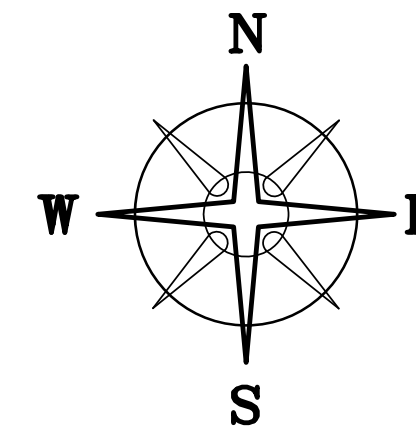


BEARINGS ARE BASED ON ANTHONY'S SOUTH PROPERTY LINE
(N 85° 15'00" E) AS DESCRIBED IN OFFICIAL RECORD 101 PAGE 275.



CHRISTOPHER & PATRICIA J.
ANTHONY
DEED BOOK 294 PAGE 568
36.6124 ACRES

FRAME
BARN
105.0'

MUD RUN

DEED REFERENCE
CHRISTOPHER & PATRICIA J.
ANTHONY
OFFICIAL RECORD 101 PAGE 275
42.312 ACRES
39.7638± ACRES

SANDRA JACOBS ETAL.
OFFICIAL RECORD 100 PAGE 1077
126.93 ACRES

SEE DETAIL "A" @31.17'
S 85°15'00" W 388.72'
TPOB
TPOB

LUCAS M. ANTHONY
O R 222 P 2656
2.0001 ACRES

20' DRAINAGE EASEMENT
BASES OF BEARINGS

SANDRA JACOBS ETAL.
OFFICIAL RECORD 100 PAGE 1077
126.93 ACRES

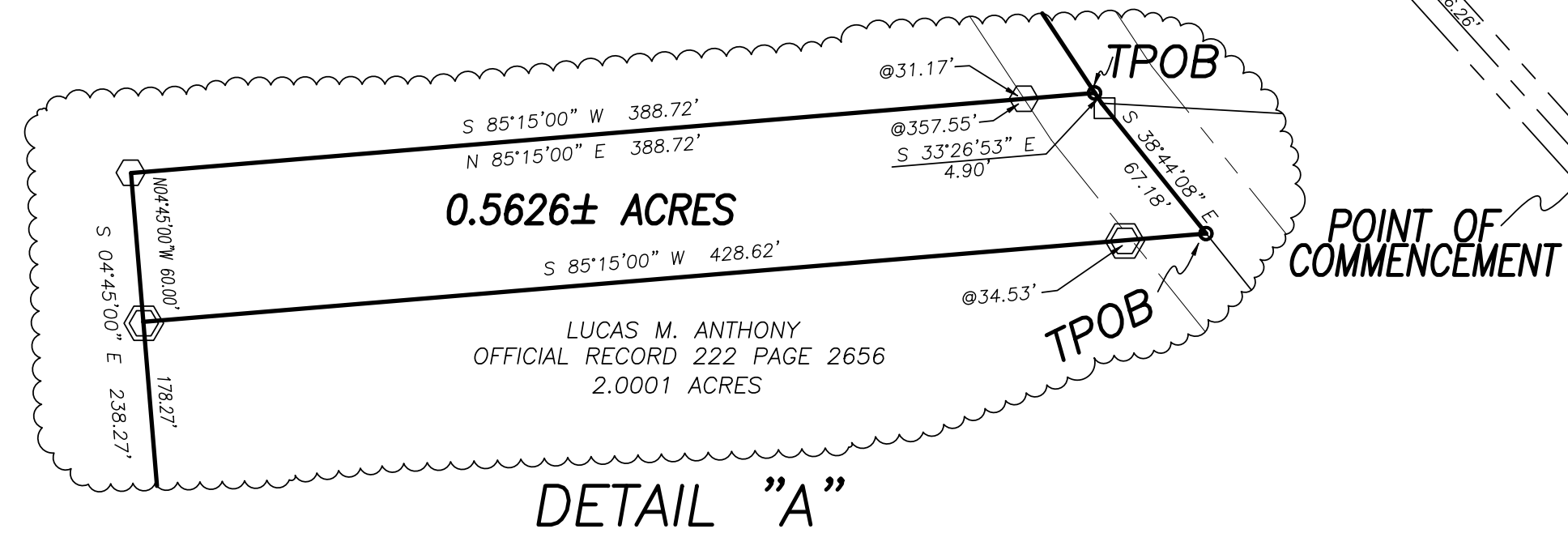
LEGEND

- △ IRON PIN (FOUND)
- 3/4" PIPE & YELLOW PLASTIC STAMPED "R.I. BAKER 5539" (FOUND)
- 1/2" SQUARE NAIL (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⬢ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

NOTE

0.5626± ACRE TRACT IS TO BECOME PART OF AND
CONTINGENT TO ANTHONY'S 2.0001 ACRE TRACT



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

COTTRILL SURVEYING, L.L.C.

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

**39.7638± & 0.5626± ACRES, V.M.S. 6824
RANGE TOWNSHIP, MADISON COUNTY
STATE OF OHIO.**

SURVEYED FOR PATRICIA ANTHONY

DATE DRAWN: 12/5/11	SCALE : 1" = 200'	CREW: MW
JOB # S111112	200' 100' 0 200'	DWN. BY: MW
F. B. #		CK. BY: _____

0.5626 Acre Tract
Surveyed for Patricia Anthony

The following described 0.5626 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6824, and being part of a 42.312 acre tract conveyed to Christopher and Patricia J. Anthony by Official Record 101 page 275, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Dyer Road (Township Road 66) with the Yankeetown-Chenoweth Road (County Road 9)(50 ft. right-of-way);

Thence, with the centerline of said he Yankeetown-Chenoweth Road, the following 3 courses:

- 1) North 42° 02 minutes 38 seconds West a distance of 926.26 ft. to a 1/2 inch square nail found
- 2) North 39° 03 minutes 57 seconds West a distance of 7.86 ft. to a railroad spike found at the southeast corner of a 2.0001 acre tract conveyed to Lucas M. Anthony by Official Record 222 page 2656
- 3) North 38° 44 minutes 08 seconds West a distance of 215.00 ft. to a mag nail previously set at the northeast corner of said 2.0001 acre tract and **The True Point Beginning**;

Thence, with the north line of said 2.0001 acre tract, **South 85° 15 minutes 00 seconds West**, passing an iron pin and cap previously set at 34.53 ft., a total distance a **428.62 ft.** to an iron pin and cap previously set at the northwest corner of said 2.0001 acre tract;

Thence, across said 42.312 acre tract the following 2 new courses:

- 1) **North 04° 45 minutes 00 seconds West** a distance of **60.00 ft.** to an iron pin and cap set
- 2) **North 85° 15 minutes 00 seconds East**, passing an iron pin and cap set at 357.55 ft., a total distance of **388.72 ft.** to a mag nail set in the centerline of said Yankeetown-Chenoweth Road;

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

- 1) **South 33° 26 minutes 53 seconds East** a distance of **4.90 ft.** to a 1/2 inch square nail found
- 2) **South 38° 44 minutes 08 seconds East** a distance of **67.18 ft.** returning to **The True Point Beginning** containing **0.5626 Acres** more or less.

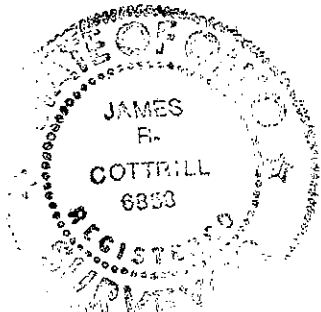
The here in above described 0.5626 acre tract is to become part of and contingent to Lucas Anthony's 2.0001 acre tract.

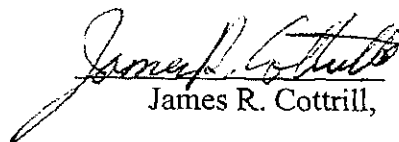
Bearings are based on the south line of Anthony's 42.312 acre tract (South 85° 15 minutes 00 seconds West) as described in Official Record 101 page 275.

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 L.L.C. 6858."

This description is based on a field survey performed December 7, 2011 by James R. Cottrill registration #6858. (Job #S111112-0.5626AC)




James R. Cottrill,

39.7638 Acre Tract
Surveyed for Patricia Anthony

The following described 39.7638 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6824, and being part of a 42.312 acre tract conveyed to Christopher and Patricia J. Anthony by Official Record 101 page 275, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Dyer Road (Township Road 66) with the Yankeetown-Chenoweth Road (County Road 9)(50 ft. right-of-way);

Thence, with the centerline of said Yankeetown-Chenoweth Road, the following 4 courses:

- 1) North 42° 02 minutes 38 seconds West a distance of 926.26 ft. to a 1/2 inch square nail found
- 2) North 39° 03 minutes 57 seconds West a distance of 7.86 ft. to a railroad spike found at the southeast corner of a 2.0001 acre tract conveyed to Lucas M. Anthony by Official Record 222 page 2656
- 3) North 38° 44 minutes 08 seconds West, passing a mag nail previously set at the northeast corner of said 2.0001 acre tract at 215.00 ft., a total distance of 282.18 ft. to a 1/2 inch square nail found
- 4) North 33° 26 minutes 53 seconds West a distance of 4.90 ft. to a mag nail set at **The True Point Beginning;**

Thence, across said 42.312 acre tract the following 2 new courses:

- 1) **South 85° 15 minutes 00 seconds West**, passing an iron pin and cap set at 31.17 ft., a total distance of **388.72 ft.** to an iron pin and cap set
- 2) **South 04° 45 minutes 00 seconds East** a distance of **60.00 ft.** to an iron pin and cap previously set at the northwest corner of said 2.0001 acre tract

Thence, with the west line of said 2.0001 acre tract, **South 04° 45 minutes 00 seconds East** a distance of **178.27 ft.** to an iron pin and cap previously set in the north line of a 126.93 acre tract conveyed to Sandra Jacobs, Et al by Official Record 100 page 1077;

Thence, with said 126.93 acre tract the following five courses:

- 1) **South 85° 15 minutes 00 seconds West** a distance of **1297.83 ft.** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped " R. I. Baker 5539" found
- 2) **North 42° 05 minutes 25 seconds West** a distance of **201.83 ft.** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped " R. I. Baker 5539" found
- 3) **South 86° 19 minutes 18 seconds West** a distance of **71.80 ft.** to a wood fence post found
- 4) **North 09° 49 minutes 28 seconds West** a distance of a **815.83 ft.** to an iron pin and cap set
- 5) **North 05° 54 minutes 17 seconds East** a distance of **81.00 ft.** to an iron pin and cap set corner to a 36.6124 acre tract conveyed to Christopher and Patricia J. Anthony by Deed Book 294 page 568;

Thence, with the south line of said 36.6124 acre tract, **North 85° 08 minutes 17 seconds East**, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped " R. I. Baker 5539" found at 1528.38 ft., a total distance of **1555.87 ft.** to an iron pin found in the centerline of said Yankeetown-Chenoweth Road;

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

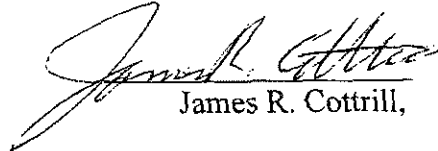
- 1) **South 21° 46 minutes 46 seconds East** a distance of **225.25 ft.** to an iron pin found
- 2) **South 25° 11 minutes 17 seconds East** a distance of **86.98 ft.** to an iron pin found
- 3) **South 33° 26 minutes 53 seconds East** a distance of **595.02 ft.** returning to **The True Point Beginning** containing **39.7638 Acres** more or less.

Bearings are based on the south line of Anthony's 42.312 acre tract (South 85° 15 minutes 00 seconds West) as described in Official Record 101 page 275.

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 L.L.C. 6858."

This description is based on a field survey performed December 7, 2011 by James R. Cottrill registration #6858. (Job #S111112-39.7638AC)


James R. Cottrill,

