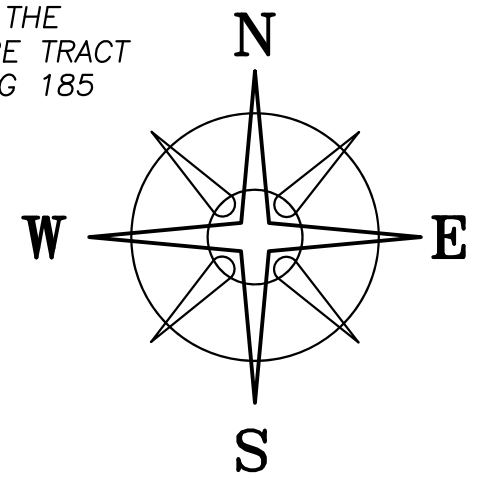


BEARINGS ARE BASED ON THE SOUTH LINE OF A 42.3111 ACRE TRACT AS DESCRIBED IN OR 336 PG 185



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

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

DEED REFERENCE
STEPHEN DOUGLAS ANTHONY
OR ____ PG ____
PARCEL No. 21-00009.0__

(A) 8.9945 ACRES

STEPHEN DOUGLAS ANTHONY
OR 173 PG 1773
PARCEL No. 21-00009.004
(B) 2.0002 ACRES

S 89°50'06" E (BASIS OF BEARINGS)

STEPHEN R ANTHONY &
PATRICIA J ANTHONY, JT LIVES
OR 82 PG 958
81.9888 ACRES
21-00009.001

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)

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

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

STEPHEN R ANTHONY &
PATRICIA J ANTHONY, JT LIVES
OR ____ PG ____
17.3484 ACRES

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

TPOB

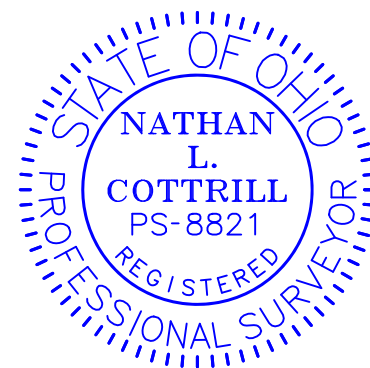
(A)
8.9945± ACRES
11.0010± ACRES

(B)
2.0065± ACRES

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

11.0010± 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 01/07/24 CHECK: RC

COTTRILL SURVEYING, INC

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

11.0010 Acre Tract Surveyed for Anthony

The following described 11.0010 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6824, being all of an 8.9945 acre tract (Parcel 21-00009.0__) conveyed to Stephen Douglas Anthony by Official Record ___ page ___ and all of a 2.0002 acre tract (Parcel 21-00009.004) conveyed to Stephen Douglas Anthony by Official Record 173 page 1773, 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 at the Southeast corner of an 81.9888 acre tract conveyed to Stephen R Anthony and Patricia J Anthony, Joint Lives by Official Record 82 page 958 and the Northeast corner of said 8.9945 acre tract and being the **True Point of Beginning**

Thence, continuing with the centerline of Yankeetown-Chenoweth Road with the following three 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**, passing the Northeast corner of said 2.0002 acre tract at 369.75 feet, a total distance of **438.81 feet** to a mag nail set over an iron pin found;
- 3) **South 49° 40' 46" East** a distance of **247.39 feet** to a mag nail set over an iron pin found at the Northeast corner 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**, passing an iron pin and cap set at 48.73 feet, passing a corner to said 8.9945 acre tract at 558.70 feet, a total distance of **879.67 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 at the Southeast corner of a 17.3484 acre tract conveyed to Stephen R Anthony and Patricia J Anthony, Joint Lives by Official Record ___ page _____;

Thence, with the East line of said 17.3484 acre tract, **North 01° 47' 45" East** a distance of **616.66 feet** to an iron pin and cap set in the South line of said 81.9888 acre tract;

Thence, with the South line of said 81.9888 acre tract, **South 89° 59' 46" East**, passing iron pin and cap set at 391.64 feet, a total distance of **431.45 feet** returning to the **True Point of Beginning**, containing **11.0010 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 #S231115-11.0010)