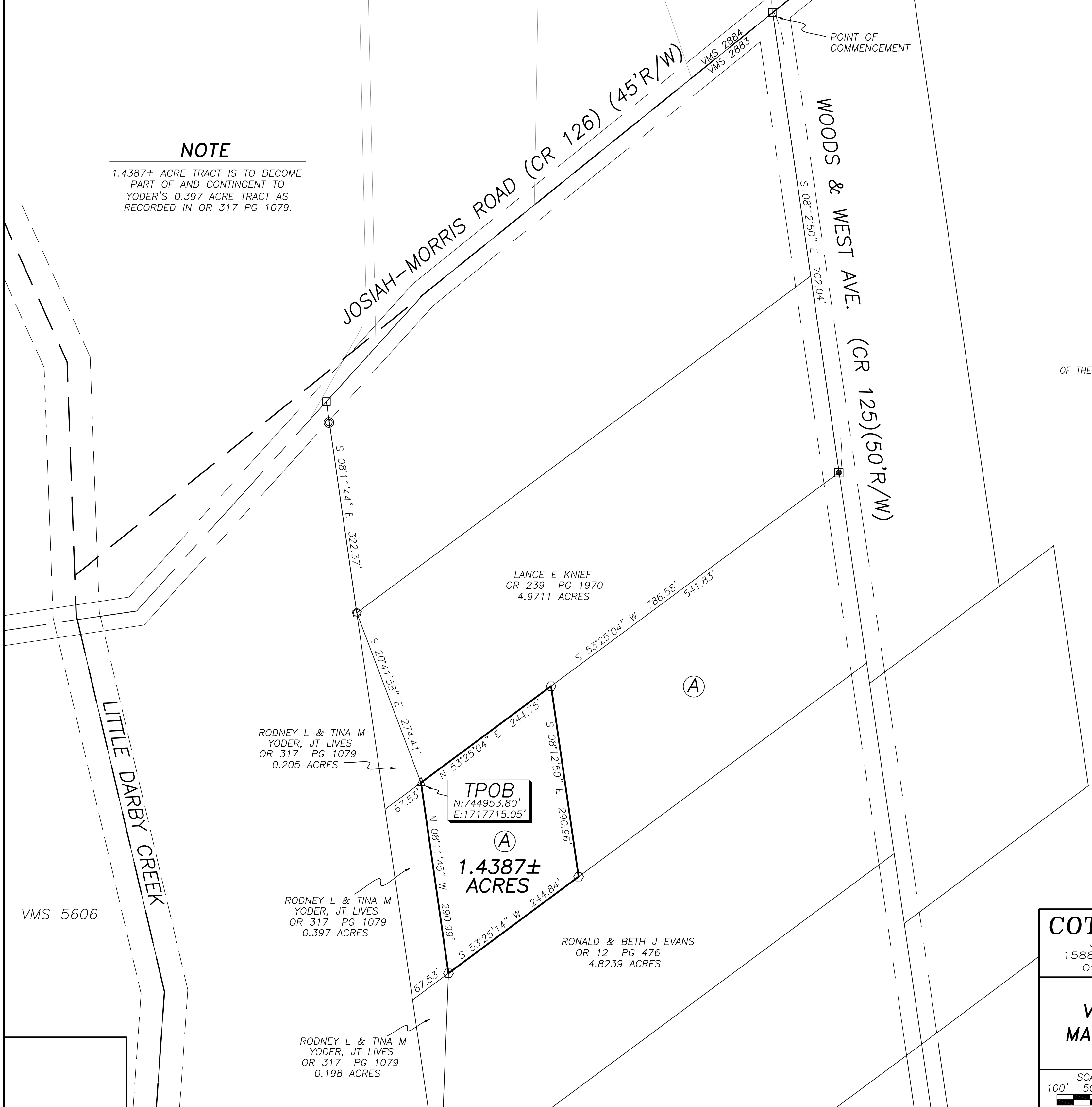
I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 5/07/2020

COTTRILL SURVEYING, INC
 James R Cottrill, PS Nathan Cottrill, PE
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com

1.4387± ACRES,
VMS 2883, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR YODER.

SCALE : 1" = 100'
 100' 50' 0 100'
 JOB No. S200417 : CREW: MW
 SURVEYED 05/2020 : DWN BY: NC
 DRAWN 05/2020 : CHECK: RC



TPOB
 N:744953.80'
 E:1717715.05'

1.4387± ACRES

VMS 5606

RODNEY L & TINA M YODER, JT LIVES
 OR 317 PG 1079
 0.205 ACRES

RODNEY L & TINA M YODER, JT LIVES
 OR 317 PG 1079
 0.397 ACRES

RODNEY L & TINA M YODER, JT LIVES
 OR 317 PG 1079
 0.198 ACRES

LANCE E KNIFF
 OR 239 PG 1970
 4.9711 ACRES

RONALD & BETH J EVANS
 OR 12 PG 476
 4.8239 ACRES

POINT OF COMMENCEMENT

WOODS & WEST AVE. (CR 125)(50'R/W)

JOSIAH-MORRIS ROAD (CR 126) (45'R/W)

LITTLE DARBY CREEK

COTTRILL SURVEYING, INC

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

1.4387 Acre Tract Surveyed for Yoder

The following described 1.4387 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2883, being part of a 4.817 acre tract (Parcel 11-00246.006, 5.0214 original acres) conveyed to Rodney L and Tina M Yoder, Co-Trustees of the Rodney L Yoder Revocable Trust and Tina M Yoder Revocable Trust by Official Record 316 page 413, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Woods & West Avenue (County Road 125, 50 feet right-of-way) and Josiah-Morris Road (County Road 126, 45 feet right-of-way) and in the line between VMS 2883 and 2884;

Thence, with the centerline of Woods & West Avenue, South 08° 12' 50" East a distance of 702.04 feet to a mag nail found at the Southeast corner of a 4.9711 acre tract conveyed to Lance E Knief by Official Record 239 page 1970 and the North corner of said 4.817 acre tract;

Thence, with the Southeast line of said 4.9711 acre tract, South 53° 25' 04" West a distance of 786.58 feet to a 1/2 inch diameter rebar found at the East corner of a 0.205 acre tract and the North corner of a 0.397 acre tract both conveyed to Rodney L and Tina M Yoder, Joint Lives by Official Record 317 page 1079 and being the **True Point of Beginning**;

Thence, with the Southeast line of said 4.9711 acre tract, **North 53° 25' 04" East** a distance of **244.75 feet** to an iron pin and cap set;

Thence, with a new line across said 4.817 acre tract, **South 08° 12' 50" East** a distance of **290.96 feet** to an iron pin and cap set in the Northwest line of a 4.8239 acre tract conveyed to Ronald and Beth J Evans by Official Record 12 page 476;

Thence, with the Northwest line of said 4.8239 acre tract, **South 53° 25' 14" West** a distance of **244.84 feet** to an iron pin and cap set at the Southeast corner of said Yoder's 0.397 acre tract and the North corner of a 0.198 acre tract conveyed to Rodney L and Tina M Yoder, Joint Lives by Official Record 317 page 1079;

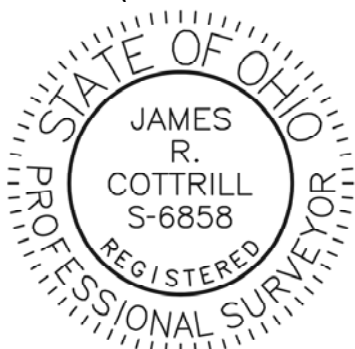
Thence, with the East line of said 0.397 acre tract, **North 08° 11' 45" West** a distance of **290.99 feet** returning to the **True Point of Beginning**, containing **1.4387 Acres** more or less.

Bearings are based on a GPS observation on June 4, 2012, 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 Surveying."

This description is based on a field survey performed May 2020 by James R. Cottrill, PS registration #6858. (Job #S200417-1.4387)




James R. Cottrill, PS #6858