



# McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

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File No. S22-783  
September 27, 2022

## LEGAL DESCRIPTION

James M. Phillippi, Trustee  
335.262 Acres Tract

Situated in the Townships of Fairfield and Union, County of Madison, State of Ohio, being a part of V.M.S. Nos. 5046, 5195, 7410-8623, and 12141-11096, and being all that remains (166.320 acres) of the original 192.07 acres "Parcel Four, First Tract", all that remains (57.000 acres) of the original 69.87 acres "Parcel Four, Second Tract", and all (111.942 acres) of the 112.52 acres "Parcel Four, Third Tract" as conveyed James M. Phillippi II, Trustee of the James M. Phillippi Sr. Trust and recorded in Official Record 388, Page 2290 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a railroad spike (found) in the centerline of Sparling Road (County Road No. 152) marking the southwesterly corner of "Parcel A" of Jefferson Woods Subdivision (Slide No. 622, Survey Record 16-93);

thence with the centerline of Sparling Road S 84°41'10" W, a distance of 1154.85 feet to a mag nail (found) marking the northwesterly corner of a 187.782 acres tract as conveyed to James M. Phillippi II, Trustee of the James M. Phillippi, II Trust (O.R. 338, Page 2468) and found in Survey Record 79-08 of the Madison County Engineer's Record of Land Surveys, said mag nail being the true point of beginning of the tract of land herein described;

thence with the westerly line of the aforesaid 187.782 acres tract S 12°50'56" E passing a 5/8" iron pin (set) at 20.17 feet, a total distance of 1948.40 feet to a 5/8" iron pin (set) in the northerly line of what remains of an original 123.209 acres tract as conveyed to Thomas A. Krebs (1/4 interest), Sandra K. Krebs (1/4 interest), and Brain C. O'harra (1/2 interest) (O.R. 241, Page 111) and found in Survey Record FA-25A of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of what remains of the aforesaid original 123.209 acres tract S 85°33'33" W passing the northeasterly corner to and continuing with the northerly line of what remains of an original 112.2220 acres tract as conveyed to S & L Denes Family Farms LLC (O.R. 361, Page 178), a distance of 3092.74 feet to a 5/8" iron pin (set);

thence with a westerly line of what remains of the aforesaid original 123.209 acres tract S 05°09'50" W, a distance of 299.89 feet to a 5/8" iron pin (set) in the northerly line of the Former Cleveland, Cincinnati, Chicago, and St. Louis Railroad and being a tract of land as conveyed to The Board of The Madison County Metropolitan Park District (O.R. 172, Page 1353);

thence with the northerly line of The Board of The Madison County Metropolitan Park District's tract S 88°35'10" W passing a 5/8" iron pin (set) at 5664.77 feet, a total distance of 5686.15 feet to a railroad spike (found) in the centerline of Glade Run Road (County Road No. 70);

thence with centerline of Glade Run Road N 22°05'30" W, a distance of 522.08 feet to a 5" by 9" stone (found) at the point of intersection of said centerline marking the southwesterly corner of what remains of an original 99.43 acres "Parcel I" as conveyed to George Lassel (O.R. 246, Page 2414);

thence with the southerly line of what remains of the aforesaid original 99.43 acres "Parcel I" N 79°30'46" E passing a 5/8" iron pin (set) at 50.00 feet, a total distance of 2827.74 feet to a 5/8" iron pin (set);

thence with the easterly line of what remains of the aforesaid original 99.43 acres "Parcel I" N 12°19'20" E passing the southeasterly corner to and continuing with the easterly line of a 56.4806 acres tract as conveyed to James M. Phillippi II, Trustee of the James M. Phillippi, II Trust (O.R. 398, Page 2397) and found in Survey Record 50-91 of the Madison County Engineer's Record of Land Surveys passing a 5/8" iron pin (set) at 1614.17 feet, a total distance of 1634.37 feet to a railroad spike (found) in the centerline of Sparling Road;

thence with the centerline of Sparling Road for the next 5 calls:

- 1) S 85°43'31" E, a distance of 627.40 feet to a 5/8" iron pin (found, bent);
- 2) S 84°46'13" E, a distance of 1702.97 feet to a mag nail (found);
- 3) S 84°39'15" E, a distance of 97.38 feet to a P.K. nail (found);
- 4) S 84°44'09" E, a distance of 473.86 feet to a 3/4" iron pin (found) 10" below grade at a point of intersection of said centerline;
- 5) N 84°39'23" E, a distance of 2549.36 feet to the true point of beginning, **containing 335.262 acres of land**, of which 123.525 acres being within Township of Fairfield and 211.727 acres being within the Township of Union.

The above described 335.262 acres tract being all of the Auditor's Parcel Numbers (Parcel No. 29-00481.00) and (Parcel No. 07-00474.000).

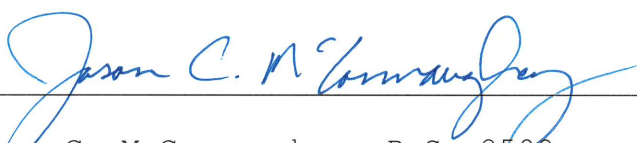
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 254° 05' 38") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Survey Monument "PHILLIPPI (2301)" and derived from GPS observations taken February 21, 2019, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February 2019, July 2019, and September 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-783 on file in the office of McCarty Associates, LLC, Hillsboro Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



  
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Jason C. McConnaughey, P.S. 8509