

BEARINGS BASED ON THE SOUTH LINE OF SCENIC DRIVE (S 87°30'E) AS SHOWN ON PLAT BOOK 2 PAGE 53.

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DEED REFERENCE

FRANK J. & KIMBERLY ZOLLINGER  
O.R. 21 PG. 609  
52.0883 ACRES  
54.71 ACRES

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LEGEND

- IRON PIPE (FOUND)
- 1" ⌀ PIPE & AL. CAP STAMPED "NCB 5969" (FOUND)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

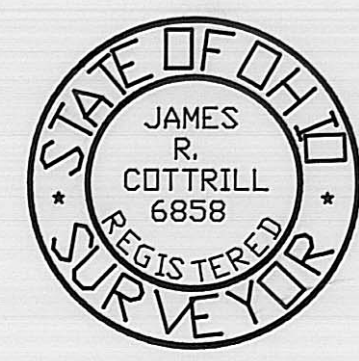
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

18...98

NOTE

1 THIS AREA HAS BEEN RESERVED FOR STREET PURPOSES AS SHOWN ON PLAT ACCOMPANYING D.B. 243 PG. 123.

THE HERE IN ABOVE 1.4709±, 0.6541±, & 1.3259± ACRE TRACTS ARE TO BECOME PART OF AND CONTINGENT TO DENES' 1.987 & 1.1937 ACRE TRACTS.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 9-11-97

**JAMES R. COTTRILL P.S.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

1.4709±, 1.3259±, & 0.6541± ACRES, VMS 1410, JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO. SURVEYED FOR FRANK ZOLLINGER.

DATE DRAWN: 9-11-97	SCALE: 1" = 100'	CREW: JJ, BM
JOB # S970910	100' 50' 0 100'	DWN. BY: RC
F. B. # 16		CK. BY: <i>M.W.</i>

Situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 1410 and being part of a 52.0883 acre tract conveyed to Frank J. and Kimberly Zollinger by Official Record 21, Page 609 and being more particularly described as follows:

Beginning at the intersection of the Southwest line of said 54.71 acre tract with the South line of Scenic Drive extended also being the Northeast corner of 50 foot reserved street said intersection bears South 87° 30' 00" East a distance of 62.19 feet from an iron pipe found at the northeast corner of 1.987 acre tract conveyed to Rudolph E. and Joan Denes by Deed Book 243 Page 123;

Thence, across said 54.71 acre tract the following two courses:

1) South 87° 30' 00" East being the extension of the South line of Scenic Drive a distance of 307.92 feet to an iron pin and cap set

2) South 02° 31' 18" West a distance of 416.17 feet to a point in the southwest line of said 54.71 acre tract also being the northeast line of a 52.0883 acre tract conveyed to Frank J. and Kimberly Zollinger by Official Record 21 Page 609 said point is also the southeast corner of said reserve street;

Thence, with the Northeast line of said reserve street and the southwest line of said 54.71 acre tract North 33° 58' 59" West a distance of 517.60 feet returning to the point of beginning containing 1.4709 acres more or less.

The here-in-above described 1.4709 acre tract is to become part of and contingent to Denes 1.987 and 1.1937 acre tracts;

Bearings are based on the South line of Scenic Drive (South 87° 30' East) as shown on Plat Book 2 Page 53.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill 6858".

This description is based on a field survey performed Sept. 11, 1997, by James R. Cottrill Registration #6858.

Situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 1410 and being part of a 52.0883 acre tract conveyed to Frank J. and Kimberly Zollinger by Official Record 21, Page 609 and being more particularly described as follows:

Beginning at iron pipe found at the Northeast corner of Lot 71 of Scenic Hills Subdivision as recorded in Plat Book 2 Page 53 said iron pipe is also the southwest corner of a 1.1937 acre tract conveyed to Rudolph E. and Joan Denes by Deed Book 2261 Page 691;

Thence, with the South line of said 1.1937 acre tract South 87° 28' 39" East a distance of 462.07 feet to a one inch iron pipe and aluminum cap stamped NCB 5969 found at the southeast corner of said 1.1937 acre tract and the southern most corner of a 50 foot reserved street;

Thence, across said 52.0883 acre tract the following two new courses:

- 1) South 02° 31' 18" West a distance of 125.00 feet to an iron pin and cap set
- 2) North 87° 28' 39" West a distance of 462.05 feet to an iron pin and cap set at the southeast corner of said Lot 71 of said subdivision;

Thence, with the East line of said Lot 71 North 02° 30' 41" East a distance of 125.00 feet returning to the point of beginning containing 1.3259 acres more or less.

The here-in-above described 1.3259 acres is to become part of and contingent to said Denes 1.987 acre and 1.1937 acre tract.

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This description is based on a field survey performed Sept. 11, 1997, by James R. Cottrill Registration #6858.

Situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 1410 and being part of a 52.0883 acre tract conveyed to Frank J. and Kimberly Zollinger by Official Record 21, Page 609 and being more particularly described as follows:

Beginning at a pipe found in the South line of Scenic Drive (50 foot wide) said pipe is at the Northeast corner of 1.987 acre tract conveyed to Rudolph E. and Joan Denes by Deed Book 143 Page 123;

Thence, across a 50 foot strip reserved for street South 87° 30' 00" East a distance of 62.19 feet to a point in the northeast corner of said reserved street and in the southwest line of a 54.71 acre tract conveyed to Frank J. and Kimberly Zollinger by Official Record 21 Page 609;

Thence, with said southwest line South 33° 58' 59" East a distance of 517.60 feet to a point in said line

Thence, across said reserved street South 02° 31' 18" West, a distance of 84.05 feet to a one inch iron pipe and aluminum cap stamped NCB 5969 found at the southeast corner of a 1.1937 acre tract conveyed to Rudolph E. and Joan Denes by Deed Book 261 Page 691;

Thence, with the Northeast line of said 1.1937 and said 1.987 acre tracts North 33° 58' 59" West, passing a iron pipe found at the eastern corner common to said tracts at 155.55 feet, a total distance of 622.14 feet, returning to the point of beginning containing 0.6541 acres more or less.

The here-in-above described 0.6541 acres was set aside for roadway purposes as shown on plat accompanying Deed Book 243 Page 123.

The here-in-above described 0.6541 acre tract is to become part of and contingent to Denes 1.987 and 1.1937 acre tracts.

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This description is based on a field survey performed Sept. 11, 1997, by James R. Cottrill Registration #6858.