

ROBERT C. & CAROLYN SIFRIT  
2.04 ACRES  
O.R. 62 PG. 950

214

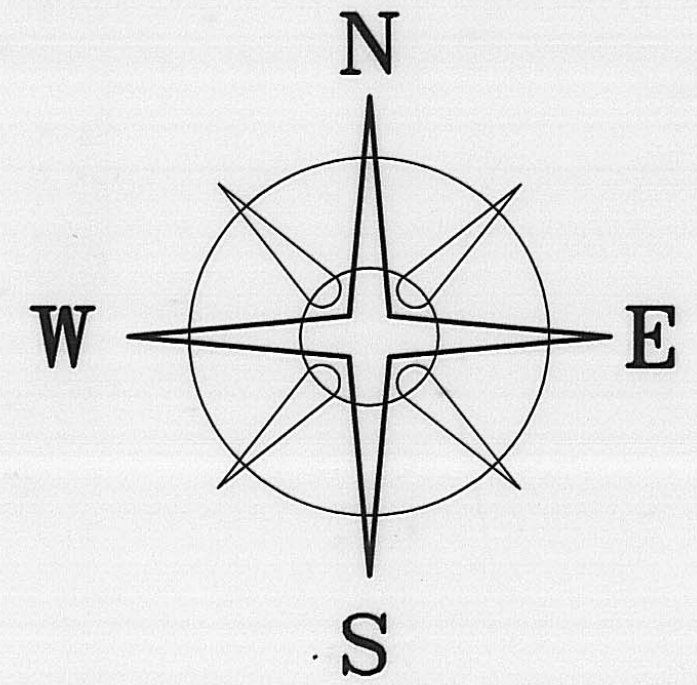
0.34 ACRES

0.901 ACRES

DEED REFERENCE  
WILLIAM D. & CHARLOTTE I. SIFRIT  
6.5439 ACRES (AFTER EXCEPTIONS)  
O.R. 62 PG. 954

425

WILLIAM D. & CHARLOTTE I. SIFRIT  
VOL. 155, P. 147  
0.502 ACRES



BEARINGS ARE BASED ON THE C OF GLADE RUN ROAD  
(S 23°50'52" W) AS DESCRIBED IN O.R. 62 PG. 955

ROBERT C. & CAROLYN SIFRIT  
25.549 ACRES  
O.R. 62 PG. 959

216

N 07°30'03" E 445.35'

WILLIAM D. & CHARLOTTE I. SIFRIT  
0.1401 ACRES VOL. 272 PG. 502  
S 65°14'39" E 358.52'

1" IRON PIPE

GLADE RUN ROAD

(50' R/W) (CR-70)  
N 25°17'43" E 14.96'  
S 64°45'46" E 483.05'

5.9355+/- ACRES

N 82°26'52" W 746.40'

20' DRAINAGE EASEMENT  
S 67°02'24" E 1500.00'  
N 23°50'52" E 14.02'

RANDALL F. BAKER  
91.64 ACRES  
VOL. 282 PG. 399

23

GLADE RUN

LEGEND

- 3/4" IRON PIPE (FOUND)
- 1" SQUARE SOLID IRON PIN (FOUND)
- △ 10" WOODEN FENCE POST (FOUND)
- RAIL ROAD SPIKE (FOUND)
- RAILROAD SPIKE (SET)
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

○ TAX MAP PARCEL NUMBER

DOUBLE E FARMS ETC. ETAL.  
380.01 ACRES  
VOL. 156 PG. 155

54



**JAMES R. COTTRILL P.S.**

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

5.9355± ACRES, V.M.S. 4973,  
OAK RUN TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO,  
SURVEYED FOR CHARLOTTE SIFRIT

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

*James R. Cottrill* DATE: 7-24-01

DATE DRAWN: 07-17-01  
JOB # S010702  
F. B. # 28

SCALE: 1" = 60'  
60' 30' 0' 60'

CREW: EM, MW  
DWN. BY: EM  
CK. BY: JRC

87-01



## **Description of a 5.9355 Acre Tract Surveyed for Charlotte Sifrit**

The following described 5.9355 +/- acre is situated in the State of Ohio, Madison County, Oak Run Township, VMS 4973, and being part of a 6.5439 acre tract (after exceptions) (Tax Map No. 425) conveyed to William D. & Charlotte I. Sifrit by Official Record 62 Page 954, and being more particularly described as follows:

Beginning an iron pin and cap set at an angle point in the centerline of Glade Run Road (50' right-of-way) (C.R. 70) said iron pin and cap also being the northeast corner of said 6.5439 acre tract.

Thence with said centerline South 23 deg. 50 min. 52 sec. West a distance of 215.47 feet to a rail road spike set in said centerline at the northeast corner of 380.01 acre tract conveyed to Double E Farms Etc. Etal. By Volume 156 Page 155.

Thence with the north line of said 380.01 acre tract North 82 deg. 26 min. 52 sec. West, passing an iron pin found at 1.68 feet, also passing a 10" diameter wood fence post found at 23.79 feet, a total distance of 746.40 feet to an iron pin and cap set at the southeast corner of a 25.549 acre tract conveyed to Robert C. & Carolyn Sifrit by Official Record 62 Page 959.

Thence with the east line of said 25.549 acre tract North 07 deg. 30 min. 03 sec. East a distance of 445.35 feet to a ¾" diameter iron pipe found at the southeast corner of a 2.04 acre tract conveyed to Robert C. & Carolyn Sifrit by Official Record 62 Page 950, said iron pin is also at the southwest corner of a 0.1401 acre tract conveyed to William D. & Charlotte I. Sifrit by Volume 272 Page 502.

Thence with the south line of 0.1401 acre tract South 65 deg. 14 min. 39 sec. East a distance of 358.52 feet to a ¾" iron pipe found at the southeast corner of said 0.1401 acre tract.

Thence with the east line of said tract North 25 deg. 17 min. 43 sec. East a distance of 14.96 feet to a 1" iron pipe found at the southeast corner of a 0.502 acre tract conveyed to William D. & Charlotte I. Sifrit by Volume 155 Page 147, said iron pipe is also a centerline angle point of Glade Run Road.

Thence with the centerline of said road South 64 deg. 45 min. 46 sec. East, passing a railroad spike found 0.11 feet right of line at 278.01 feet a total distance of 483.05 feet, returning to the point of beginning, containing 5.9355 +/- acres.

With a benefit of a 20 foot drainage easement, said drainage easement is across a 91.64 acre tract conveyed to Randall F. Baker by Volume 282 Page 399, and extends from the east right-of-way line of Glade Run Road to the centerline of Glade Run and is ten feet left and right of the following described centerline:

Beginning at an iron pin and cap set at the northeast corner of said 6.5439 acre tract at an angle point in the centerline of Glade Run Road.

Thence with the centerline extension of Glad Run Road South 64 deg. 45 min. 46 sec. East a distance of 25.01 feet to a point in the east right-of-way line of Glade Run Road.

Thence with said right-of-way line North 23 deg. 50 min. 52 sec. East a distance of 14.02 feet to a point in said right-of-way line at the true point of beginning of said easement centerline.

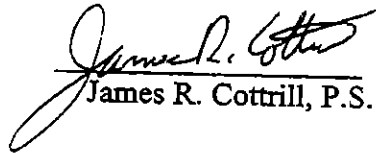
Thence across said 91.64 acre tract South 67 deg. 02 min. 24 sec. East a distance of 1500.00 feet to a point in the centerline of Glade Run, also being the eastern terminus of said 20' drainage easement.

Bearings are based on the centerline of Glade Run Road (South 23 deg. 50 min. 52 sec. West ) as described in Official Record 62 Page 955.

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 caps stamped "Cottrill 6858."

This description is based on a field survey performed July 17, 2001 by James R. Cottrill registration #6858. (Job # S010702)

  
James R. Cottrill, P.S.