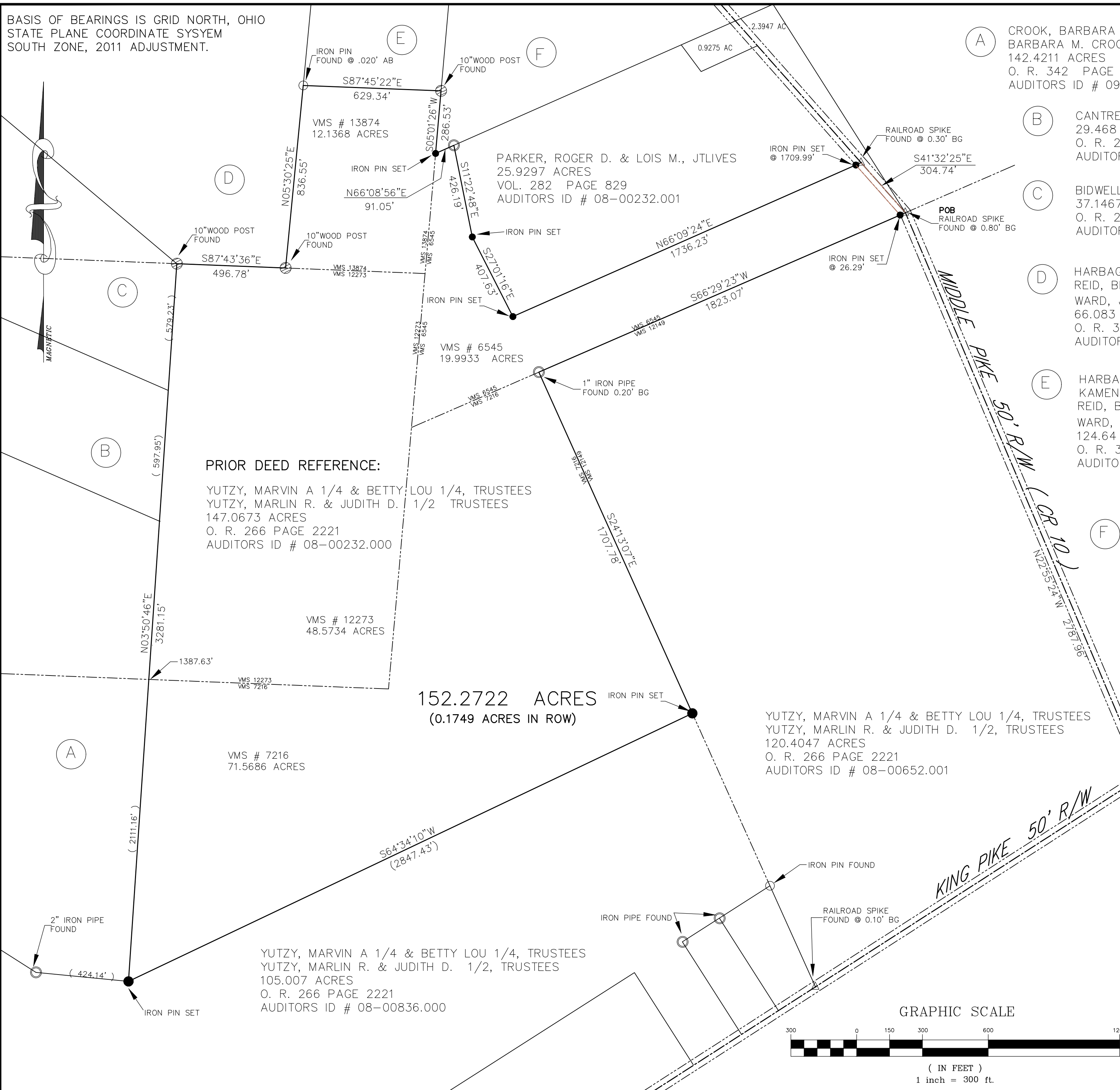


BASIS OF BEARINGS IS GRID NORTH, OHIO STATE PLANE COORDINATE SYSTEM SOUTH ZONE, 2011 ADJUSTMENT.



- (A) CROOK, BARBARA M., TRUSTEE OF BARBARA M. CROOK TRUST 80.5 %
BARBARA M. CROOK, TRUSTEE OF DELBERT L. CROOK FAMILY TRUST 19.5 %
142.4211 ACRES
O. R. 342 PAGE 554
AUDITORS ID # 09-00054.000
- (B) CANTRELL, LINDA
29.468 ACRES
O. R. 222 PAGE 2538
AUDITORS ID # 09-00056.003
- (C) BIDWELL, ASIL
37.1467 ACRES
O. R. 222 PAGE 2536
AUDITORS ID # 09-00056.000
- (D) HARBAGE, BOYD R. & JUDY 1/2
REID, BECKY & JOHN R. 1/3
WARD, JON P. 1/6 & WARD, WENDY R. 1/6
66.083 ACRES
O. R. 325 PAGE 2577
AUDITORS ID # 09-00021.000
- (E) HARBAGE, BOYD R. 1/4
KAMENTO, DANIEL J. 1/4
REID, BECKY 1/4
WARD, JON P. 1/8 & WARD, WENDY R. 1/8
124.64 ACRES
O. R. 325 PAGE 2577
AUDITORS ID # 09-00022.000
- (F) ROSEBERRY, PAUL B. 1/2 & ANDERS, DONNA JEAN, 1/2
26.26 ACRES
O.R. 173 PAGE 1870
AUDITORS ID # 08-00682.000

PRIOR DEED REFERENCE:

YUTZY, MARVIN A 1/4 & BETTY LOU 1/4, TRUSTEES
YUTZY, MARLIN R. & JUDITH D. 1/2 TRUSTEES
147.0673 ACRES
O. R. 266 PAGE 2221
AUDITORS ID # 08-00232.000

152.2722 ACRES
(0.1749 ACRES IN ROW)

YUTZY, MARVIN A 1/4 & BETTY LOU 1/4, TRUSTEES
YUTZY, MARLIN R. & JUDITH D. 1/2, TRUSTEES
120.4047 ACRES
O. R. 266 PAGE 2221
AUDITORS ID # 08-00652.001

YUTZY, MARVIN A 1/4 & BETTY LOU 1/4, TRUSTEES
YUTZY, MARLIN R. & JUDITH D. 1/2, TRUSTEES
105.007 ACRES
O. R. 266 PAGE 2221
AUDITORS ID # 08-00836.000

LEGEND

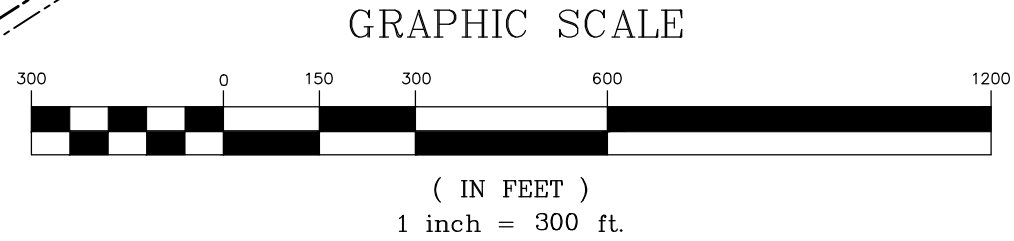
- 5/8" IRON PIN SET RDH 8558
- IRON PIN FOUND
- ⊗ WOODEN POST FOUND
- △ RAILROAD SPIKE FOUND
- ⊙ IRON PIPE FOUND
- BG BELOW GRADE
- AG ABOVE GRADE

SURVEY PLOT 152.2722 ACRES FOR
MARLIN R. YUTZY
JEFFERSON TOWNSHIP
VMS # 6545, 7216, 12273, 13874
MADISON COUNTY, OHIO
DECEMBER 8, 2021



Ryan D. Hillard
Ryan D. Hillard P.S. No. 8558

Ryan Hillard P.E., P.S.
3701 JOHNSON ROAD
SPRINGFIELD, OHIO 45505
(937) 244-8835



DWG. BY: ACAD FILE: YUTZY_SURVEY_2021 FB/PG:
VLC PLOT FILE: PROJECT: YUTZY_21

ORIGINAL SEAL RED

Marlin R. Yutzy et. al.
152.2722 Acres
December 8, 2021

**Hillard Engineering and
Surveying, LLC**
3701 Johnson Road
Springfield, Ohio 45505
(937) 788-2814

Situated in the State of Ohio, County of Madison, Township of Jefferson, and being all of a 147.0673 acre tract in VMS numbers 12273, 7216, 6545, 13874, conveyed to Marvin A. Yutzy $\frac{1}{4}$, Betty Lou Yutzy $\frac{1}{4}$, Trustees and Marlin R. and Judith D. Yutzy $\frac{1}{2}$, Trustees in O. R. 266, Page 2221, of the Deed Records of Madison County, Ohio and being described as follows:

Beginning at a railroad spike found at the intersection of Middle Pike and King Pike, thence, with the centerline of Middle Pike, North $22^{\circ} 55' 24''$ West, 2787.96 feet to a Railroad Spike found at an angle point in Middle Pike, being the northern most corner of VMS 12149, and in the northeast corner of a 120.4047 tract conveyed to Marvin A. Yutzy $\frac{1}{4}$, Betty Lou Yutzy $\frac{1}{4}$, Trustees and Marlin R. and Judith D. Yutzy $\frac{1}{2}$, Trustees O. R. 266 Page 2221, and being the **TRUE POINT OF BEGINNING** for this tract.

Thence, with the North line of said 120.4047 acre tract South $66^{\circ} 29' 23''$ West, 1823.07 feet to a 1 Inch iron pipe found on line between VMS 12149 and VMS 6545, also being the Northeast corner of VMS 7216, passing an Iron pin with plastic cap set at 26.29 feet;

Thence, along the West line of said 120.4047 acre tract, and along the West line of VMS 12149 and the East Line of VMS 7216, South $24^{\circ} 13' 07''$ East, 1707.78 feet to a Iron pin with plastic cap set on the Northeast corner of a 105.007 acre tract conveyed to Marvin A. Yutzy $\frac{1}{4}$, Betty Lou Yutzy $\frac{1}{4}$, Trustees and Marlin R. and Judith D. Yutzy $\frac{1}{2}$, Trustees O. R. 266 Page 2221;

Thence, along the North line of said 105.007 acre tract, South $64^{\circ} 34' 10''$ West, 2847.43 feet to an Iron pin with plastic cap set on the Southeast corner of a 142.4211 acre tract conveyed to Barbara M. Crook, Trustee of Barbara M. Crook Trust 80.50 %, and Barbara M. Crook Trustee of the Delbert L. Crook Family Trust 19.50 %, O. R. 342 Page 554;

Thence with the east lines of said 142.4211 acre tract and a 29.468 acre tract conveyed to Linda Cantrell in O.R. 222, Page 2538 and a 37.1467 acre tract conveyed to Asil Bidwell in O.R. 222, 2536, North $03^{\circ} 50' 46''$ East, 3281.15 feet to a 10 inch Wood post found at the Southwest corner of a 66.083 acre tract conveyed to Boyd R. and Judy Harbage $\frac{1}{2}$, Becky and John R. Reid $\frac{1}{3}$, Jon P. Ward $\frac{1}{6}$, Wendy R. Ward $\frac{1}{6}$ in O. R. 325, Page 2577, said point being on a line between VMS 12273 and VMS 13874;

Thence, along the South line of said 66.083 acre tract, and VMS 12273 and VMS 13874, South $87^{\circ} 43' 36''$ East for 496.78 feet to a 10" Wood post found;

Thence, along the East line of said 66.083 acre tract, North $05^{\circ} 30' 25''$ East for 836.55 feet to a Iron pin found at the Southwest corner of a 124.64 acre tract conveyed to Boyd R. Harbage $\frac{1}{4}$, Daniel J. Kamento $\frac{1}{4}$, Becky Reid $\frac{1}{4}$, Jon P. Ward $\frac{1}{8}$, Wendy R. Ward $\frac{1}{8}$ in O. R. 325 Page 2577;

Thence, along the South line of said 124.64 acre tract, South $87^{\circ} 45' 22''$ East for 629.34 feet to a 10 inch wood post found in the West line of a 26.26 acre tract conveyed to Paul B. Roseberry $\frac{1}{2}$ and Donna Jean Anders $\frac{1}{2}$ in O. R. 173, Page 1870;

Thence, along the West line of said 26.26 acre tract, South 05°01'26" West for 286.53 feet to a Iron pin with plastic cap set;

Thence along the South line of said 26.26 acre tract, North 66°08'56" East for 91.05 feet to a 1 inch Iron pipe found at the Northwest corner of a 25.9297 acre tract conveyed to Roger D. and Lois M. Parker JTLIVES in Vol. 282, Page 829;

Thence, along the West line of said 25.9297 acre tract the following two courses:

South 11°22'48" East for 426.19 feet to a Iron pin and plastic cap set;

South 27°01'16" East for 407.63 feet to a Iron pin with plastic cap set;


Thence, along the South line of said 25.9297 acre tract, North 66°09'24" East, 1736.23 feet to a railroad spike found on the centerline of Middle Pike, passing a Iron pin with plastic cap set at 1709.99 feet;

Thence with the centerline of Middle Pike, South 41°32'25" East, 304.74 feet to the **POINT OF BEGINNING**, and containing 152.2722 acres more or less with 0.1749 acres in right of way of Middle Pike, subject however, to all rights-of-way, easements, and restrictions of record.

Being all of Auditors Parcel # 08-00232.000 (147.0673 acres) in Jefferson Township, Madison County, Ohio with 48.5734 acres in VMS # 12273 - 71.5686 acres in VMS # 7216 - 19.9933 acres in VMS # 6545 - 12.1368 acres in VMS # 13874.

The above description is based on an actual field survey dated December 8, 2021 by Ryan D. Hillard, Professional Surveyor number 8558 pursuant to OAC 4733.37. Basis of bearings is Grid North, Ohio State Coordinate System, South Zone, 2011 adjustment.




Ryan D. Hillard, PS 8558