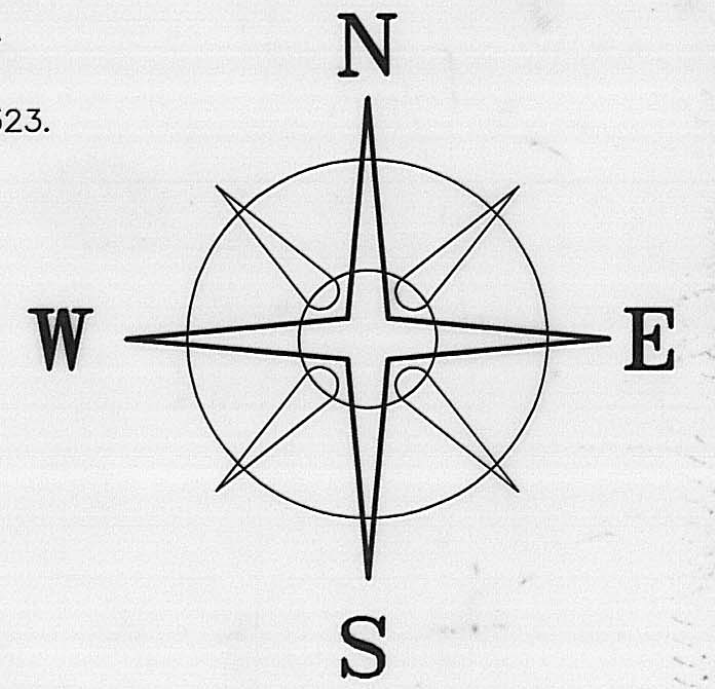


BEARINGS ARE BASED ON THE CENTERLINE OF MOORMAN ROAD (NORTH 65°00' EAST) AS DESCRIBED BY OFFICIAL RECORD 100 PAGE 2323.



JAY & ALICE F. PHILLIPS
OR 108 PAGE 2107
45.62 ACRES
(169)

JAY & ALICE F. PHILLIPS
OR 108 PAGE 2107
45.62 ACRES
(169)

5.0007+/- ACRES

3.5221+/- ACRES

TIMOTHY M. & BRENDA K. ANTHONY
OR 103 PAGE 1085
1.377 ACRES
(279)

DEED REFERENCE

(A) TIMOTHY M. & BRENDA K. ANTHONY
OR 100 PAGE 2323
110.023 ACRES
(4)

NOTE

3.5221 ± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ANTHONY'S 1.377 ACRE TRACT.

LEGEND

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- △ P K NAIL (FOUND)
- RAIL ROAD SPIKE (SET)
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER



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

James R. Cottrill DATE: 6-18-01

JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

VMS 5890/6432/7623/7738,
OAK RUN TOWNSHIP,
MADISON COUNTY, OHIO.

SURVEYED FOR TIMOTHY ANTHONY

DATE DRAWN:
6-04-01
JOB #S010521
F. B. #28

SCALE : 1" = 100'
100' 50' 0 100'

CREW: MW, JMC
DWN. BY: RC, JMC
CK. BY:

77-01

Description of a 3.5221 Acre Tract Surveyed for Timothy Anthony

The following described 3.5221 +/- acre tract is situated in the State of Ohio, Madison, Oak Run Township, VMS 5890/6432/7623/7738, and being part of a 110.023 acre tract conveyed to Timothy M. & Brenda K. Anthony by Official Record 100 Page 2323, and being more particularly described as follows:

Beginning at a PK nail found at the centerline intersection of Moorman Road (45 foot right-of-way) (CR 69) with the centerline of Van Wagner Road (48 foot right-of-way) (CR 84), said PK nail being in the southeast line of said 110.023 acre tract.

Thence with the centerline of Van Wagner Road North 22 deg. 36 min. 44 sec. West a distance of 749.00 feet to a mag nail set in said centerline the true point of beginning, said mag nail bears South 22 deg. 36 min. 44 sec. East a distance of 50.80 feet from a PK nail found in said centerline at the southeast corner of a 1.377 acre tract conveyed to Timothy M. & Brenda K. Anthony by Official Record 103 Page 1085.

Thence with the following three new lines across said 110.023 acre tract:

- 1) South 67 deg. 23 min. 16 sec. West passing iron pins and caps set at 25.00 feet and again 674.88 feet, a total distance of 714.88 feet to a point in the centerline of Bradford Creek.
- 2) North 15 deg. 20 min. 08 sec. West with the centerline of said creek a distance of 309.45 feet to a point in said creek.
- 3) North 67 deg. 23 min. 16 sec. East passing iron pins and caps set at 40.00 feet and again at 650.68 feet, a total distance of 675.68 feet to a mag nail set in the centerline of Van Wagner Road.

Thence with said centerline South 22 deg. 36 min. 44 sec. East a distance of 106.16 feet to a PK nail found in said road at the northeast corner of said 1.377 acre tract.

Thence with said 1.377 acre tract the following three courses:

- 1) South 67 deg. 23 min. 16 sec. West passing a 5/8" diameter iron pin at 24.97 feet, a total distance of 400.00 feet to a point.
- 2) South 22 deg. 36 min. 44 sec. East a distance of 150.00 feet to a point.
- 3) North 67 deg. 23 min. 16 sec. East passing an iron pin found at 375.02 feet, a total distance of 400.00 feet to a PK nail found in the centerline of Van Wagner Road.

Thence with said centerline South 22 deg. 36 min. 44 sec. East a distance of 50.80 feet, returning to the true point of beginning, containing 3.5221 +/- acres.

The here-in-above described 3.5221 +/- acre tract is to become part of and contingent to Anthony's 1.377 acre tract.

Subject to and with the benefit of a 20' drainage easement (as shown on plat accompanying this legal description).

Bearings are based on the centerline of Moorman Road (North 65 deg. 00 min. East) as described in Official Record 100 Page 2323.

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 caps stamped "Cottrill 6858."

This description is based on a field survey performed June 4, 2001 by James R. Cottrill registration #6858. (Job # S010521)

James R. Cottrill, P.S.

Description of a 5.0007 Acre Tract Surveyed for Timothy Anthony

The following described 5.0007 +/- acre tract is situated in the State of Ohio, Madison, Oak Run Township, VMS 5890/6432/7623/7738, and being part of a 110.023 acre tract conveyed to Timothy M. & Brenda K. Anthony by Official Record 100 Page 2323, and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Van Wagner Road (48 foot right-of-way) (CR 84), said railroad spike being at the northeast corner of a 45.62 acre tract conveyed to Jay & Alice F. Phillips by Official Record 108 Page 2107, said railroad spike being at said centerline intersection with the northwest line of said 110.023 acre tract.

Thence with the centerline of Van Wagner Road and a new line across said 110.023 acre tract South 22 deg. 36 min. 44 sec. East a distance of 432.10 feet to a mag nail set in said centerline.

Thence across said 110.023 acre tract the following two courses:

- 1) South 67 deg. 23 min. 16 sec. West passing iron pins and caps set at 25.00 feet and again at 635.68 feet, a total distance of 675.68 feet to a point in the centerline of Bradford Creek.
- 2) Thence with said creek North 15 deg. 20 min. 08 sec. West a distance of 233.46 feet to a point in the southeast line of said Phillips' 45.62 acre tract.

Thence with said line North 50 deg. 08 min. 44 sec. East passing iron pins and caps set at 40.00 feet and again at 651.51 feet, a total distance of 676.51 feet, returning to the point of beginning, containing 5.0007 +/- acres.

Bearings are based on the centerline of Moorman Road (North 65 deg. 00 min. East) as described in Official Record 100 Page 2323.

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 caps stamped "Cottrill 6858."

This description is based on a field survey performed June 4, 2001 by James R. Cottrill registration #6858. (Job # S010521)

James R. Cottrill, P.S.