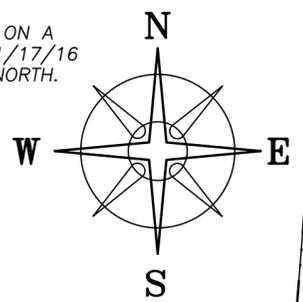


BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/17/16 WGS 1984 GEODETIC NORTH.



JAMES PHILLIPI OR 335 PG 1263 192.07 ORG ACRES FIRST TRACT

JAMES PHILLIPI OR 335 PG 1263 112.52 ACRES THIRD TRACT

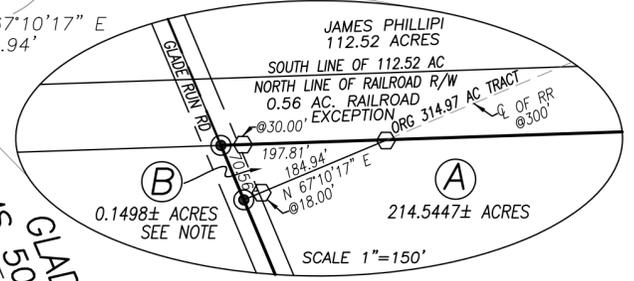
JAMES PHILLIPI OR 335 PG 1263 112.52 ACRES THIRD TRACT

JAMES PHILLIPI OR 335 PG 1263 112.52 ACRES THIRD TRACT

104.898 ACRES

BOARD OF THE MADISON COUNTY METROPOLITAN PARK DISTRICT OR 172 PG 1353 - 19.308 ACRES

SOUTH LINE OF 24.37 ACRE TRACT EXCEPTION FROM 192.07 ACRE TRACT  
NORTH LINE OF ORIGINAL 314.97 ACRE TRACT



**214.6945± ACRES**

**DEED REFERENCE (A)**

**SAMUEL E & HELEN Z ELBIN, CO-TRUSTEES OF THE NON-MARITAL & THE QTIP MARITAL TRUST (1/2) & HELEN Z ELBIN TRUSTEE OF THE SURVIVING SPOUSE'S TRUST (1/2)**  
OR 309 PG 988

**(A) 215.66 ACRES**  
PARCEL No. 29-00576.000  
314.97 ORG ACRES

**EUGENE & HELEN Z ELBIN, JT LIVES**  
DB 274 PG 503

**(B) 23.81 ACRES**  
24.37 ORIGINAL ACRES  
SECOND TRACT  
(SEE NOTE)

FRANK L & DOROTHY L HIMES  
DB 276 PG 263  
204.385 TOTAL ORG. ACRES  
86.252 ACRES  
PLAT 37-88

CHARLES & RUTH DHEEL  
DB 272 PG 952  
9.5929 ACRES  
PLAT 42-87

**POB**  
N=686659.06'  
E=1728941.66'

**STATE ROUTE 665 (60' R/W)**

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
- ▲ RECORDED STONE (FOUND)
- ⊙ TOWNSHIP STONE (FOUND, DAMAGED)
- ⊙ 4" METAL FENCE POST IN CONCRETE (FOUND)
- IRON PIN (FOUND)
- △ COUNTY MONUMENT 12-039 (FOUND)
- MAG NAIL (SET)
- ⊙ 1" ∅ PIPE & AL. CAP
- ⊙ STAMPED "NCB 5969" (FOUND)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE 6140" (FOUND)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 3/04/19

**NOTE**

SAID 23.81 ACRE TRACT WAS ORIGINALLY AN EXCEPTION FROM A 192.07 ACRE TRACT NOW CONVEYED TO JAMES PHILLIPI BY OR 335 PG 1263 AND WAS LAST CONVEYED TO EUGENE & HELEN Z ELBIN, JT LIVES BY DB 274 PG 503. THE 0.1498± ACRES IS ALL THAT REMAINS OF SAID 24.37 ACRE TRACT AFTER EXCEPTING 0.56 ACRE TRACT FOR THE CCC & ST L RAILROAD AND THE PORTION CONTAINED WITHIN THE 122.52 ACRE TRACT CONVEYED TO JAMES PHILLIPI BY OR 335 PG 1263.

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

**214.6945± ACRES,**  
**VMS 5046 & 7410, UNION TOWNSHIP,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR STEVE DENES**

SCALE : 1" = 300'	JOB No. S190208	CREW: MW
300' 150' 0 300'	SURVEYED 02/2019	DWN BY: NC
	DRAWN 02/2019	CHECK: RC

# **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **214.6945 Acre Tract**

### **Surveyed for Steve Denes**

The following described 214.6945 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5046 and 7410, being all of a 215.66 acre tract (Parcel 29-00576.000, part of an original 314.97 acre tract) conveyed to Samuel E and Helen Z Elbin, Co-Trustees of the non-marital and the QTip Marital Trust (1/2) and Helen Z Elbin, Trustee of the Surviving Spouses Trust (1/2) by Official Record 309 page 988 and being all that remains of a 23.81 acre tract (Second Tract, 24.37 original acre tract) conveyed to Eugene and Helen Z Elbin, Joint Lives by Deed Book 274 page 503, and being more particularly described as follows:

Beginning at a monument box found at the centerline intersection of State Route 665 (60 feet right-of-way) and Glade Run Road (County Road 70, 40 feet right-of-way), said monument box being in the line between VMS 5046 and 3844;

Thence, with the centerline of Glade Run Road and the Southwest line of VMS 5046, **North 22° 42' 50" West**, passing a mag nail set at the South corner of said 23.81 acre tract at 2467.39 feet and being the original Northwest corner of said 314.97 acre tract, a total distance of **2537.95 feet** to a mag nail set in the South line of a 19.308 acre tract conveyed to Board of the Madison County Metropolitan Park District by Official Record 172 page 1353;

Thence, with the South line of said 19.308 acre tract, **North 88° 04' 12" East**, passing an iron pin and cap set at 30.00 feet, passing an iron pin and cap set in the original North line of said 314.97 acre tract and being a corner to said 215.66 acre tract at 197.81 feet, a total distance of **5643.43 feet** to the West line of a 104.898 acre tract conveyed to Steven R and Lori A Denes by Official Record 207 page 294, in the line between Union and Fairfield Township and in the line between VMS 7410 and 12141, from said corner a 4 inch diameter metal fence post found in concrete bears North 04° 33' 37" East a distance of 1.41 feet;

Thence, with the West line of said 104.898 acre tract, said Township line and said VMS line, **South 04° 33' 37" West**, passing an iron pin and cap set at 23.32 feet, passing a damaged Township stone found at 754.51 feet, a total distance of **1118.86 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle 6140" found at the a corner of a 86.252 acre tract conveyed to Frank L and Dorothy L Himes by Deed Book 276 page 263;

Thence, with the North line of said 86.252 acre tract with the following two courses:

- 1) **South 75° 43' 06" West** a distance of **1353.45 feet** to a recorded stone found in the line between VMS 5046 and 7410;
- 2) **South 68° 03' 56" West** a distance of **1692.23 feet** to a 4 inch metal fence post found in concrete at the North corner of a 9.5929 acre tract conveyed to Charles and Ruth Dheel by Deed Book 272 page 952;

Thence, with the Northwest line of said 9.5929 acre tract, **South 67° 57' 07" West**, passing a 4 inch diameter metal fence post found in concrete (broken off at grade) at 1386.27 feet, passing an iron pin and cap set at 1394.50 feet, a total distance of **1424.50 feet** to an iron pin found in the centerline of State Route 665;

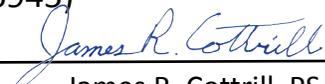
Thence, with the centerline of State Route 665, **North 77° 04' 05" West** a distance of **379.23 feet** returning to the **Point of Beginning**, containing **214.6945 Acres** more or less, of which 214.5447 acres more or less is all of said 215.66 acre tract and 0.1498 acres more or less is all of what remains of said 23.81 acre tract.

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 February 27, 2019 by James R. Cottrill, PS registration #6858. (Job #S190208-214.6945)

  
James R. Cottrill, PS

