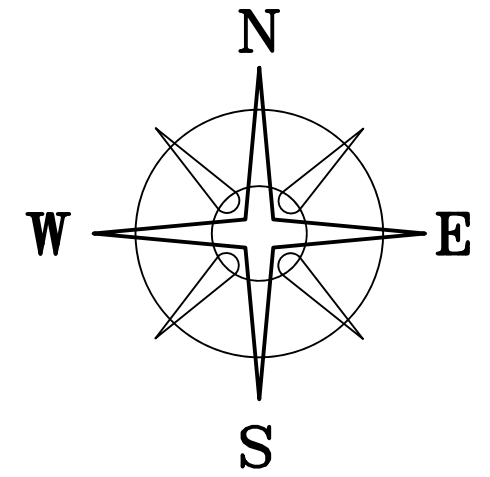


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/19/22
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
AUSTIN C & KAYLA KATHLEEN
YODER, JT LIVES
OF THE CHARLES L PUTNEY TRUST
OR 397 PG 2382
PARCEL No. 11-00252.000
① 59.6127 ACRES

POB
N=733582.92'
E=1713041.16

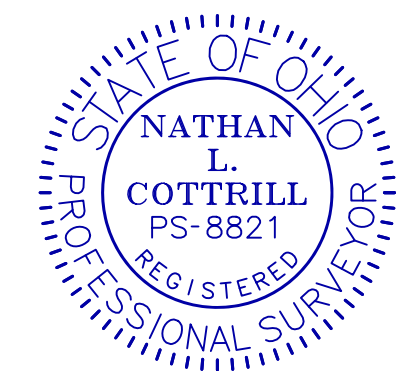
1.6149± ACRES
1.5001± NET ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- RAILROAD SPIKE (SET) IN ASPHALT DRIVE
 - △ COUNTY MONUMENT 12-44 (FOUND)
 - RAILROAD SPIKE (FOUND)
 - MAG NAIL (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

BARN ENCROACHING
APPROX 0.5'

JACK S ELLIS, II &
BRIANNA GATLEY, JT LIVES
OR 389 PG 2511
5.01 ACRES
11-00408.003

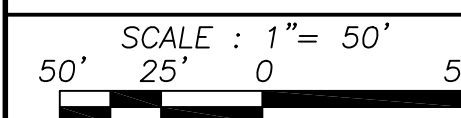


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 05/10/22

COTTRILL SURVEYING, INC

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

1.6149± ACRES,
VMS 7473, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR YODER



JOB No. S220410 CREW: MW, AM
SURVEYED 05/2022 DWN BY: RC
DRAWN 05/2022 CHECK: NC

STATE ROUTE 38

EAST STREET

ARTHUR BRADLEY ROAD

(C-132 50' R/W)

N 47°40'44" E

N 01°59'19" E
44.82'

1328.48'

15.15'

@328.65'

N 46°14'36" E 200.00'

@25.14'

S 37°46'11" E 353.65'

N 37°46'11" W 353.65'

S 46°14'36" W 200.00'

COTTRILL SURVEYING, INC

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

1.6149 Acre Tract Surveyed for Yoder

The following described 1.6149 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 7473, being part of a 59.6127 acre tract (Parcel 11-00252.000) conveyed to Austin C And Kayla Kathleen Yoder, Joint Lives by Official Record 397 page 2382, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline intersection of Arthur Bradley Road (County Road 132, 50 feet right-of-way) at the north corner of a 5.01 acre tract conveyed to Jack S Ellis, II and Brianna Gatley, Joint Lives by Official Record 389 page 2511 and the west corner of said 59.6127 acre tract, said railroad spike bears South 46° 14' 36" West a distance of 15.15 feet for a railroad spike found at the centerline intersection of Arthur Bradley Road and East Street (80 feet right-of-way);

Thence, with the centerline of Arthur Bradley Road, **North 46° 14' 36" East** a distance of **200.00 feet** to a mag nail set;

Thence, across said 59.6127 acre tract with the following two new courses:

- 1) **South 37° 46' 11" East**, passing an iron pin and cap set at 25.14 feet, a total distance of **353.65 feet** to an iron pin and cap set;
- 2) **South 46° 14' 36" West** a distance of **200.00 feet** to an iron pin and cap set in the Northeast line of said 5.01 acre tract;

Thence, with the northeast line of said 5.01 acre tract, **North 37° 46' 11" West**, passing a railroad spike set in an asphalt driveway at 328.65 feet, a total distance of **353.65 feet** returning to the **Point of Beginning**, containing **1.6149 Acres** more or less.

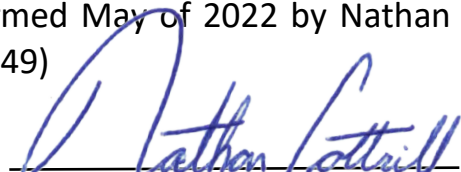
Bearings are based on a GPS observation on January 19, 2022, WGS 1984 Geodetic North.

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 of 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220410-1.6149)




Nathan L. Cottrill, PS #8821