

NOTE: SEE ROTATED INSET SCHEMATIC AT UPPER RIGHT SIDE OF THIS PLAT DEPICTION OF DRAINAGE EASEMENT.

PLAT
FIELD SURVEY OF LAND DIVISION

P.P.N. 21-00009.001
RESIDUAL = 110.8318 ACRES

SEE AERIAL - PARCEL N° 540 S88° 45' 10" E 313.469'

SCALE: 1" = 80'

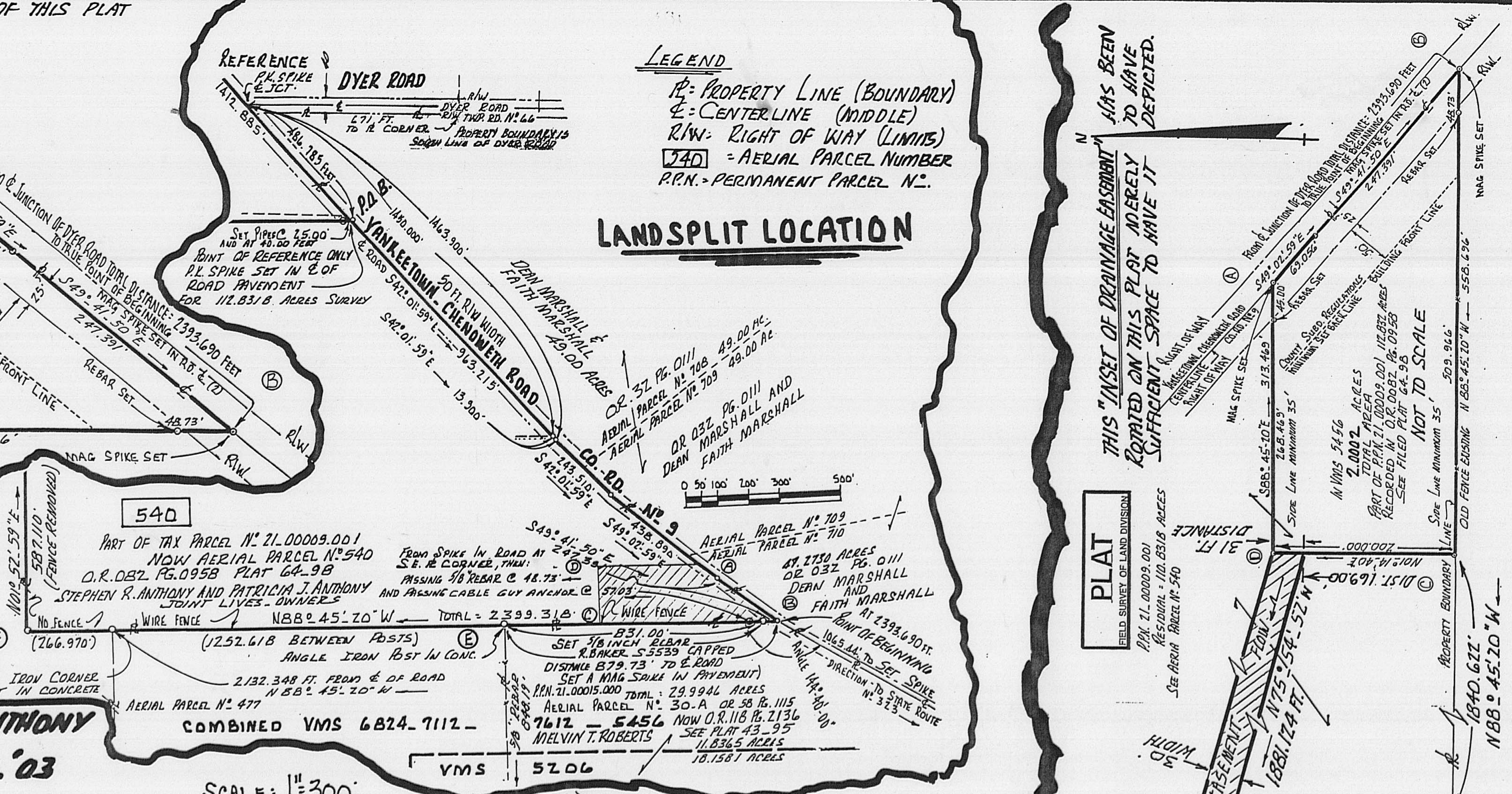
IN VMS 5456
2.0002 ACRES
TOTAL AREA
PART OF P.P.N. 21-00009.001 112.832 ACRES
RECORDED IN O.R. 0082 PG. 0958
SEE FILED PLAT 64-9B

PROPERTY BOUNDARY LINE

LEGEND

P = PROPERTY LINE (BOUNDARY)
C = CENTERLINE (MIDDLE)
R/W = RIGHT OF WAY (LIMITS)
[540] = AERIAL PARCEL NUMBER
P.P.N. = PERMANENT PARCEL N°.

LANDSPLIT LOCATION

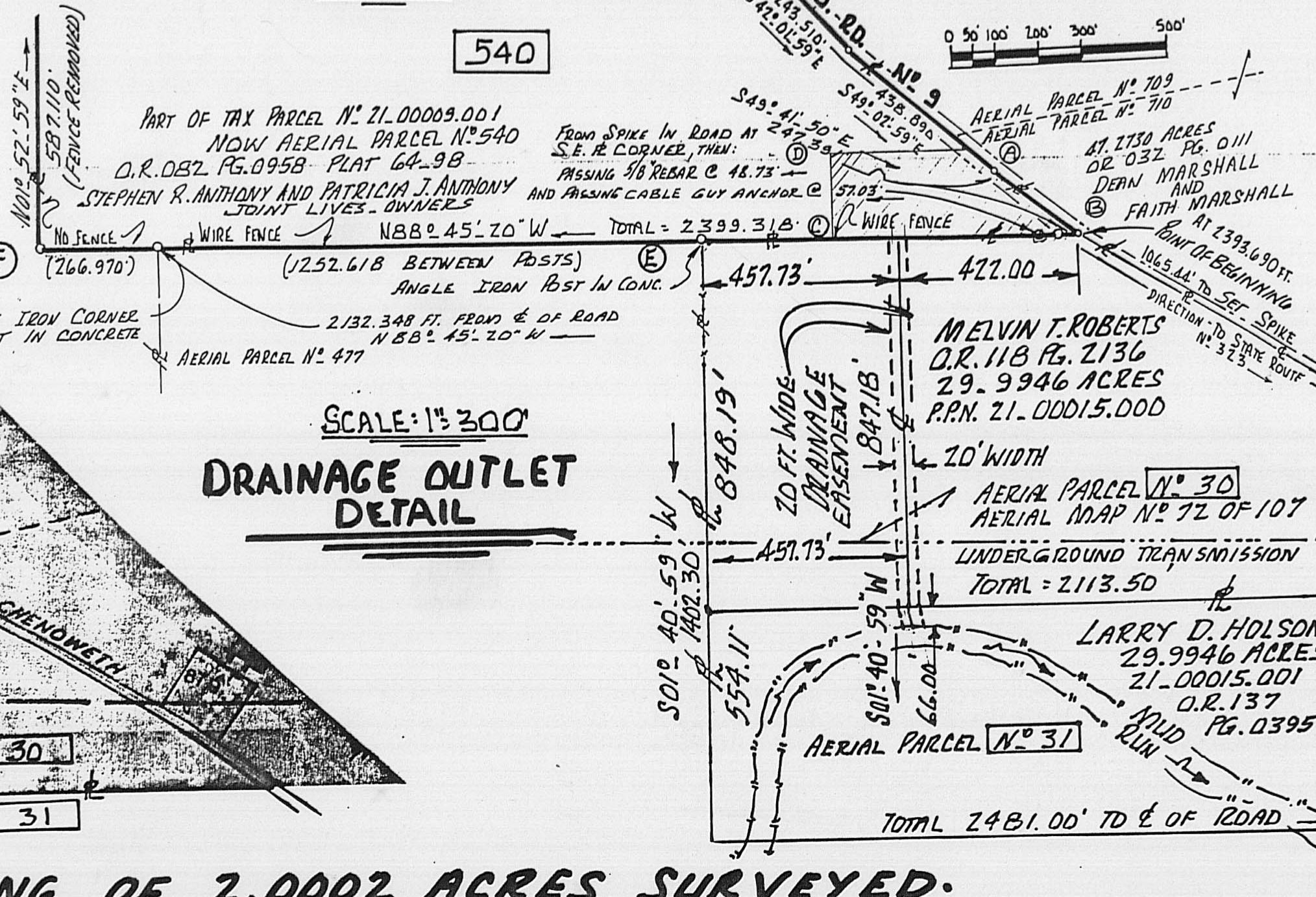
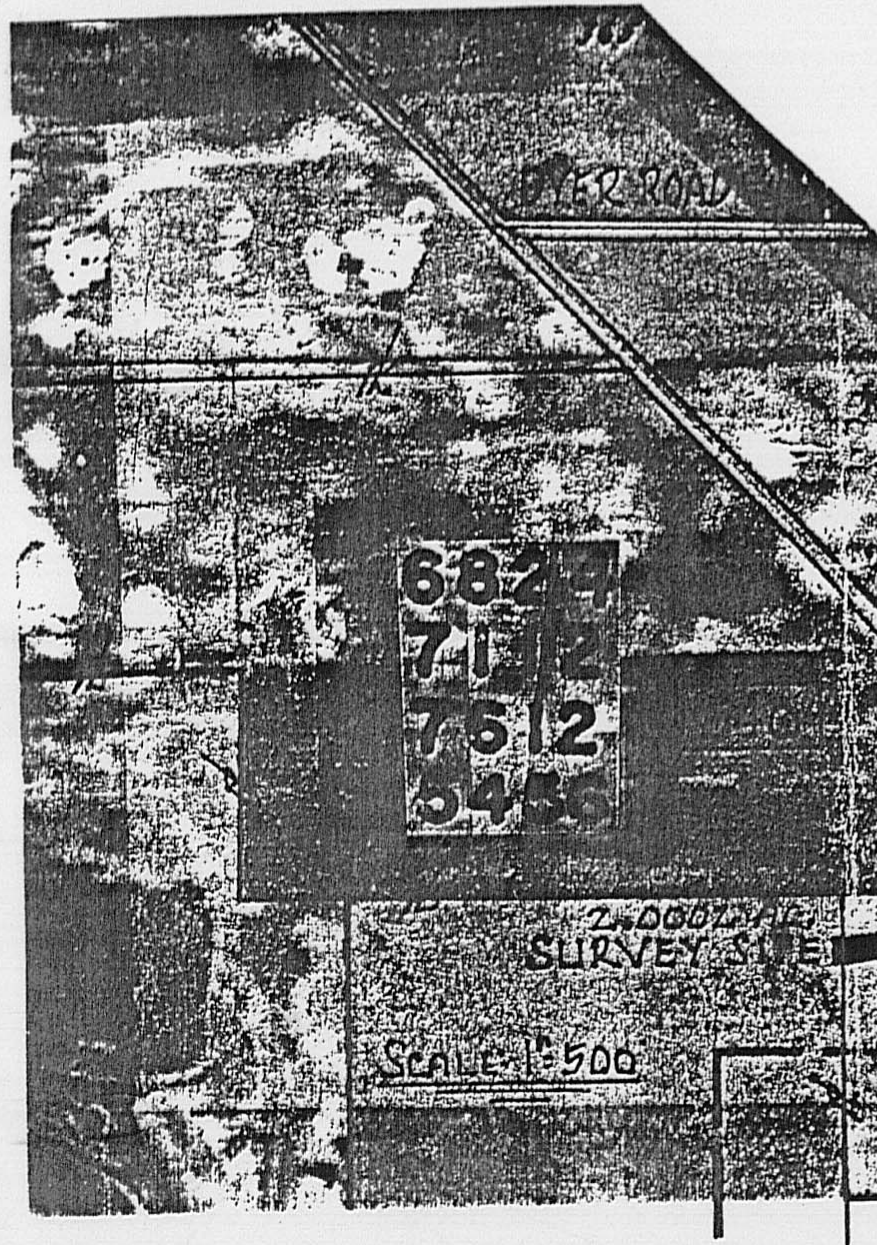
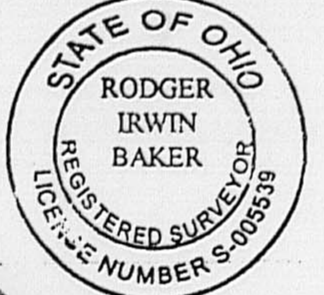


SEE DETAIL AT BOTTOM OF THIS PLATTING FOR EXTENDED DRAINAGE EASEMENT.

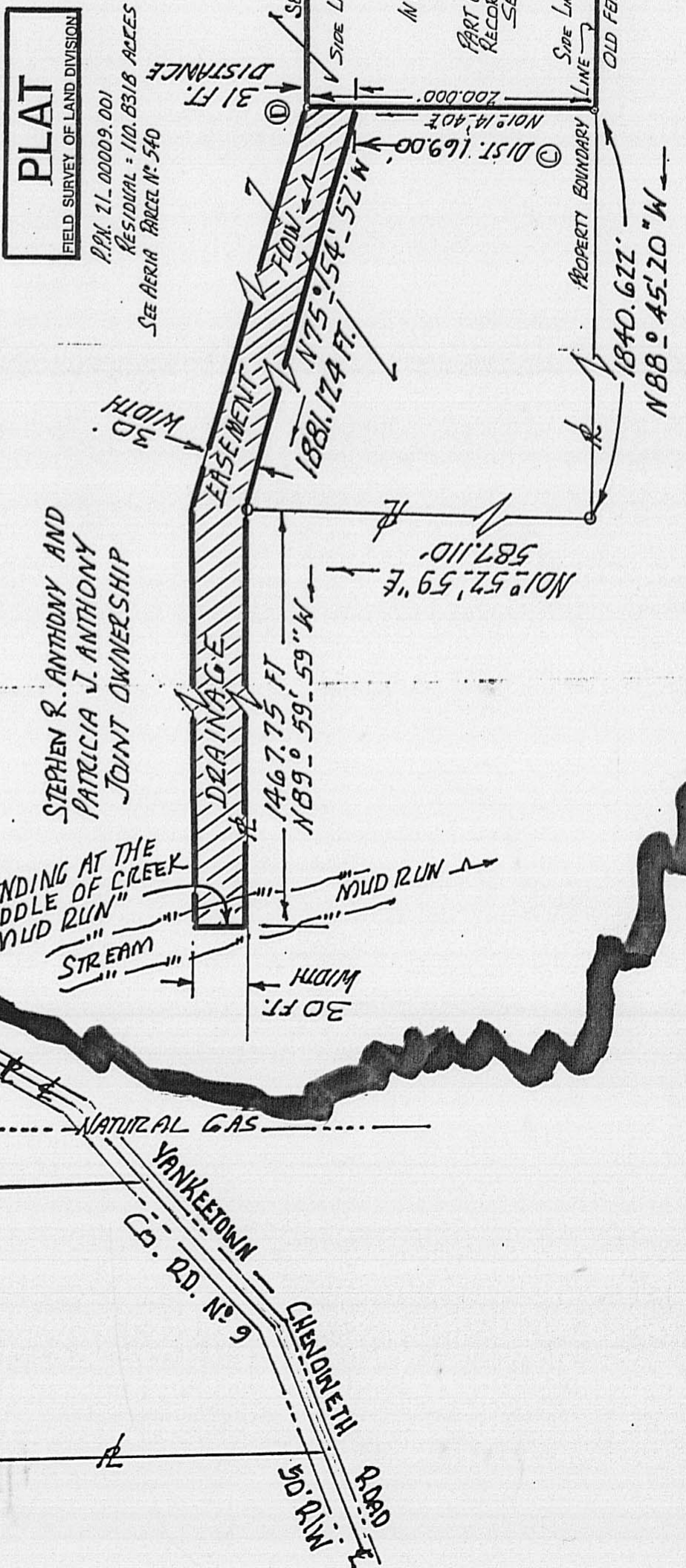
I CERTIFY THAT THIS PLAT IS BASED ON ACTUAL FIELD DATA OBTAINED BY ME AS PER SURVEYED LINES, MARKERS AND PUBLIC RECORDS. BEARINGS DERIVED FROM N88°45'20"W IN THE SOUTHERLY BOUNDARY CITED O.R. 0082 PG. 0958. REBAR SET 5/8" DIA. CAPS STAMPED BAKER S-5539.

Rodger Irwin Baker MARCH 21ST 2003
RODGER IRWIN BAKER P.S. & L.L.S. N°S-005539
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SURVEYED FOR STEPHEN & PATRICIA ANTHONY RANGE CIVIL TOWNSHIP MADISON COUNTY, OHIO, MAR. '03 2.0002 ACRES



THIS "INSET OF DRAINAGE EASEMENT" HAS BEEN ROTATED ON THIS PLAT MERELY SUFFICIENT SPACE TO HAVE IT DEPICTED.



NOTE: IT APPEARS THAT THERE ARE BURIED NATURAL GAS TRANSMISSION PIPE LINES CROSSING THE 29.9946 ACRES OWNED BY MELVIN T. ROBERTS. THUS THE DEPTHS SHOULD BE DETERMINED AND LINES LOCATED PRIOR TO DRAINAGE.

PLATTING OF 2.0002 ACRES SURVEYED. A LANDSPLIT FROM AERIAL PARCEL N° 540 PART OF P.P.N. 21-0009.001 112.832 ACRES STEPHEN R. ANTHONY AND PATRICIA J. ANTHONY O.R. 082 PG. 0958 RANGE TWP, MADISON CO., OHIO

NOTE: THIS PLAT HAS BEEN MODIFIED ON APRIL 25TH 2003 TO INCLUDE A SCHEMATIC DEPICTION OF PROPOSED DRAINAGE EASEMENT EXTENDING TO MUD RUN.

110-03

Description of 2.0002 acres of land situated within VMS 6824, 7112, 7612, 5456 combined, being a portion of aerial parcel 540, aerial tax map 72 of 107, P.P.N. 21-00009.001, fronting along the middle of Yankeetown-Chenoweth Road (Co. Rd. 9) in Range Civil Township, Madison County, State of Ohio, currently in the ownership of Stephen R. Anthony and Patricia J. Anthony of record in O.R. 082 at Pg. 0958, said 2.0002 acres being bounded and more particularly described as follows;

Commence for a point of starting reference with a steel spike located in the middle of Yankeetown-Chenoweth Road (County Road # 9) at the southeasterly corner of 112.832 acres belonging to Anthony cited above which steel spike is also the north-easterly corner of 29.9946 acres belonging to Melvin T. Roberts O.R. 0118 at Pg. 2136 aerial parcel # 30, P.P.N. 21-00015.000, said spike measures 2393.690 feet southeasterly along the middle of Yankeetown-Chenoweth Road from the middle of it's junction with Dyer Road Twp. Rd. # 66);

Thence: Passing a found bent pin (a rebar reset) at 48.73 feet, N 88 deg 45 min 20 sec W 558.696 feet to a set capped rebar on the southerly boundary of Anthony and on the northerly boundary of said Roberts (being in a wire fence);

Thence: Running perpendicular from the last course described go N 01 deg 14 min 40 sec E 200.000 feet to a capped rebar set;

Thence: Parallel with the first boundary course described herein go S 88 deg 45 min 20 sec E (passing a set rebar at 268.469 feet) a total distance of 313.469 feet to a set mag spike in the centerline tangent of Yankeetown-Chenoweth Road;

Thence: With the centerline therewith go S 49 deg 02 min 59 sec E 69.056 feet to a buried steel spike found;

Thence: Again with said roadway centerline tangent go S 49 deg 41 min 50 sec E a distance of 247.391 feet to the point of beginning.

Containing with said bounds 2.0002 acres of land. Bearings adapted to the middle of Yankeetown-Chenoweth Road course S 49 deg 41 min 50 sec E cited in O.R. 0082 Pg. 0958.

Markers off of the roadway are set and are established with 5/8 inch steel rebar with caps stamped Baker S-5539.

This description is based on a field survey made by Rodger Irwin Baker Ohio license number S-005539...remeasured in March and April year 2003.

Also running with this property the right to install and maintain a subsurface drain line extending to Mud Run Creek over and across land currently owned by Stephen R. Anthony and Patricia J. Anthony as depicted by a 30 feet wide drainage easement as platted and incorporated as part of this conveyance...delineated on the accompanying exhibit.



April 19, 2003

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