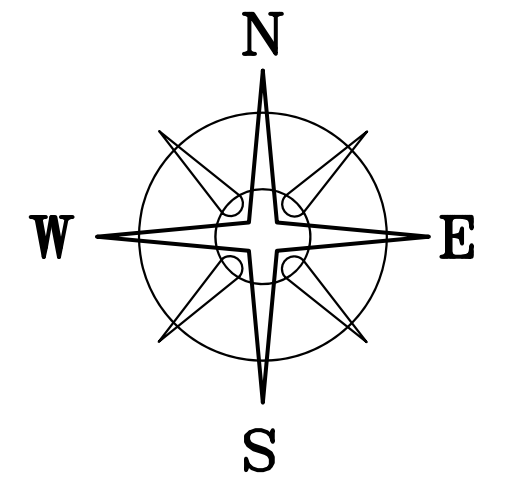
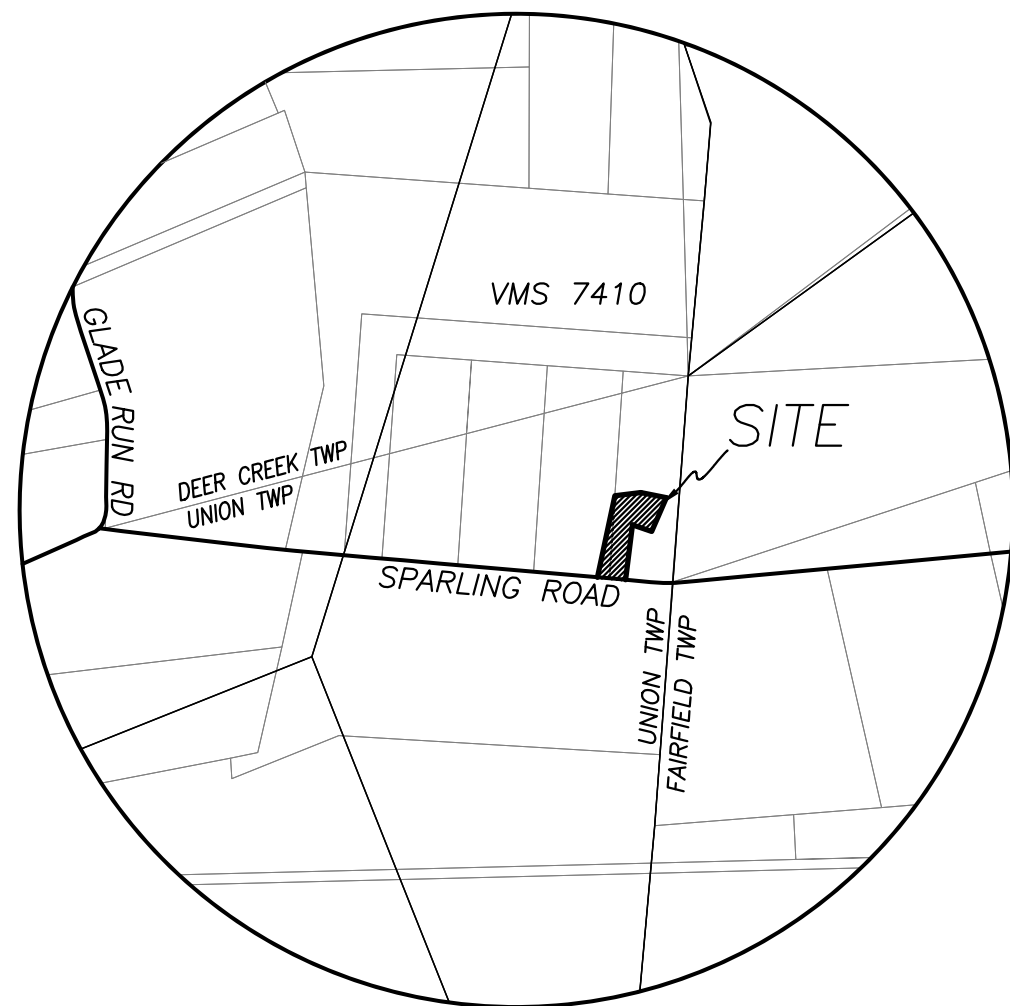


LOCATION MAP

NOT TO SCALE



BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/17/16 WGS 1984 GEODETIC NORTH.

GLADE RUN ROAD (CR-70) (40' R/W)

VMS 7410
UNION TOWNSHIP
FAIRFIELD TOWNSHIP
VMS 12141

NOTE

THE TWO DESCRIBED TRACTS ARE TO BECOME PART OF AND CONTINGENT TO EACH OTHER FOR A TOTAL OF 3.8378± ACRE TRACT
TOWNSHIP LINE SCALED FROM GIS

3.1067± ACRES

0.7311± ACRES

LINE	BEARING	DISTANCE
L1	N 85°17'09" W	97.31'
L2	N 85°17'09" W	122.70'

N=692175.1839
E=1739115.1339

COUNTY MONUMENT
12-39

DEED REFERENCE

JAMES M PHILLIPPI
OR 233 PG 1767

(A) 17.105 ACRES
PACEL No. 29-00372.000

220.2 ORIGINAL ACRES
TRACT 1

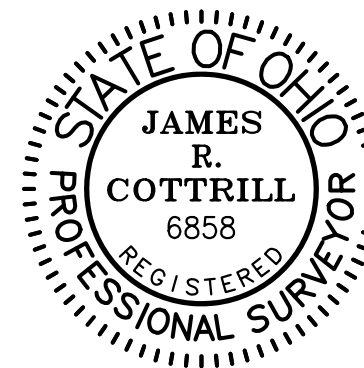
JAMES M PHILLIPPI, II
OR 231 PG 2519

(B) 22.504 ACRE (DEED)
PACEL No. 29-00372.003
18.749 ACRE (AUDITOR)

LEGEND

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

- ◆ MAG NAIL (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET, BURIED 1' DEEP)
- Ⓜ MADISON COUNTY MONUMENT (FOUND)



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

James R. Cottrill DATE: 02/01/17

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

**3.1067± & 0.7311± ACRES,
VMS 7410, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JAMES PHILLIPPI**

SCALE : 1" = 100'	DATES	JOB No. S170105
100' 50' 0 100'	SURVEYED 01/2017	CREW: MW
	DRAWN 01/2017	DWN BY: NC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.7311 Acre Tract *Surveyed for James Phillippi*

The following described 0.7311 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 7410, and being part of a 22.504 acre tract (Parcel 29-00372.003) conveyed to James in Philippi, II by Official Record 231 page 2519, and being more particularly described as follows:

Beginning at a Mag Nail found in the centerline of Sparling Road (County Road 152) (40 feet right-of-way) at the South corner common to said 22.504 acre tract and a 17.105 acre tract conveyed to James M Philippi by Official Record 233 page 1767, said mag nail bears South 83° 33' 51" East a distance of 1461.70 feet, South 86° 14' 40" East a distance of 735.24 feet and South 85° 17' 09" East a distance of 1800.15 feet from an iron pin found at the centerline intersection of Sparling Road and the North extension of Glade Run Road (County Road 70) (40 feet right-of-way);

Thence, with the centerline of Sparling Road, **North 85° 17' 09" West** a distance of **97.31 feet** to a Mag Nail set;

Thence, with a new line across said 22.504 acre tract, **North 12° 05' 13" East**, passing an iron pin and cap set at 18.58 feet, a total distance of **660.00 feet** to an iron pin and cap set and buried 1 foot deep in the West line of said 17.105 acre tract;

Thence, with the West line of said 17.105 acre tract, **South 03° 36' 37" West** a distance of **654.67 feet** returning to the **Point of Beginning**, containing **0.7311 acres** more or less.

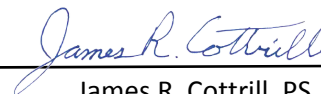
0.7311 acre tract is to become part of and contingent to a 3.1067 acre tract as recorded in Official Record ____ page ____ and cannot be transferred separately.

Bearings are based on a GPS observation on November 17, 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 6858."

This description is based on a field survey performed January 30, 2017 by James R. Cottrill, PS registration #6858. (Job #S170105-0-7311AC)



James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

3.1067 Acre Tract *Surveyed for James Phillippi*

The following described 3.1067 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 7410, and being part of a 17.105 acre tract (Parcel 29-00372.000) conveyed to James M Philippi by Official Record 233 page 1767, and being more particularly described as follows:

Beginning at a mag nail found in the centerline of Sparling Road (County Road 152) (40 feet right-of-way) at the South corner common to a 22.504 acre tract conveyed to James in Philippi, II by Official Record 231 page 2519 and said 17.105 acre tract, said mag nail bears South 83° 33' 51" East a distance of 1461.70 feet, South 86° 14' 40" East a distance of 735.24 feet and South 85° 17' 09" East a distance of 1800.15 feet from an iron pin found at the centerline intersection of said Sparling Road and the North extension of Glade Run Road (County Road 70) (40 feet right-of-way);

Thence, with the line between said 22.504 acre tract and said 17.105 acre tract, **North 03° 36' 37" East** a distance of **654.67 feet** to an iron pin and cap set and buried 1 foot deep;

Thence, across said 17.105 acre tract with the following five new courses:

- 1) **North 83° 05' 11" East** a distance of **202.31 feet** to an iron pin and cap set and buried 1 foot deep;
- 2) **South 78° 52' 07" East** a distance of **205.63 feet** to an iron pin and cap set;
- 3) **South 23° 29' 52" West** a distance of **203.15 feet** to an iron pin and cap set;
- 4) **North 71° 17' 12" West** a distance of **186.18 feet** to an iron pin and cap set;
- 5) **South 07° 01' 03" West**, passing an iron pin and cap set at 498.87 feet, a total distance of **525.47 feet** to a Mag Nail set in the centerline of Sparling Road;

Thence, with the centerline of Sparling Road, **North 85° 17' 09" West** a distance of **122.70 feet** returning to the **Point of Beginning**, containing **3.1067 acres** more or less.

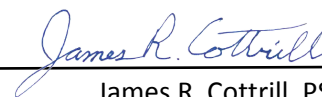
3.1067 acre tract is to become part of and contingent to a 0.7311 acre tract as recorded in Official Record ____ page ____ and cannot be transferred separately.

Bearings are based on a GPS observation on November 17, 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 6858."

This description is based on a field survey performed January 30, 2017 by James R. Cottrill, PS registration #6858. (Job #S170105-3-1067AC)


James R. Cottrill, PS