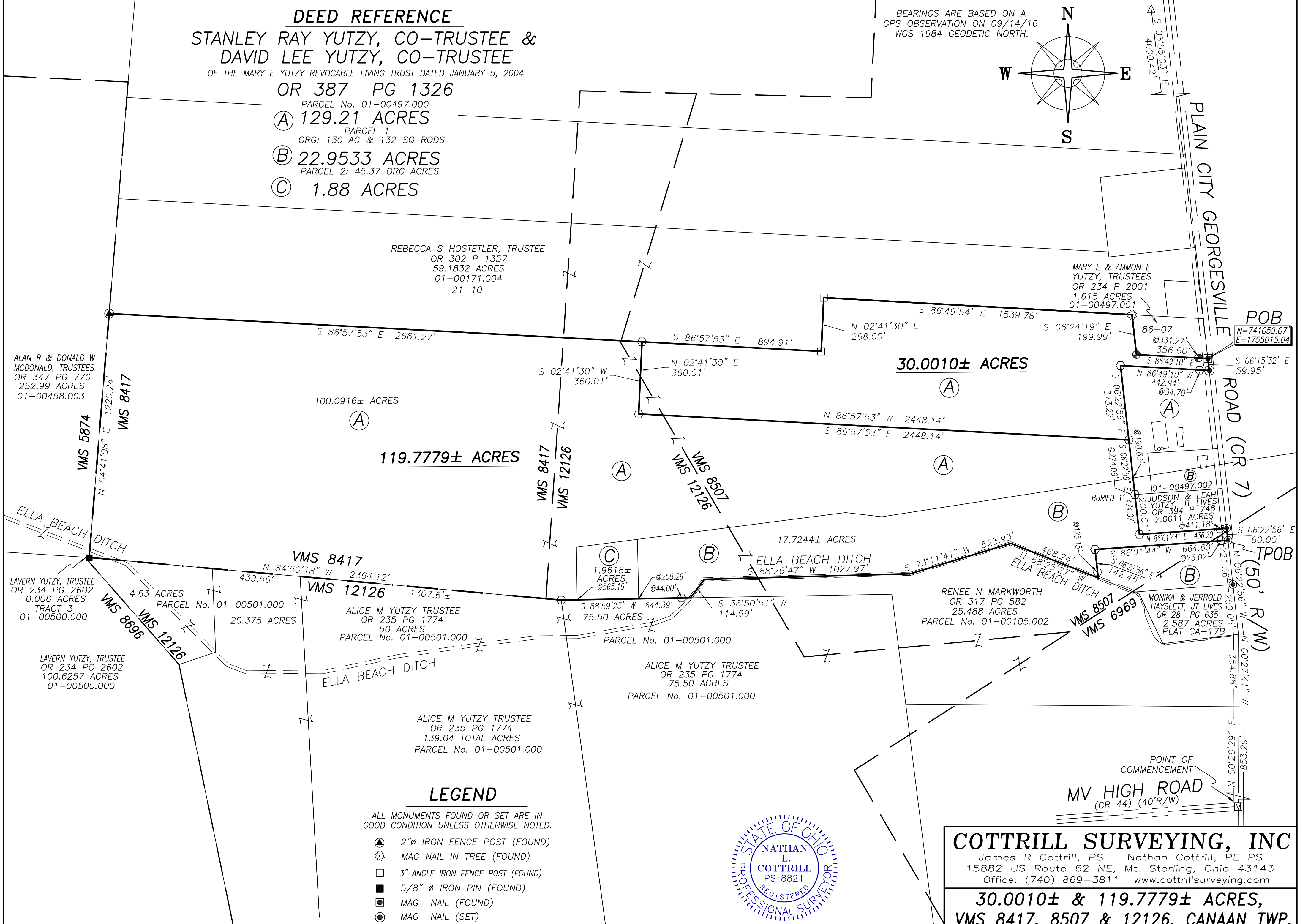
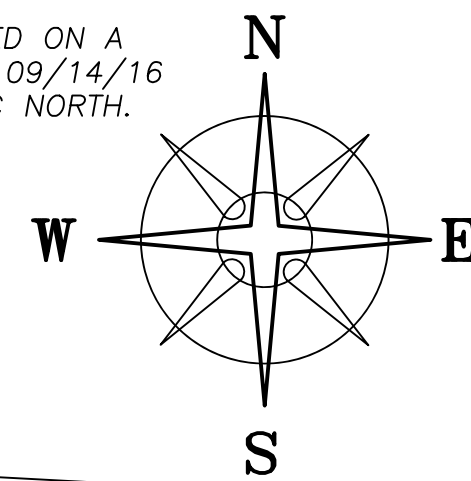


DEED REFERENCE
STANLEY RAY YUTZY, CO-TRUSTEE &
DAVID LEE YUTZY, CO-TRUSTEE
 OF THE MARY E YUTZY REVOCABLE LIVING TRUST DATED JANUARY 5, 2004

OR 387 PG 1326

- PARCEL No. 01-00497.000
- (A) 129.21 ACRES**
- PARCEL 1
- ORG: 130 AC & 132 SQ RODS
- (B) 22.9533 ACRES**
- PARCEL 2: 45.37 ORG ACRES
- (C) 1.88 ACRES**

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 09/14/16
 WGS 1984 GEODETIC NORTH.



ALAN R & DONALD W
 MCDONALD, TRUSTEES
 OR 347 PG 770
 252.99 ACRES
 01-00458.003

LAVERN YUTZY, TRUSTEE
 OR 234 PG 2602
 0.006 ACRES
 TRACT 3
 01-00500.000

LAVERN YUTZY, TRUSTEE
 OR 234 PG 2602
 100.6257 ACRES
 01-00500.000

REBECCA S HOSTETLER, TRUSTEE
 OR 302 P 1357
 59.1832 ACRES
 01-00171.004
 21-10

MARY E & AMMON E
 YUTZY, TRUSTEES
 OR 234 P 2001
 1.615 ACRES
 01-00497.001

POB
 N=741059.07
 E=1755015.04

100.0916± ACRES
 (A)

30.0010± ACRES
 (A)

119.7779± ACRES
 (A)

1.9618±
 ACRES
 @565.19'
 (C)

17.7244± ACRES
 (B)

VMS 8417
 N 84°50'18" W 2364.12'
 439.56'
 VMS 12126
 1307.6±

ALICE M YUTZY TRUSTEE
 OR 235 PG 1774
 50 ACRES
 PARCEL No. 01-00501.000

PARCEL No. 01-00501.000

ALICE M YUTZY TRUSTEE
 OR 235 PG 1774
 75.50 ACRES
 PARCEL No. 01-00501.000

ALICE M YUTZY TRUSTEE
 OR 235 PG 1774
 139.04 TOTAL ACRES
 PARCEL No. 01-00501.000

RENEE N MARKWORTH
 OR 317 PG 582
 25.488 ACRES
 PARCEL No. 01-00105.002

MONIKA & JERROLD
 HAYSLETT, JT LIVES
 OR 28 PG 635
 2.587 ACRES
 PLAT CA-17B

LEGEND

- ▲ ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 2"Ø IRON FENCE POST (FOUND)
- ⊛ MAG NAIL IN TREE (FOUND)
- 3" ANGLE IRON FENCE POST (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS #6140" (FOUND)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- △ MADISON COUNTY MONUMENT 12-42



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 06/23/2022

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

30.0010± & 119.7779± ACRES,
VMS 8417, 8507 & 12126, CANAAN TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR YUTZY

SCALE : 1" = 300'
 300' 150' 0 300'
 JOB No. S220517 : CREW: MW
 SURVEYED 06/2022 : DWN BY: JRC
 DRAWN 06/2022 : CHECK: NC

COTTRILL SURVEYING, INC

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

30.0010 Acre Tract Surveyed for Yutzy

The following described 30.0010 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 8507 and 12126, being part of a 129.21 acre tract (Parcel 01-00497.000, Parcel 1) conveyed to Stanley Ray Yutzy and David Lee Yutzy, co-successors Trustees of the Mary E Yutzy Revocable Living Trust dated January 5, 2004 by Official Record 387 page 1326, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Plain City Georgesville Road (County Road 7, 50 feet right-of-way) at the Southeast corner of a 1.615 acre tract conveyed to Mary E and Ammon E Yutzy, Trustees by Official Record 234 page 2001 and a corner to said 129.21 acre tract, said mag nail bears South 06° 55' 03" East a distance of 4000.42 feet from Madison County Monument 12-42 found;

Thence, with the centerline of Plain City Georgesville Road, **South 06° 15' 32" East** a distance of **59.95 feet** to a mag nail set;

Thence, across said 129.21 acre tract with the following four new courses:

- 1) **North 86° 49' 10" West**, passing an iron pin and cap set at 34.70 feet, a total distance of **442.94 feet** to an iron pin and cap set;
- 2) **South 06° 22' 56" East** a distance of **373.22 feet** to an iron pin and cap set;
- 3) **North 86° 57' 53" West** a distance of **2448.14 feet** to an iron pin and cap set;
- 4) **North 02° 41' 30" East** a distance of **360.01 feet** to an iron pin and cap set in the South line of a 59.1832 acre tract conveyed to Rebecca S Hostetler, Trustee by Official Record 302 page 1357;

Thence, with said 59.1832 acre tract with the following three courses:

- 1) **South 86° 57' 53" East** a distance of **894.91 feet** to a 3 inch angle iron fence post found;
- 2) **North 02° 41' 30" East** a distance of **268.00 feet** to a 3 inch angle iron fence post found;
- 3) **South 86° 49' 54" East** a distance of **1539.78 feet** to a mag nail in a tree found at the Northwest corner of said Yutzy's 1.615 acre tract;

Thence, around said 1.615 acre tract with the following two courses:

- 1) **South 06° 24' 19" East** a distance of **199.99 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found;
- 2) **South 86° 49' 10" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at 331.27 feet, a total distance of **356.60 feet** returning to the **Point of Beginning**, containing **30.0010 Acres** more or less.

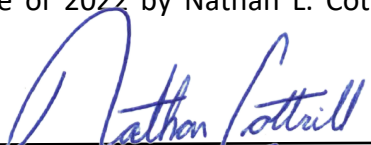
Bearings are based on a GPS observation on September 14, 2016, WGS 1984 Geodetic North.

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 June of 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220517-30.0010)




Nathan L. Cottrill, PS #8821

COTTRILL SURVEYING, INC

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

119.7779 Acre Tract Surveyed for Yutzy

The following described 119.7779 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 6969, VMS 8507, VMS 12126 and VMS 8417, being part of a 129.21 acre tract (Parcel 01-00497.000, Parcel 1), being part of a 22.9533 acre tract (Parcel 01-00497.000, Parcel 2: 45.37 original acres) and all of a 1.88 acre tract (Parcel 01-00497.000) all conveyed to Stanley Ray Yutzy and David Lee Yutzy, co-successors Trustees of the Mary E Yutzy Revocable Living Trust dated January 5, 2004 by Official Record 387 page 1326, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of Plain City Georgesville Road (County Road 7, 50 feet right-of-way) and MV High Road (County Road 44, 40 feet right-of-way);

Thence, with the centerline of Plain City Georgesville Road with the following four courses:

- 1) North 00° 26' 29" East a distance of 853.29 feet;
- 2) North 00° 27' 41" West a distance of 354.88 feet;
- 3) North 06° 22' 56" West a distance of 250.05 feet to a mag nail set at the Northeast corner of a 2.587 acre tract conveyed to Monika and Jerrold Hayslett, Joint Lives by Official Record 28 page 635, the Southeast corner of said 22.9533 acre tract,
- 4) North 06° 22' 56" West a distance of 221.56 feet to a mag nail set at the **True Point of Beginning**;

Thence, with a line across said 22.9533 acre tract with the following two courses:

- 1) **South 86° 01' 44" West**, passing an iron pin and cap set at 25.02 feet, a total distance of **664.60 feet** to an iron pin and cap set;
- 2) **South 06° 22' 56" East**, passing an iron pin and cap set at 125.15 feet, a total distance of **142.45 feet** to the centerline of Ella Beach Ditch and the North line of a 25.488 acre tract conveyed to Renee N Markworth by Official Record 317 page 582;

Thence, with the centerline of Ella Beach Ditch in the North line of said 25.488 acre tract with the following four courses:

- 1) **North 68° 25' 27" West** a distance of **468.24 feet** to a point;
- 2) **South 73° 11' 41" West** a distance of **523.93 feet** to a point;
- 3) **South 88° 26' 47" West** a distance of **1027.97 feet** to a point;
- 4) **South 36° 50' 51" West** a distance of **114.99 feet** to the North line of a 75.50 acre tract conveyed to Alice M Yutzy, Trustee by Official Record 235 page 1774;

Thence, with the North line of said 75.50 acre tract, **South 88° 59' 23" West**, passing an iron pin and cap set at 44.00 feet, passing the Southeast corner of said 1.88 acre tract at 258.29 feet, passing a corner to said 129.21 acre tract at 565.19 feet, a total distance of **644.39 feet** to an iron pin and cap set at the Northeast corner of a 50 acre tract conveyed to Alice M Yutzy, Trustee by Official Record 235 page 1774;

Thence, with the North line of said 50 acre tract, **North 84° 50' 18" West**, passing the Northeast corner of a 20.375 acre tract conveyed to Alice M Yutzy, Trustee by Official Record 235 page 1774 at 1307.6 feet, passing the Northeast corner of a 4.63 acre tract conveyed to Alice M Yutzy, Trustee by Official Record 235 page 1774 at 1747.2 feet, a total distance of **2364.12 feet** to a 5/8 inch diameter iron pin found at the Northeast corner of a 0.006 acre tract conveyed to Lavern Yutzy, Trustee by Official Record 234 page 2602 and the Southeast corner of a 252.99 acre tract conveyed to Alan R and Donald W McDonald, Trustees by Official Record 347 page 770 and being a corner to VMS 8417;

Thence, with the East line of said 252.99 acre tract and with said VMS line, **North 04° 41' 08" East** a distance of **1220.24 feet** to a 2 inch diameter iron fence post found at the Southwest corner of a 59.1832 acre tract conveyed to Rebecca S Hostetler, Trustee by Official Record 302 page 1357;

Thence, with the South line of said 59.1832 acre tract, **South 86° 57' 53" East** a distance of **2661.27 feet** to an iron pin and cap set;

Thence, across said 129.21 acre tract with the following three new courses:

- 1) **South 02° 41' 30" West** a distance of said **360.01 feet** to an iron pin and cap set;
- 2) **South 86° 57' 53" East** a distance of **2448.14 feet** to an iron pin and cap set;
- 3) **South 06° 22' 56" East**, passing the North line of said 22.9533 acre tract at 190.63 feet, continuing across said 22.9533 acre tract, passing an iron pin and cap set at the Northwest corner of a 2.0011 acre tract conveyed to Judson and Leah Yutzy, Joint Lives by Official Record 394 page 748 at 274.06 feet, continuing with the West line of said 2.0011 acre tract, a total distance of **474.07 feet** to an iron pin and cap set;

Thence, with the South line of said 2.0011 acre tract, **North 86° 01' 44" East**, passing an iron pin and cap set at 411.18 feet, a total distance of **436.20 feet** to a mag nail set in the centerline of Plain City Georgesville Road;

Thence, with the centerline of Plain City Georgesville Road, **South 06° 22' 56" East** a distance of **60.00 feet** returning to the **True Point of Beginning**, containing **119.7779 Acres** more or less, of which 100.0916 acres more or less is part of said 129.21 acre tract, 17.7244 acres more or less is part of said 22.9533 acre tract and 1.9618 acres more or less is all of said 1.88 acre tract.

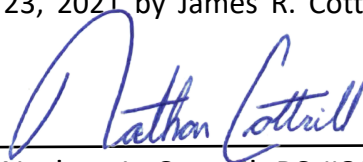
Bearings are based on a GPS observation on September 14, 2016, WGS 1984 Geodetic North.

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 July 23, 2021 by James R. Cottrill, PS registration #6858. (Job #S210615-119.7779)




Nathan L. Cottrill, PS #8821