

CARY E. & DORIS M. ROBERTS
D.B. 249 PG. 505
98.477 AC.

BERNIE HALL JR.
D.B. 230 PG. 120
49.286 AC.

ROBERT S. & NANCY A. HALL
D.R. 6 PG. 001
23.41 AC.

STEPHEN R. & PATRICIA J. ANTHONY
D.B. 250 PG. 459
47.16 AC.

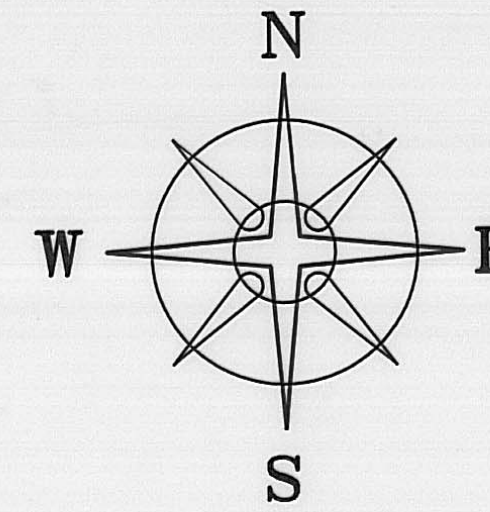
CHARLES W. DUVAL
D.B. 279 PG. 262
75.49 AC.

STEPHEN R. & PATRICIA J. ANTHONY
D.B. 250 PG. 459
56.69 AC.

BENJAMIN L. RIDENOUR
D.B. 292 PG. 801
1.00 AC.

DEED REFERENCE

(A) CECIL S. RIDENOUR
D.B. 138 PG. 377
128.542 ACRES



BEARINGS BASED ON THE \bar{C} OF YANKEETOWN CHENDWETH ROAD
(N 38°49'56"W) AS SHOWN ON ODOT DRAWING FAY-1-14.11
MAD-1-00.00 R/W DRAWING 19/32.

(A) 26.4862
ACRES
(25.2625 AC. OUTSIDE R/W)

(A) 40.8574
ACRES
(39.0271 AC. OUTSIDE R/W)

(A) 60.8429
ACRES
(60.1080 AC. OUTSIDE R/W)

CURVE DATA

RAD. = 12127.67
CH. = N 68°22'53"E - 1395.10'
L = 1395.87
DELTA = 6°35'41"
TAN. = 698.71'

LEGEND

- ⊙ RAILROAD SPK. SET IN TOP OF 14" WOOD FENCE POST
- 12" WOOD FENCE POST FOUND
- 3/8" DIA. SOLID IRON PIN (FOUND)
- △ \bar{C} R/W MONUMENT FOUND
- RAIL ROAD SPIKE (FOUND)
- P K NAIL (SET)
- 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: 11-15-95

JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

26.4862, 40.8574, & 60.8429 ACRES,
VMS 6391, 7894, 9651, & 9697,
RANGE TOWNSHIP, MADISON COUNTY,
STATE OF OHIO.

DATE DRAWN:
10-23-95
JOB #S951009
F. B. # 11

SCALE : 1" = 300'
300' 150' 0 300'

22-01

Description of 26.4862 Acre Tract
Surveyed for Cecil Ridenour

The following described 26.4862 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 6391, 7894, 9651, and 9697 and being part of a 128.542 acre tract conveyed to Cecil S. Ridenour by Deed Book 138 Page 377 and being more particularly described as follows:

Beginning at a Pk nail set in the centerline of Yankeetown Chenoweth Road (County Road 9A) (50 foot right-of-way) said PK nail is at the Northwest corner of said 128.542 acre and the Southwest corner of a 98.477 acre tract conveyed to Cary E. & Doris M. Roberts by Deed Book 249 Page 505;

Thence, with the line of said 98.477 acre tract North 57 deg. 40 min. 39 sec. East passing an iron pin and cap set at 38.08 feet, also passing a 12 inch wood fence post found at 1475.19 feet, a total distance of 1479.66 feet to the corner of said 98.477 acre tract;

Thence, with the West line of said 98.477 acre tract also the West line of a 49.286 acre tract conveyed to Bernie Hall Jr. by Deed Book 230 Page 120 South 28 deg. 30 min. 22 sec. East, passing the West corner common to said 98.477 acre and 49.286 acre tract at 552.94 feet, a total distance of 937.37 feet to an iron pin and cap set in the North right-of-way line of Interstate 71 said iron pin and cap is 150.01 feet left of Station 223+31.22;

Thence, with the North right-of-way line Interstate 71 the following four courses:

1) South 71 deg. 40 min. 44 sec. West a distance of 335.33 feet to an iron pin and cap set 155.06 feet left of Station 220+00

2) South 69 deg. 12 min. 50 sec. West a distance of 709.10 feet to an iron pin and cap set 165.0 feet left of Station 213+00

3) South 63 deg. 13 min. 44 sec. West a distance of 301.02 feet to an iron pin and cap set 150 feet left of Station 210+03.13

4) With a curve to left Radius=12427.67 feet Length 141.04 feet Chord bears South 65 deg. 04 min. 01 sec. West a distance of 141.04 feet to the intersection of the North right-of-way line of Interstate 71 with the West property line of Ridenour's 128.542 acre tract also being the old centerline of Yankeetown Chenoweth Road;

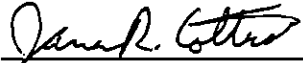
Thence, with said line North 28 deg. 40 min. 46 sec. West a distance of 666.44 feet to the point of beginning containing 26.4862 acre tract more or less.

Bearings are based on the centerline of Yankeetown Chenoweth Road (North 38 deg. 49 min. 56 sec. West) as described shown on ODOT drawing Fay-1-14.11 and Mad-1-00.00 right-of-way drawing 19/32.

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 6858".

This description is based on a field survey performed Oct. 23
1995 by James R. Cottrill registration #6858.



James R. Cottrill, P.S.,
Registration #6858

Description of 60.8429 Acre Tract
Surveyed for Cecil Ridenour

The following described 60.4829 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 6391, 7894, 9651, and 9697, and being part of a 128.542 acre tract conveyed to Cecil S. Ridenour by Deed Book 138 Page 377 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Yankeetown Chenoweth Road (County Road 9A) (50 foot right-of-way) said PK nail being at the southern most corner of said 128.542 acre tract and the western most corner of a 56.69 acre tract conveyed to Stephen R. and Patricia J. Anthony by Deed Book 250 Page 459;

Thence, with the following two courses of said 56.69 acre tract

1) North 50 deg. 51 min. 57 sec. East, passing an iron pin and cap set at 25.30 feet, a total distance of 1227.72 feet to a 12 inch wood fence post found

2) North 2 deg. 17 min. 09 sec. East a distance of 1467.40 feet to a railroad spike set in the top of a 14 inch wood fence post found in the South line of 47.16 acre tract conveyed to Stephen R. and Patricia J. Anthony by Deed Book 250 Page 459;

Thence, with said South line North 85 deg. 22 min. 53 sec. West a distance of 1005.49 feet to an iron pin and cap set;

Thence, across said 128.542 acre tract the following two courses:

1) South 9 deg. 28 min. 20 sec. West a distance of 552.33 feet to an iron pin and cap set

2) South 50 deg. 51 min. 57 sec. West, passing an iron pin and cap set at 1025.33 feet, a total distance of 1050.33 feet to a PK nail set in the centerline of Yankeetown Chenoweth Road;

Thence, with said centerline South 38 deg. 49 min. 56 sec. East a distance of 584.59 feet to a 3/8 inch iron pin found at the western most corner of a 1.00 acre tract conveyed to Benjamin L. Ridenour by Deed Book 292 Page 801;

Thence, with the following three lines of said 1.00 acre tract

1) North 51 deg. 10 min. 04 sec. East passing a 3/8 inch diameter iron pin found at 29.82 feet, a total distance of 290.40 feet to an iron pin and cap set

2) South 38 deg. 49 min. 56 sec. East being parallel to the centerline of Yankeetown Chenoweth Road a distance of 150.00 feet to an iron pin and cap set

3) South 51 deg. 10 min. 04 sec. West passing an iron pin and cap set at 260.40 feet a total distance of 290.40 feet to a PK nail set in the centerline of Yankeetown Chenoweth Road;

Thence, with said centerline South 38 deg. 49 min. 56 sec. East a distance of 695.93 feet to the point of beginning containing 60.8429 acres more or less.

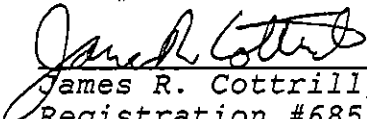
Bearings are based on the centerline of Yankeetown Chenoweth

Road (North 38 deg. 49 min. 56 sec. West) as described shown on ODOT drawing Fay-1-14.11 and Mad-1-00.00 right-of-way drawing 19/32.

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 6858".

This description is based on a field survey performed Oct. 23 1995 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858

Description of 40.8574 acre Tract
Surveyed for Cecil Ridenour

The following described 40.8574 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 6391, 7894, 9651, 9697, and being part of a 128.542 acre tract conveyed to Cecil S. Ridenour by Deed Book 138 Page 377 and being more particularly described as follows:

Beginning at the intersection of the West property line also being the old centerline of Yankeetown Chenoweth Road with the Southeast right-of-way line of Interstate 71 said intersection is 150 feet right of Station 209.37.26;

Thence, along the South right-of-way line of Interstate 71 with a curve to the right Radius=12127.67 feet Length 1395.87 feet passing an iron pin and cap set at 113.14 feet Chord bears North 68 deg. 22 min. 53 sec. East a distance of 1395.10 feet to an iron pin and cap set 150 feet right of PT Station 223+50.26;

Thence, continuing with the Southeast right-of-way line North 71 deg. 40 min. 51 sec. East a distance of 34.61 feet to an iron pin and cap set 150 feet right of Station 223+84.87 said iron pin and cap is at the Northwest corner of a 47.16 acre tract conveyed to Stephen R. & Patricia J. Anthony by Deed Book 250 Page 459;

Thence, with the Southwest line of said 47.16 acre tract the following two courses:

- 1) South 28 deg. 30 min. 22 sec. East, passing a 12 inch wood fence post found at 575.01 feet, a total distance of 577.01 feet to an iron pin and cap set
- 2) South 85 deg. 22 min. 53 sec. East a distance of 277.05 feet to an iron pin and cap set

Thence, across said 128.542 acre tract the following two new courses:

- 1) South 9 deg. 28 min. 20 sec. West a distance of 552.33 feet to an iron pin and cap set
- 2) South 50 deg. 51 min. 57 sec. West passing an iron pin and cap set at 1025.33 feet, a total distance of 1050.33 feet to a PK nail set in the centerline of Yankeetown Chenoweth Road;

Thence, with said centerline North 38 deg. 49 min. 56 sec. West a distance of 1556.13 feet to the point of beginning containing 40.8574 acres more or less.

Bearings are based on the centerline of Yankeetown Chenoweth Road (North 38 deg. 49 min. 56 sec. West) as described shown on ODOT drawing Fay-1-14.11 and Mad-1-00.00 right-of-way drawing 19/32.

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 6858".

This description is based on a field survey performed Oct. 23 1995 by James R. Cottrill registration #6858.

