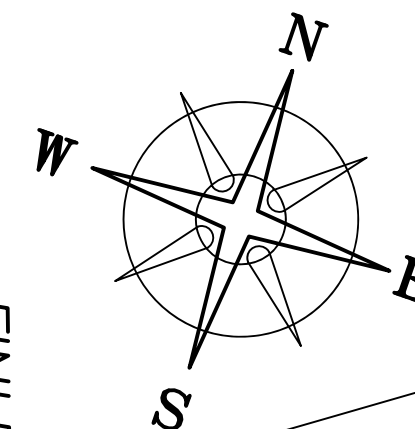


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 07/31/14
WGS 1984 GEODETIC NORTH.



LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- RAILROAD SPIKE (SET)
- ◆ PK NAIL (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊙ 1/2" Ø CONDUIT (FOUND)
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- 1/2" Ø REBAR (FOUND)
- CONCRETE NAIL & WASHER (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

DAN A YODER, TRUSTEE
OR 133 PG 2552
35 ACRES
11-00352.000

DAN A YODER, TRUSTEE
OR 133 PG 2552
15.62 ACRES
PARCEL II: TRACT I

KEVIN RAY & AMBER JO
SCHLABACH, JT LIVES
OR 314 PG 107
1.998 ACRES
11-00311.000

DEED REFERENCE

MARY STUTZMAN
OR 448 PG 1554

PARCEL No. 11-00307.000
① 17.7242 ACRES
20.855 ORIG. ACRES

15.4111± ACRES
①

2.5918± ACRES
①

S 59°28'05" W
39.97'

S 27°35'18" E
98.57'

②5.05'
308.95'

S 56°30'30" W
244.23'

64.72'
0.2971 ACRES
11-00307.004

S 27°17'04" E
201.16'

DAVID L & RENITA F
YODER, JT LIVES
OR 49 PG 36
1.121 ACRES
11-00307.001

DANIEL J & LOREEN M
STUTZMAN, JT LIVES
OR 218 PG 396
1.354 ACRES
11-00307.002

OR 314 PG 1290
0.3587 ACRES
11-00307.003

S 27°17'04" E
242.81'
②209.082'

S 56°31'53" W
244.22'

S 56°30'34" W
64.72'

POINT OF
COMMENCEMENT
N=746902.99'
E=1719574.71'

N=747244.59'
E=1720092.17'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED UNDER
THE DIRECTION OF NATHAN L COTTRILL, P.S. #8821

DATE: 06/30/26

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

2.5918± & 15.4111± ACRES,
VMS 2884, MONROE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAVE YODER

SCALE : 1" = 100'	JOB No. S260510	CREW: MW
100' 50' 0 100'	SURVEYED 06/24/26	DWN BY: NC
	DRAWN 06/25/26	CHECK: RC

COTTRILL SURVEYING, INC

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

2.5918 Acre Tract Surveyed for Yoder

The following described 2.5918 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2884, being part of a 17.7242 acre tract (Parcel 11-00307.000) as conveyed to Mary Stutzman by Official Record 448 page 1554, and being more particularly described as follows:

Commencing at a 1/2 inch diameter iron pipe found at the centerline intersection of Woods West Avenue (County Road 125, 50 feet right-of-way) and Resaca Street (First Street, Township Road 1026, 20 feet right-of-way);

Thence, with the centerline of Woods West Avenue with the following two courses:

- 1) South 56° 31' 53" West a distance of 244.22 feet to a PK nail found;
- 2) South 56° 30' 34" West a distance of 64.72 feet to a mag nail found at the southwest corner of a 0.3587 acre tract conveyed to Daniel J and Loreen M Stutzman, Joint Lives by Official Record 314 page 1290 and a corner to said 17.7242 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of Woods West Avenue, **South 56° 30' 34" West** a distance of **453.78 feet** to a railroad spike set;

Thence, across said 17.7242 acre tract with the following two new courses:

- 1) **North 27° 17' 04" West**, passing an iron pin and cap set at 28.00 feet, a total distance of **257.71 feet** to an iron pin and cap set;
- 2) **North 58° 23' 07" East** a distance of **452.41 feet** to an iron pin and cap previously set at the southwest corner of a 0.2917 acre tract conveyed to David L and Renita R Yoder, Joint Lives by Official Record 314 page 1292 and the northwest corner of said 0.3587 acre tract;

Thence, with the west line of said 0.3587 acre tract, **South 27° 17' 04" East**, passing iron pin and cap previously set at 209.08 feet, a total distance of **242.81 feet** returning to the **True Point of Beginning**, containing **2.5918 Acres** more or less.

Bearings are based on a GPS observation on July 31, 2014, WGS 1984 Geodetic North.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on June 25, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260510-2.5918)



A handwritten signature in blue ink that reads "Nathan L. Cottrill".

Nathan L. Cottrill, PS-8821

COTTRILL SURVEYING, INC

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

15.4111 Acre Tract *Surveyed for Yoder*

The following described 15.4111 acre tract is situated in the State of Ohio, Madison County, Monroe Township, VMS 2884, being part of a 17.7242 acre tract (Parcel 11-00307.000) as conveyed to Mary Stutzman by Official Record 448 page 1554, and being more particularly described as follows:

Commencing at a 1/2 inch diameter iron pipe found at the centerline intersection of Woods West Avenue (County Road 125, 50 feet right-of-way) and Resaca Street (First Street, Township Road 1026, 20 feet right-of-way);

Thence, with the centerline of Resaca Street, North 27° 17' 05" West a distance of 444.07 feet to a mag nail set at the northeast corner of a 1.121 acre tract conveyed to David L and Renita R Yoder, Joint Lives by Official Record 49 page 36 and a corner to said 17.7242 acre tract and being the **True Point of Beginning**;

Thence, with the North line of said 1.121 acre tract, **South 56° 30' 30" West**, passing a 1/2 inch diameter conduit found at 25.05 feet, passing a 1/2 inch diameter rebar found at the northeast corner of a 0.2917 acre tract conveyed to David L and Renita R Yoder, Joint Lives by Official Record 314 page 1292 at 244.23 feet, a total distance of **308.95 feet** to an iron pin and cap previously set;

Thence, with the west line of said 0.2917 acre tract, **South 27° 17' 04" East** a distance of **201.16 feet** to an iron pin and cap previously set at the northwest corner of a 0.3587 acre tract conveyed to Daniel J and Loreen M Stutzman, Joint Lives by Official Record 314 page 1290;

Thence, across said 17.7242 acre tract with the following two new courses:

- 1) **South 58° 23' 07" West** a distance of **452.41 feet** to an iron pin and cap set;
- 2) **South 27° 17' 04" East**, passing an iron pin and cap set at 229.71 feet, a total distance of **257.71 feet** to a railroad spike set in the centerline of Woods West Avenue;

Thence, with the centerline of Woods West Avenue, **South 56° 30' 34" West** a distance of **351.04 feet** to a PK nail found at a corner to a 35 acre tract conveyed to Dan A Yoder, Trustee by Official Record 133 page 2552;

Thence, with said 35 acre tract with the following two courses:

- 1) **North 00° 25' 34" West**, passing iron pin and cap set at 40.00 feet, a total distance of **1284.09 feet** to a 1/2 inch diameter rebar found;
- 2) **North 58° 20' 22" East**, passing a corner to a 15.62 acre tract conveyed to Dan A Yoder, Trustee by Official Record 133 page 2552 at 310.20 feet, a total distance of **644.35 feet** to an iron pin and cap previously set at the northwest corner of a 1.998 acre tract conveyed to Kevin Ray and Amber Jo Schlabach, Joint Lives by Official Record 314 page 107

Thence, with the west line of said 1.998 acre tract, **South 19° 07' 03" East**, passing an iron pin and cap previous set at 519.94 feet, a total distance of **534.94 feet** to a mag nail found in the centerline of Resaca Street;

Thence, with the centerline of Resaca Street with the following two courses:

- 1) **South 59° 28' 05" West** a distance of **39.97 feet** to a 1/2 inch diameter conduit found;
- 2) **South 27° 35' 18" East** a distance of **98.57 feet** returning to the **True Point of Beginning**, containing **15.4111 Acres** more or less.

Bearings are based on a GPS observation on July 31, 2014, WGS 1984 Geodetic North.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on June 25, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260510-15.4111)



A handwritten signature in blue ink that reads "Nathan L. Cottrill".

Nathan L. Cottrill, PS-8821