

FEDERAL ROAD STATE ROUTE 323 (50' R/W)

N 89°00'14" E 502.46'

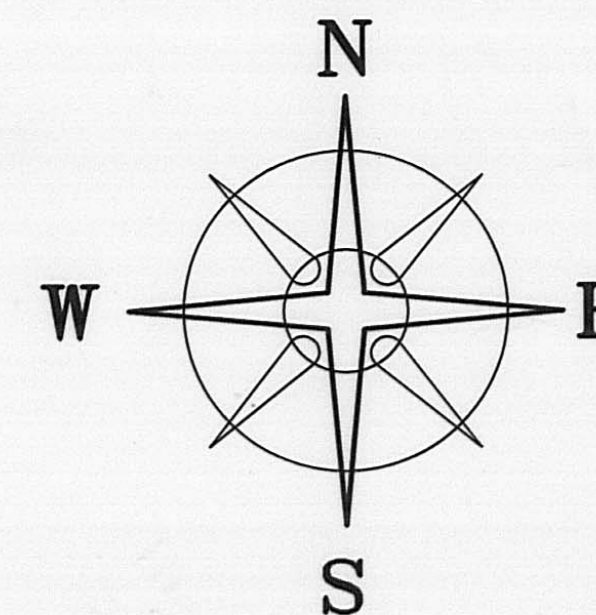
WILLIAM CATHCART DITCH

JAMES W. & MARK E. ANTHONY  
D.B. 189 PG. 74-79  
39.45 ACRES

VMS 6050  
VMS 4156

SCALED FORM TAX MAP

0.4321 +/- ACRES



BEARINGS ARE BASED ON THE SOUTH LINE OF ANTHONY'S 5.016 ACRE TRACT (N 88° 21' 18" E) AS DESCRIBED IN DEED BOOK 277 PAGE 44.

N 03°07'00" W 234.45'  
N 14°04'00" W 183.59'  
N 88°21'18" E 26.83'  
N 11°44'29" W 68.50'

0.4193 +/- ACRES

TRUE POINT OF BEGINNING

N 45°28'48" E 63.07'

S 88°21'18" W 103.90'

PREVIOUSLY SET

S 46°28'48" W 36.90'

N 88°21'18" E 393.25'

S 81°56'14" W 382.99'

356.99'

LEGEND

- 1/2" IRON PIPE (FOUND)
- HARROW TOOTH (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

NOTE

THE HERE-IN-ABOVE 0.4321± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ANTHONY'S 75.0000 ACRES TRACT.

THE HERE-IN-ABOVE 0.4193± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO ANTHONY'S 5.016 ACRES TRACT.

DEED REFERENCE

JAMES W. & LINDA ANTHONY

Ⓐ D.B. 227 PG. 44  
5.016 ACRES

Ⓑ O.R. 58 PG. 248  
75.0000 ACRES



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

*James R. Cottrill* DATE: 12-28-00

**JAMES R. COTTRILL P.S.**

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

V.M.S. 4156 & 6050  
RANGE TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO  
SURVEYED FOR JAMES ANTHONY

DATE DRAWN: 12-20-00  
JOB # S001210  
F. B. # 27

SCALE: 1" = 50'  
50' 25' 0 50'

CREW: MW JB  
DWN. BY: MW JB  
CK. BY: JRC

95-01

Description of a 0.4193 acre tract  
Surveyed for James Anthony

The following described 0.4193 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 4156 and 6050 and being part of a 75.0000 acre tract conveyed to James W. and Linda Anthony by Official Record 58 Page 248 and being more particularly described as follows:

Beginning at ½" diameter iron pipe (found) near the south edge of pavement of Federal Road State Route 323 (50 foot right-of-way) said iron pipe is at the northeast corner of a 5.016 acre tract conveyed to James W. and Linda Anthony by Deed Book 227 Page 44

Thence, with said 5.016 acre tract the following two courses:

- 1.) South 01 deg. 33 min. 49 sec. East passing a ½" diameter iron pipe (found) at 13.93 feet a total distance of 409.51 feet to an iron pin and cap previously set
- 2.) South 88 deg. 21 min. 18 sec. West a distance of 103.90 feet to the **true point of beginning**

Thence, across said 75.0000 acre tract the following two new courses:

- 1.) South 46 deg. 28 min 48 sec. West a distance of 36.90 feet to an iron pin and cap set
- 2.) South 81 deg. 56 min. 14 sec. West passing an iron pin and cap set at 356.99 feet a total distance of 382.99 feet to a point in the center of William Cathcart Ditch also being in the east line of a 39.45 acre tract conveyed to James W. and Mark E. Anthony by Deed Book 189 Page 74

Thence, with said 39.45 acre tract the following two courses:

- 1.) North 11 deg. 44 min. 29 sec. West a distance of 68.50 feet to a point in said ditch
- 2.) North 88 deg. 21 min. 18 sec. East a distance of 26.83 feet to a ½" iron pipe (found) at the southwest corner of said 5.016 acre tract

Thence, with the south line of said 5.016 acre tract North 88 deg. 21 min. 18 sec. East a distance of 393.25 feet returning to the true point of beginning containing 0.4193 more or less acres the here-in-above described 0.4193 acre tract is to become part of and contingent to Anthony's 5.016 acre tract

Bearings are based on the south line of Anthony's 5.016 acre tract (North 88 deg. 21 min. 18 sec. East) as described in Deed Book 277 Page 44

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 December 21, 2000 by James R. Cottrill registration #6858.(S001210)

  
James R. Cottrill, P.S

Description of a 0.4321 acre tract  
Surveyed for James Anthony

The following described 0.4321 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 4156 and 6050 and being part of a 5.016 acre tract conveyed to James W. and Linda Anthony by Deed Book 227 Page 44 and being more particularly described as follows:

Beginning at a ½" diameter iron pipe (found) near the south edge of pavement of Federal Road State Route 323 (50 foot right-of-way) said iron pipe is at the northeast corner of said 5.016 acre tract also being corner to a 75.0000 acre tract conveyed to James W. and Linda Anthony by Official Record 58 Page 248

Thence, with the line between said tracts South 01 deg. 33 min. 49 sec. East a passing an iron pipe (found) at 13.93 feet a total distance of 409.51 feet to an iron pin and cap previously set at the southeast corner of said 5.016 acre tract

Thence, with the south line of said 5.016 acre tract south 88 deg. 21 min. 18 sec. West a distance of 103.90 feet to a point in said line

Thence, across said 5.016 acre tract the following two new courses:

- 1.) North 46 deg. 28 min. 48 sec. East a distance of 83.07 feet to an iron pin and cap set
- 2.) North 01 deg. 25 min. 31 sec. West passing an iron pin and cap set at 336.09 feet a total distance of 354.53 feet to an iron pin and cap set in the south edge of pavement of Federal Road and in the north line of said 5.016 acre tract

Thence, with said line North 89 deg. 00 min. 00 sec. East a distance of 41.27 feet returning to the point of beginning containing 0.4321 more or less acres the here-in-above described 0.4321 acre tract is to become part of and contingent to Anthony's 75.0000 acre tract

Bearings are based on the south line of Anthony's 5.016 acre tract (North 88 deg. 21 min. 18 sec. East) as described in Deed Book 277 Page 44

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."

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James R. Cottrill, P.S