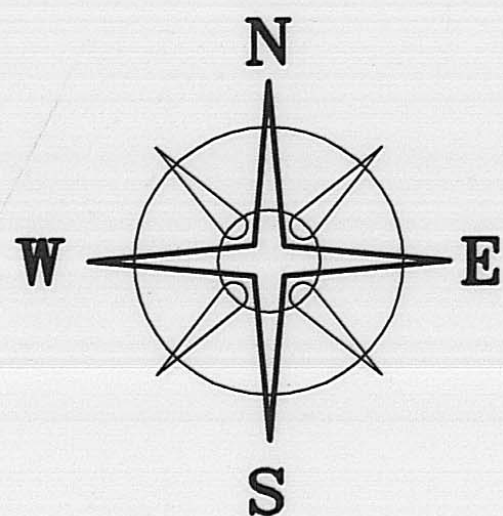


BEARINGS BASED ON THE CENTERLINE OF YANKEETOWN-CHENOWETH ROAD
(S 62°05'45" E) AS DESCRIBED IN OFFICIAL RECORD 100 PAGE 2319.

TIMOTHY M. & BRENDA K.
ANTHONY TRUSTEES
OR 189, P. 1028
5.1918 ACRE TRACT



BRADFORD CREEK

20' DRAINAGE EASEMENT

DEED REFERENCE
TIMOTHY M. & BRENDA K.
ANTHONY TRUSTEES
O.R. 100 PAGE 2319
193.9512 ACRES

2.0001± ACRES

YANKEETOWN-CHENOWETH ROAD (CR-9)
(50' R/W)

LEGEND

- ⊙ MAG NAIL (FOUND)
- RAIL ROAD SPIKE (PREVIOUSLY SET)
- MAG NAIL (SET)
- ⬡ 5/8" φ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

N 62°05'45" W
16.10'

N 56°38'36" W

808.95'

ANDRE M. BUCKLES
OR 74, P. 403
20 ACRES



COTTRILL SURVEYING, L.L.C.

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

2.0001 ACRES, VMS 6068,
RANGE TWP., MADISON COUNTY,
STATE OF OHIO
SURVEYED FOR TIMOTHY ANTHONY

DATE DRAWN:
7/18/05
JOB #S050711
F. B. #37

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

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

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

DATE: 7/19/05

10.05

2.0001 Acre Tract
Surveyed for Timothy Anthony

The following described 2.0001 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6068, being part of a 193.9512 acre tract conveyed to Timothy M. and Brenda K. Anthony, trustees as recorded in official record 100 page 2319, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of Yankeetown-Chenoweth Road (County Road #9)(50 ft. right-of-way) said mag nail is at the south west corner of a 20 acre tract conveyed to Andre M. Buckles by official record 74 page 403, said mag nail is also the southeast corner of said 193.9512 acre tract;

Thence, with the centerline of said Yankeetown-Chenoweth Road, the following two courses:

- 1) North 58° 38 minutes 36 seconds West a distance of 808.95 ft. to a mag nail found
- 2) North 62° 05 minutes 45 seconds West a distance of 16.10 ft. to a mag nail set at **the true point beginning**;

Thence, continuing with said centerline, North 62° 05 minutes 45 seconds West a distance of 200.00 ft. to a mag nail set in said centerline;

Thence, across said 193.9512 acre tract the following 3 new courses:

- 1) North 45° 56 minutes 08 seconds East, passing an iron pin and cap set at 25.04 ft., a total distance of 458.12 ft. to an iron pin and cap set
- 2) South 62° 05 minutes 44 seconds East a distance of 200.00 ft. to an iron pin and cap set
- 3) South 45° 56 minutes 08 seconds West, passing an iron pin and cap set at 434.58 ft., a total distance of 458.12 ft. returning to **the true point beginning** containing 2.0001 acres more or less.

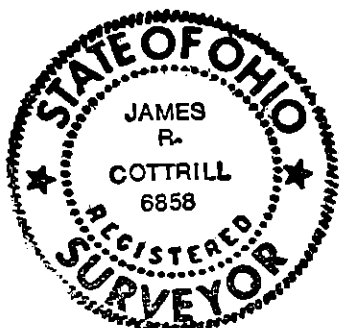
With the benefit of a 20 ft. drainage easement, said drainage easement extends from the northwest corner of the hereinabove described 2.0001 acre tract to the centerline Bradford Creek, and is 10 ft. left and right of the following described centerline: Beginning at an iron pin and cap set at the northwest corner of the hereinabove described 2.0001 acre tract; thence, North 09° 22 minutes 37 seconds West a distance of 65.66 ft. to a point in the centerline of Bradford Creek and the northern terminus of said easement. said 20 ft. drainage easement is more clearly shown on plat accompanying this legal description.

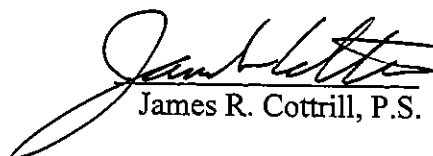
Bearings are based on the centerline of Yankeetown-Chenoweth Road (South 62° 05 minutes 45 seconds East) as described in official record 100 page 2319.

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 LLC 6858."

This description is based on a field survey performed July 19, 2005 by James R. Cottrill registration #6858. (Job #S050711)




James R. Cottrill, P.S.