



STEPHEN R. ANTHONY AND PATRICIA J. ANTHONY  
 QUIT CLAIM DEED VOL. 250 PG. 459 & 460  
 TAX PARCEL N° 21-00011.000 TOTAL 310.929 AC.  
 TRANSFERRED FEB. 1<sup>ST</sup>, 1980  
 THIS PART BEING 60.75 ACRES (56.69 AC) & (4.06 AC)

SURVEYED OUT OF 60.75 ACRES  
 56.69 AC. In VMS 6391 & VMS 7894  
 AERIAL PARCEL N° 23  
 CONTAINING 78,651.320 AREA IN SQ. FT. OR 1.806 ACRES

BASIS FOR BEARINGS MAD. I. D. 000 HWY. RECORD  
 SEE R/W PLAN SHEET 19 OF 32 COURT CASE 22,040 DOC. 8487.6.2  
 SEE INTERSTATE DEED MISC. VOL. 5 PG. 4 SEE D.B. 209 PG. 462

ROAD RIGHT OF WAY EXISTING  $S38^{\circ}54'04''E$  350.000'  
 AREA WITHIN HWY. R/W PURPOSES: 8808.95 SQ. FT. OR 0.202 ACRES  
 PROPERTY BOUNDARY IN MIDDLE OF ROAD  $N38^{\circ}54'04''W$  350.000'  
 YANKEETOWN-CHENOWETH ROAD Co. RD N° 9 50' R/W  
 P.D.B. (POINT OF BEGINNING)

To & Jct. of O'DAY HARRISON ROAD  
 TOTAL DISTANCE = 2153.533 FEET  
 FROM P.D.B. (POINT OF BEGINNING)

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY IN AUGUST, 1996.  
 PINS & CAPPED PIPES SET AS DEPICTED. Rodger Irwin Baker SEPT. 13, 1996  
 OHIO SURVEYOR N° S-005539 LICENSE  
 1300 PLAIN CITY GEORGESVILLE ROAD (SOUTH)  
 GALLWAY, OHIO 43119



PLAT OF A NEW PROPERTY LANDSPLIT FIELD SURVEY  
 1.806 ACRES PART OF 310.929 TOTAL ACRES  
 VMS 6391, 7894, 9651, 9697 COMBINED SURVEYS  
 RANGE CIVIL TOWNSHIP, MADISON COUNTY, OHIO  
 STEPHEN R. ANTHONY AND PATRICIA J. ANTHONY  
 DEED VOLUME 250 PAGES 459 & 460  
 PRIOR REF. D.B. 209 PG. 462





The following is a correct boundary description of 1.806 acres of land in VMS 6391, 7894, 9651, 9697 combined in Range Civil Township, Madison County, State of Ohio and is a portion of 310.929 acres described in Deed Volume 250 at Pages 459 and 460, being also a portion of aerial parcel # 23 carried as tax parcel number 21-00011.000 and being out of the 60.75 acres described therein belonging to Stephen R. Anthony and Patricia J. Anthony fronting along Yankeetown-Chenoweth Road (Co.Rd. # 9)...being bounded and more particularly describes as follows:

Commence for a starting reference with a found spike in the middle of O'Day-Harrison Road and Yankeetown-Chenoweth Road...then following the middle of Yankeetown-Chenoweth Road ( County Road # 9 50 feet right of way width ) in a northwesterly direction ( passing a found spike at 190.380' ) a total distance of 2,153.535 feet to a set spike at the northwesterly corner of 50 acres of record in Deed Volume 262 at Page 834 in the names of John M. Chenoweth and John L. Chenoweth (aerial parcel # 124)..said point being the southwesterly corner of said Anthonys' 310.929 acres and is the true point of beginning:

Thence: Continue with the centerline of Yankeetown-Chenoweth Road N 38 deg 54 min 04 sec W 350.000 feet to a steel spike set;

Thence: Passing a capped 3/4 inch pipe and steel rebar set at 25.200 feet, N 53 deg 58 min 03 sec E 225.000 feet to a steel rod and 3/4 inch capped pipe set;

Thence: Parallel with aforesaid roadway...S 38 deg 54 min 04 sec E ( passing a 3/4 inch capped pipe set at 349.350 feet ) a total distance of 350.000 feet to a point in the boundary between Chenoweths and Anthonys;

Thence: Following said boundary and existing wire fence ( passing a steel angle iron corner post in concrete at 199.800 feet ) S 53 deg 58 min 03 sec W a total distance of 225.000 feet to the true point of beginning.

Containing within said bounds 1.806 acres of land of which 0.202 acre is within the 25 feet wide public road right of way.

Bearings are based on Deed Volume 209 Page 462 and Interstate Highway centerline of survey for Madison-1-0.000, right of way plan sheet 19 of 32.

Pipes set are 3/4 inch diameter with caps stamped R.I.Baker S-005539. This field survey was performed in year 1996.

Together with an easement 20 feet in width for purposes of subsurface drain tile described as follows:

For reference commence with a point 215.000 feet measured N 53 deg 58 min 03 sec E along the northwesterly boundary of the above described 1.806 acres from the steel spike in the middle of Yankeetown-Chenoweth Road which marks the northwesterly corner of said 1.806 acres ....then with the center of said 20 feet wide easement as follows:

N 17 deg 02 min 29 sec W 62.731 feet to an angle point;

N 28 deg 32 min 36 sec W 120.386 feet to an angle point;

N 28 deg 54 min 05 sec W 104.335 feet to an angle point;

N 33 deg 03 min 54 sec W 74.933 feet to an angle point;

Then crossing over an existing 6 inch drain tile at 98.996 feet, a total distance of 123.996 feet to the end of said drainage easement....bearing of this final course is N 25 deg 57 min 31 sec W.

*Rodger Irwin Baker*

October 8, 1996

Rodger Irwin Baker PS # S-005539  
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