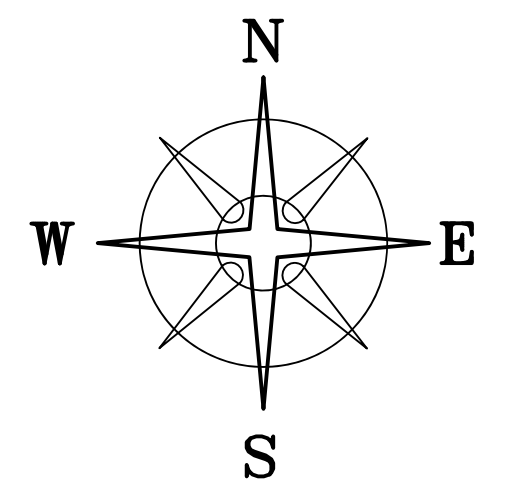


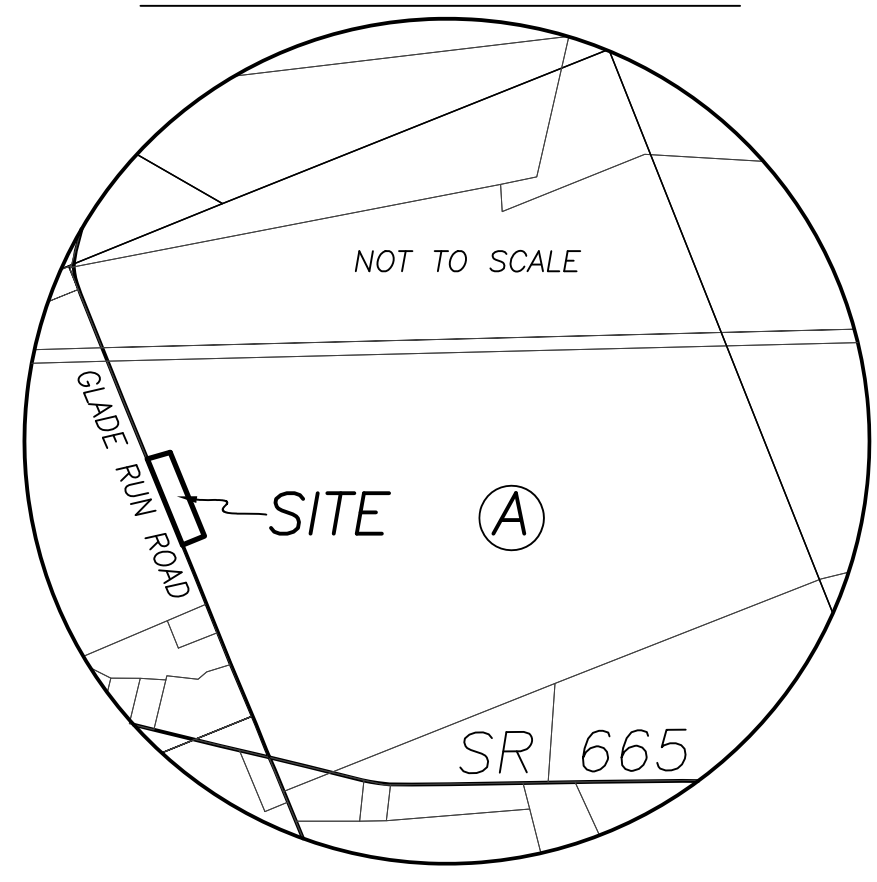
DEED REFERENCE

STEVEN R & LORI A DENES, JT LIVES
 OR 355 PG 2320
 214.6945± ACRES
 PARCEL No.29-00576.000



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

LOCATION MAP



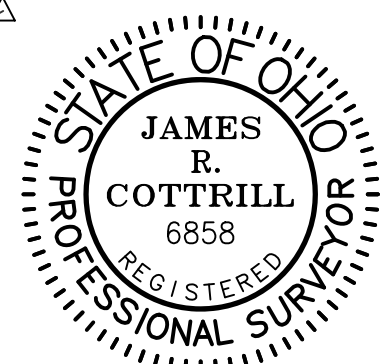
1.7524± ACRES

VMS 5046
 VMS 6029

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

STATE ROUTE 665 (60' R/W)

POC
 N=686659.06'
 E=1728941.66'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 01/02/20

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ MONUMENT BOX (FOUND)
 - △ COUNTY MONUMENT 12-039 (FOUND)
 - MAG NAIL (SET)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)

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

1.7524± ACRES,
VMS 5046, UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR STEVEN DENES

SCALE : 1" = 60'	JOB No. S191208	CREW: MW
60' 30' 0' 60'	SURVEYED 12/2019	DWN BY: NC
	DRAWN 12/2019	CHECK: JRC

COTTRILL SURVEYING, INC

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

1.7524 Acre Tract Surveyed for Steven Denes

The following described 1.7524 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5046, being part of a 214.6945 acre tract (Parcel #29 – 00576.000) and being more particularly described as follows:

Beginning at a centerline of right-of-way monument box found at the intersection of the centerline of State Route 665 (60 feet right-of-way) with the centerline of Glade Run Road (County Road 70, 40 feet right-of-way);

Thence, with the centerline of said Glade Run Road, North 22° 42' 50" West a distance of 1359.55 feet to a mag nail set in the line between VMS 5046 and 6029 and being the **True Point of Beginning**;

Thence, with the centerline of said Glade Run Road and said VMS line, **North 22° 42' 50" West** a distance of **550.74 feet** to a mag nail set in said centerline;

Thence, across said 214.6945 acre tract the following three new courses:

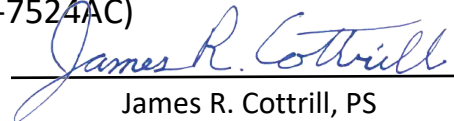
- 1) **North 73° 18' 00" East**, passing an iron pin and cap set at 22.38 feet, a total distance of **141.27 feet** to an iron pin and cap set
- 2) **South 22° 42' 50" East** a distance of **535.94 feet** to an iron pin and cap set
- 3) **South 67° 17' 10" West**, passing an iron pin and cap set at 120.11 feet, a total distance of **140.49 feet** returning to **The True Point of Beginning** containing **1.7524 Acres** more or less.

Bearings are based on a GPS observation on December 27, 2019, 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 Surveying"

This description is based on a field survey performed December 27, 2019, by James R. Cottrill, PS registration #6858. (Job #S191208-1-7524AC)


James R. Cottrill, PS

