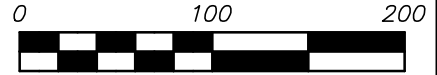


SURVEY PLAT

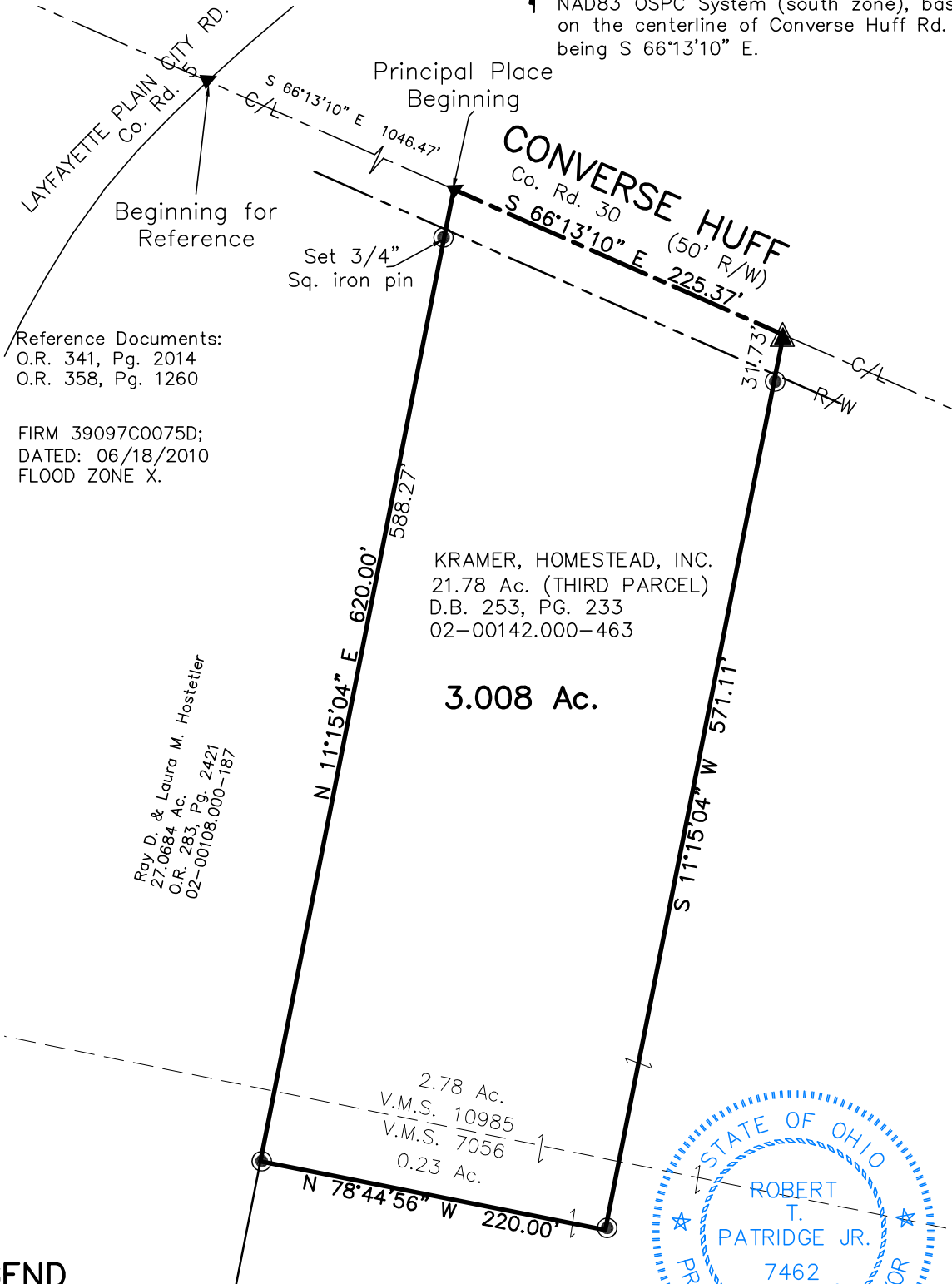
Being a 3.008 acre tract
located in Virginia Military Survey No. 10985 & 7056,
in Darby Township, Madison County, Ohio

For: Luke & Neva Yutzzy
5835 Converse Huff Rd.
Plain City, Oh. 43064



Scale 1" = 100'
April, 2022

Basis of bearings from GPS observation
NAD83 OSPC System (south zone), based
on the centerline of Converse Huff Rd.
being S 66°13'10" E.



Reference Documents:
O.R. 341, Pg. 2014
O.R. 358, Pg. 1260

FIRM 39097C0075D;
DATED: 06/18/2010
FLOOD ZONE X.

KRAMER, HOMESTEAD, INC.
21.78 Ac. (THIRD PARCEL)
D.B. 253, PG. 233
02-00142.000-463

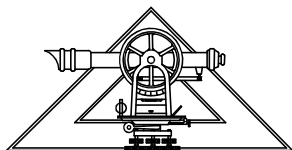
3.008 Ac.

Ray D. & Laura M. Hostetter
27.0684 Ac.
O.R. 283, Pg. 2421
02-00108.000-187



LEGEND

- set 1" iron pin
(capped PATRIDGE SURVEYING)
- ▲ found railroad spike
- ▼ found PK Nail
- ▲ set PK Nail



PATRIDGE
SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076

I hereby certify that I have surveyed the property described in the foregoing title caption, and that said survey and plat are accurate and correct to the best of my knowledge. Easements, restrictions, utilities, and rights-of-way not located, unless noted.

Robert T. Patridge Jr.

Robert T. Patridge Jr.
Professional Surveyor No. 7462

LEGAL DESCRIPTION OF 3.008 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Darby, in Virginia Military Survey Numbers 10985 and 7056, and being in part of a 21.78 acre tract (Third Parcel) (Parcel No. 02-00142.000-463) as recorded in Deed Book 253, Page 233 to Kramer Homestead, Inc., Madison County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the intersection of the centerlines of Lafayette Plain City Road (County Road 5), and Converse Huff (County Road 30);

Thence South 66°13'10" East 1046.47 feet in the centerline of Converse Huff (County Road 30), to a PK nail found at the northwest corner of said 21.78 acre tract and being the northeast corner of a 27.0684 acre tract (Parcel No. 02-00108.000-187) conveyed to Roy D. and Laura M. Hostetler in official Record 283, Page 2421, marking the **Principal Place of Beginning** of the herein described 3.008 acre tract;

Thence continuing **South 66°13'10" East 225.37 feet**, in the centerline of Lafayette Plain City Road (County Road 5), to a PK nail set;

Thence the following two (2) courses across said 21.78 acre tract;

South 11°15'04" West 571.11 feet, to an iron pin set, (passing an iron pin set at 31.73 feet);

North 78°44'56" West 220.00 feet, to an iron pin set, in the west line of said 21.78 acre tract and the east line of said 27.0684 acre tract;

North 11°15'04" East 620.00 feet, in the west line of said 21.78 acre tract and the east line of said 27.0684 acre tract to a PK nail set in the centerline of Lafayette Plain City Road (County Road 5), (passing an $\frac{3}{4}$ " square iron pin set at 588.27 feet), to the **PRINCIPAL PLACE OF BEGINNING** containing an area of **3.008 acres**. Of which 2.78 acres are in Virginia Military Survey No. 10985 and 0.23 acres are in Virginia Military Survey No. 7056. Subject to all easements, restrictions, and rights of way of record, if any.

Basis of bearings from GPS observation NAD83 OSPC System (south zone), based on the centerline of Converse Huff Rd. being S 66° 13'10" E.

A survey of the above described premises was done by Robert T. Patridge Jr. P.S. 7462, in April, 2022.

All iron pins set 1" rebar, 30" long and are yellow capped "PATRIDGE SURVEYING".

All referenced documents are on file at the Madison County Recorder's Office, London, Ohio.