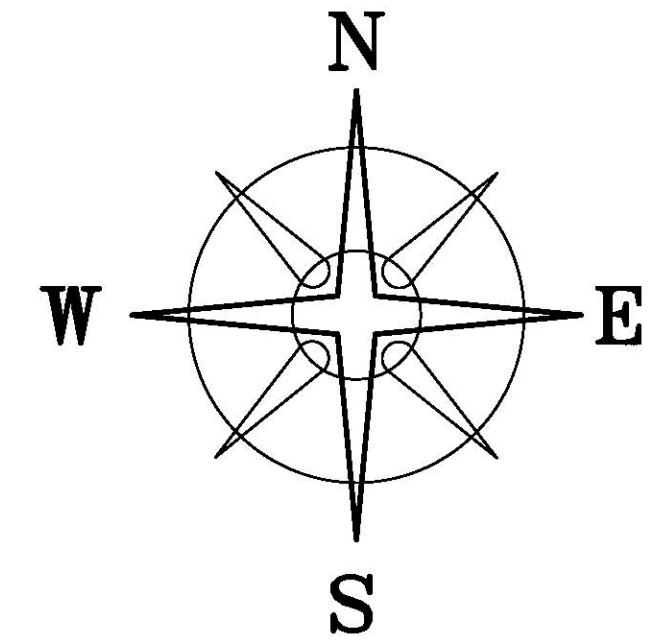
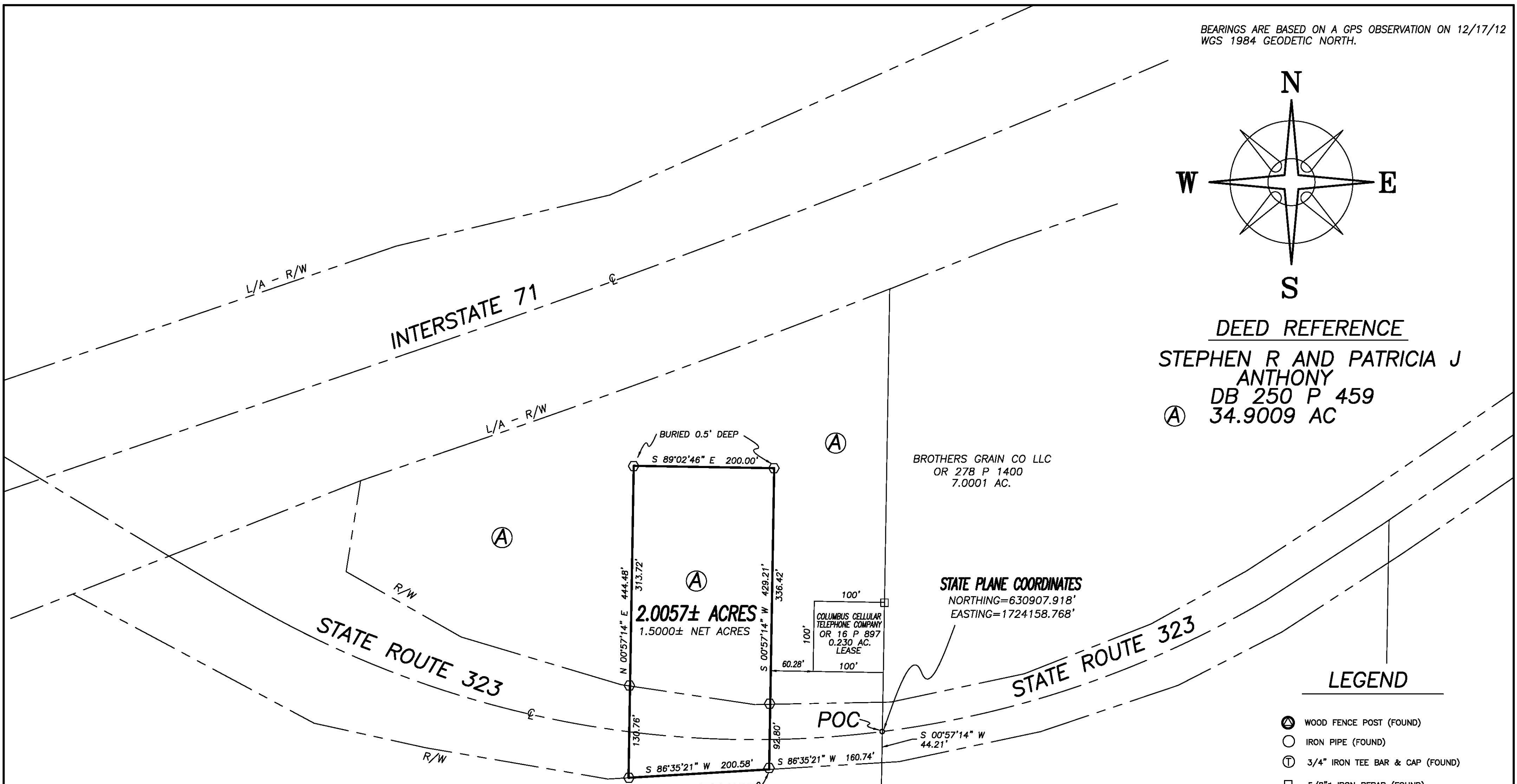


BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/17/12
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

STEPHEN R AND PATRICIA J ANTHONY
DB 250 P 459
Ⓐ 34.9009 AC



BROTHERS GRAIN CO LLC
OR 278 P 1400
7.0001 AC.

STATE PLANE COORDINATES
NORTHING=630907.918'
EASTING=1724158.768'

100'
100'
COLUMBUS CELLULAR
TELEPHONE COMPANY
OR 16 P 897
0.230 AC.
LEASE

WAYNE & CAROLYN GRAHAM
OR 153 P 615
220.00 AC

JAMES R & REGINA B MOATS
OR 58 P 136
76.6316 AC

LEGEND

- Ⓐ WOOD FENCE POST (FOUND)
- IRON PIPE (FOUND)
- Ⓣ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" IRON REBAR (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- ⬡ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

James R. Cottrill DATE: _____

COTTRILL SURVEYING, L.L.C.

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

**2.0057± ACRES, VMS 6824,
RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PATRICIA ANTHONY**

DATE DRAWN: 12/20/12	SCALE : 1" = 100'	CREW: <u>MW</u>
JOB # S121202A	100' 50' 0 100'	DWN. BY: <u>RC</u>
F. B. #		CK. BY: _____

The following describes 2.0057 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6824, being part of a 34.9009 acre tract conveyed to Stephen R and Patricia J Anthony by Deed Book 250 page 459, and being more particularly described as follows:

Commencing at a mag nail found in the centerline of State Route 323 at the southwest corner of a 7.0001 acre tract conveyed to Brothers Grain Company, LLC by Official Record 278 page 1400, said mag nail is also at the northwest corner of a 76.6316 acre tract conveyed to James R and Regina B Moats by Official Record 58 page 136, said mag nail is also in the east line of said 34.9009 acre tract;

Thence, with the west line of said 76.6316 acre tract, South 00° 57 min. 14 seconds West a distance of 44.21 feet to the south right-of-way line of said State Route 323 and the north east corner of a 220.00 acre tract conveyed to Wayne and Carolyn Graham by Official Record 153 page 615;

Thence, with the north line of said 220.00 acre tract and said right-of-way line, South 86° 35 min. 21 seconds West a distance of 160.74 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, continuing with the north line of said 220.00 acre tract and said right-of-way line, **South 86° 35 min. 21 seconds West** a distance of **200.58 feet** to an iron pin and cap set;

Thence, across said 34.9009 acre tract the following three new courses:

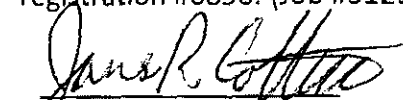
- 1) **North 00° 57 min. 14 seconds East**, passing an iron pin and cap set in the north right-of-way line of said State Route 323 at 130.76 feet, a total distance of **444.48 feet** to an iron pin and cap set (buried 0.5 feet deep)
- 2) **South 89° 02 min. 46 seconds East** a distance of **200.00 feet** to an iron pin and cap set (buried 0.5 feet deep)
- 3) **South 00° 57 min. 14 seconds West**, passing and iron pin and cap set in the north right-of-way line of said State Route 323 at 336.42 feet, a total distance of **429.21 feet** returning to **The True Point of Beginning** containing **2.0057 Acres** more or less.

Bearings are based on a GPS observation on December 17, 2012, WGS 1984 Geodetic North.

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 20, 2012 by James R. Cottrill registration #6858. (Job #S121202A-2-0057AC)


James R. Cottrill, PS

