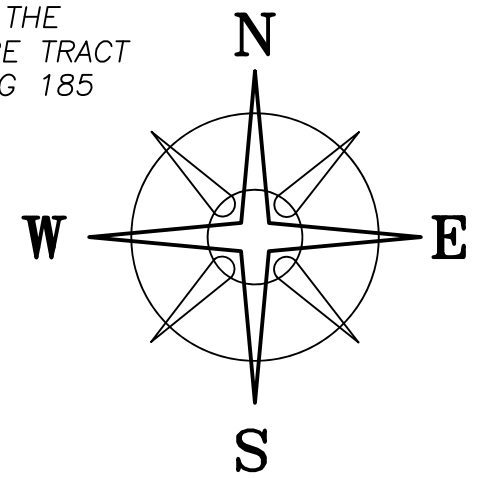


POINT OF COMMENCEMENT
DYER ROAD (T-66, 40'R/W)

BEARINGS ARE BASED ON THE SOUTH LINE OF A 42.3111 ACRE TRACT AS DESCRIBED IN OR 336 PG 185



HOLLY S WHITTEN, WILSON LYNETTE E & TODD L ENGLE
OR 336 PG 185
42.3111 ACRES
21-00009.008

DEED REFERENCE
STEPHEN R ANTHONY &
PATRICIA J ANTHONY, JT LIVES
OR 82 PG 958
PARCEL No. 21-00009.001
(A) 108.3317 ACRES
112.832 ORG ACRES

N 89°50'06" W (BASIS OF BEARINGS)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 1/4" IRON PIN (FOUND)
- ⦿ PONY SPIKE (SET)
- ◇ PK NAIL & SHINER (FOUND)
- MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET) OVER IRON PIN FOUND
- ▲ 5.5" Ø IRON FENCE POST IN CONCRETE (FOUND)
- DOUBLE ANGLE IRON FENCE POST (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

(A)

(A)

TPOB

N 89°59'46" W 1687.57'
S 89°59'46" E 1256.12'

S 89°59'46" E 431.45'
60' INGRESS/EGRESS EASEMENT

(A)
8.9945± ACRES

EXISTING DRAINAGE EASEMENT

(A)
17.3484± ACRES

BETHEL ROAD HOLDINGS LLC
OR 370 PG 1436
123.34 ACRES
21-00026.001

N 01°47'45" E 587.15'

S 01°47'45" W 616.66'
N 01°47'45" E 616.66'

N 88°38'59" W 1255.54'
988.75'

263.76' N 88°38'59" W
320.97' N 88°55'18" W

N 89°03'55" W 314.11'
TPOB

STEPHEN DOUGLAS ANTHONY
OR 173 PG 1773
2.0002 ACRES
21-00009.004

N=635142.51'
E=1725473.60'

JAMES R MOATS
OR 362 PG 490
97.782 ACRES
21-00212.000

MARY L ROBERTS, TOD PAMELA ROBERTS
OR 241 PG 2116
29.9946 ACRES
21-00015.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821

Nathan L. Cottrill DATE: 01/10/24

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

8.9945± & 17.3484± ACRES
VMS 6824, RANGE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ANTHONY

SCALE : 1" = 150'
150' 75' 0 150'

JOB No. S231115 CREW: MW
SURVEYED 01/05/24 DWN BY: NC
DRAWN 01/08/24 CHECK: RC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

8.9945 Acre Tract Surveyed for Anthony

The following described 8.9945 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6824, being part of a 108.3317 acre tract (Parcel 21-00009.001) conveyed to Stephen R Anthony and Patricia J Anthony, Joint Lives by Official Record 82 page 958, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Yankeetown-Chenoweth Road (County Road 9, 50 feet right-of-way) and Dyer Road (Township Road 66, 40 feet right-of-way);

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

- 1) South 42° 05' 11" East a distance of 486.65 feet to a pony spike found;
- 2) South 42° 03' 27" East a distance of 963.13 feet to a PK nail and shiner found;
- 3) South 42° 02' 00" East a distance of 257.59 feet to a 1/4 inch diameter iron pin found;
- 4) South 49° 01' 55" East a distance of 369.75 feet to the Northeast corner of a 2.0002 acre tract conveyed to Stephen Douglas Anthony by Official Record 173 page 1773 and the Southwest corner of said 108.3317 acre tract and being the **True Point of Beginning**;

Thence, around said 2.0002 acre tract with the following two courses:

- 1) **North 89° 03' 55" West** a distance of **314.11 feet** to a point;
- 2) **South 01° 04' 42" West** a distance of **200.00 feet** to the North line of a 29.9946 acre tract conveyed to Mary L Roberts, TOD by Official Record 241 page 2116;

Thence, with the North line of said 29.9946 acre tract, **North 88° 55' 18" West** a distance of **320.97 feet** to a double angle iron fence post found at the Northeast corner of a 97.782 acre tract conveyed to James R Moats by Official Record 362 page 490;

Thence, with the North line of said 97.782 acre tract, **North 88° 38' 59" West** a distance of **263.76 feet** to an iron pin and cap set;

Thence, across said 108.3317 acre tract with the following two new courses

- 1) **North 01° 47' 45" East** a distance of **616.66 feet** to an iron pin and cap set;
- 2) **South 89° 59' 46" East**, passing iron pin and cap set at 391.64 feet, a total distance of **431.45 feet** to a PK nail and shiner found;

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

- 1) **South 42° 02' 00" East** a distance of **257.59 feet** to a 1/4 inch diameter iron pin found;
- 2) **South 49° 01' 55" East** a distance of **369.75 feet** returning to the **True Point of Beginning**, containing **8.9945 Acres** more or less.

Bearings are based on the south line of a 42.3111 acre tract (North 89° 50' 06" West) as described in Official Record 336 page 185.

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 cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on January 5, 2024.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S231115-8.9945)

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

17.3484 Acre Tract Surveyed for Anthony

The following described 17.3484 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6824, being part of a 108.3317 acre tract (Parcel 21-00009.001) conveyed to Stephen R Anthony and Patricia J Anthony, Joint Lives by Official Record 82 page 958, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Yankeetown-Chenoweth Road (County Road 9, 50 feet right-of-way) and Dyer Road (Township Road 66, 40 feet right-of-way);

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

- 1) South 42° 05' 11" East a distance of 486.65 feet to a pony spike found;
- 2) South 42° 03' 27" East a distance of 963.13 feet to a PK nail and shiner found;

Thence, across said 108.3317 acre tract, North 89° 59' 46" West a distance of 1687.57 feet to a 5.5 inch diameter iron fence post in concrete found at the Northeast corner of a 123.34 acre tract conveyed to Bethel Road Holdings LLC by Official Record 370 page 1436 and a corner to said 108.3317 acre tract and being the **True Point of Beginning**;

Thence, across said 108.3317 acre tract with the following two new courses

- 1) **South 89° 59' 46" East** a distance of **1256.12 feet** to an iron pin and cap set;
- 2) **South 01° 47' 45" West** a distance of **616.66 feet** to an iron pin and cap set in the North line of a 97.782 acre tract conveyed to James R Moats by Official Record 362 page 490;

Thence, with the North line of said 97.782 acre tract, **North 88° 38' 59" West**, passing a double angle iron fence post found at a corner to said Bethel Road Holdings LLC's 123.34 acre tract at 988.75 feet, a total distance of **1255.54 feet** to a 5.5 inch diameter iron post in concrete found;

Thence, with said 123.34 acre tract, **North 01° 47' 45" East** a distance of **587.15 feet** returning to the **True Point of Beginning**, containing **17.3484 Acres** more or less.

Bearings are based on the south line of a 42.3111 acre tract (North 89° 50' 06" West) as described in Official Record 336 page 185.

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 cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on January 5, 2024.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S231115-17.3484)

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

Ingress/Egress Easement Surveyed for Anthony

The following described 60 feet wide ingress/egress easement is situated in the State of Ohio, Madison County, Range Township, VMS 6824, being part of a 108.3317 acre tract (Parcel 21-00009.001) conveyed to Stephen R Anthony and Patricia J Anthony, Joint Lives by Official Record 82 page 958, said easement being 60 feet in width, extending from the Southwest right-of-way line of Yankeetown-Chenoweth Road to the east line of a 17.3484 acre tract (described separately) and is contingent to and 60 feet south of the following described baseline:

Commencing at an iron pin found at the centerline intersection of Yankeetown-Chenoweth Road (County Road nine, 50 feet right-of-way) and Dyer Road (Township Road 66, 40 feet right-of-way);

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

- 1) South 42° 05' 11" East a distance of 486.65 feet to a pony spike found;
- 2) South 42° 03' 27" East a distance of 963.13 feet to a PK nail and shiner found at the **True Point of Beginning of said Baseline;**

Thence, across said 108.3317 acre tract, **North 89° 59' 46" West** a distance of **431.45 feet** to an iron pin and cap set at the Northeast corner of said 17.3484 acre tract and being the **Termination of said Baseline.**

Bearings are based on the south line of a 42.3111 acre tract (North 89° 50' 06" West) as described in Official Record 336 page 185.

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 cap stamped "Cottrill Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on January 5, 2024.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S231115-Ease)