

SURVEY PLAT

Being a 2.27 acre tract
located in Virginia Military Survey No. 7791,
in Canaan Township, Madison County, Ohio

For: Luke & Neva Yutzzy
7483 Lafayette Plain City 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 Lafayette Plain City Rd.
being S 39°11'06" W.

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

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

C/L Amish Rd. (Co. Rd. 30-A)

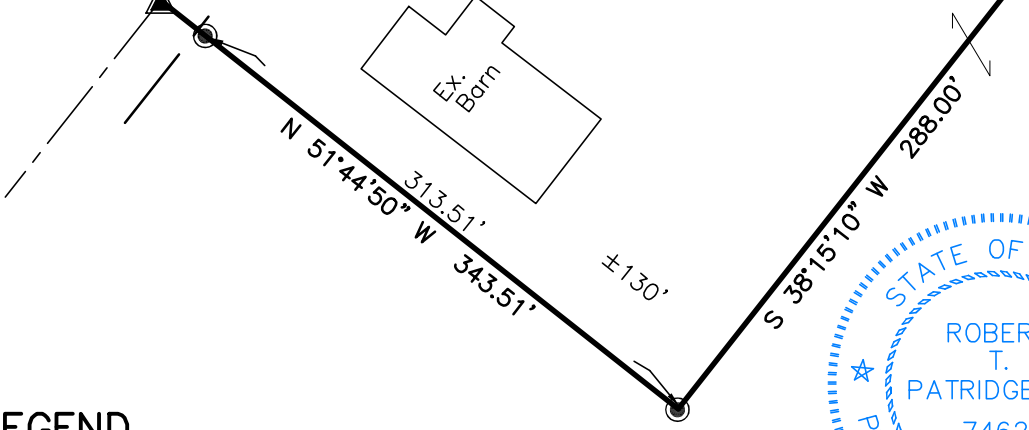
Beginning for
Reference

Principal Place
Beginning

LAYFAYETTE PLAIN CITY RD.
Co. Rd. 5 (50' R/W)
N 38°15'10" E 216.73'
N 39°11'06" E 71.28'
E 30.00'

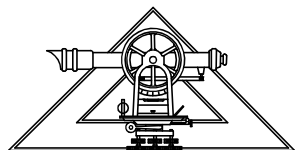
Luke & Neva Yutzzy
70.504 Ac.
O.R. 341, Pg. 2014
01-00243.000-272

2.270 Acres

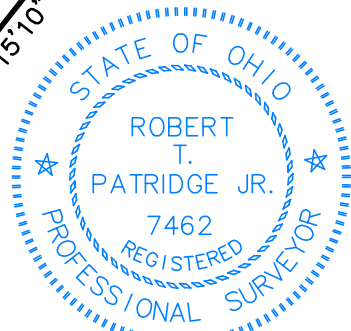


LEGEND

- 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 2.270 ACRE TRACT

Situated in the State of Ohio, County of Madison, Township of Canaan, in Virginia Military Survey Number 7791, and being in part of a 70.504 acre tract (Parcel No.01-00243.000-272) as recorded to Luke and Neva Yutzky in Official Record 341, Page 2014, 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 Amish Road (County Road 30-A);

Thence South 39°11'06" West 1620.55 feet in the centerline of Lafayette Plain City Road (County Road 5), to a PK nail set marking the **Principal Place of Beginning** of the herein described 2.270 acre tract;

Thence the following three (3) courses across said 70.504 acre tract;

South 51°44'50" East 342.35 feet , to an iron pin set, (passing an iron pin set at 30.00 feet);

South 38°15'10" West 288.00 feet , to an iron pin set;

North 51°44'50" West 343.51 feet , to a PK nail set in the centerline of Lafayette Plain City Road (County Road 5), (passing an iron pin set at 313.51 feet);

Thence **North 38°15'10" East 216.73 feet** , in the centerline of Lafayette Plain City Road (County Road 5), to a PK nail found;

Thence **North 39°11'06" East 71.28 feet** , in the centerline of Lafayette Plain City Road (County Road 5), to the **PRINCIPAL PLACE OF BEGINNING** containing an area of **2.27 acres**,
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 Lafayette Plain City Rd. being S 39° 11' 06" W.

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.