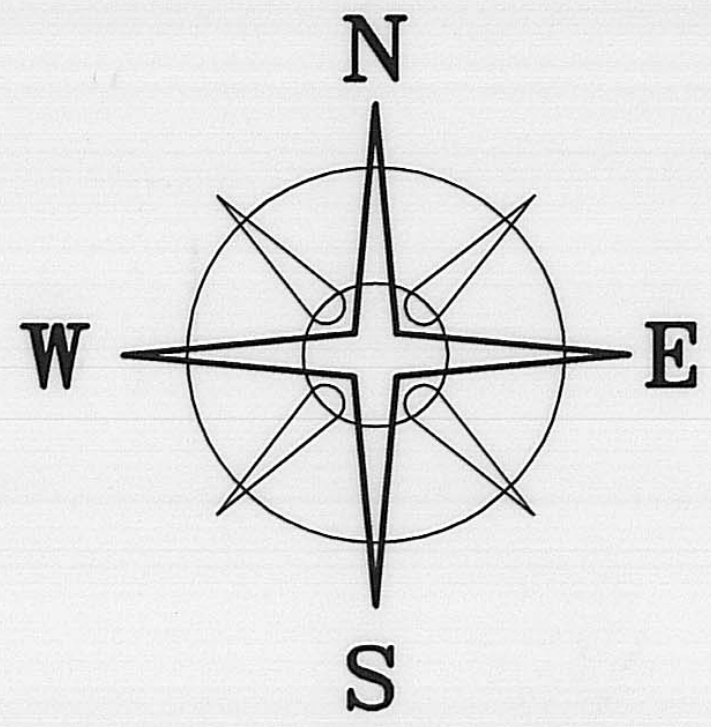


BEARINGS BASED ON CENTERLINE OF OLD XENIA ROAD (S 82°41'E)  
AS DESCRIBED IN OFFICIAL RECORD 146 PAGE 1134.



Soil types  
C<sub>2</sub>B-1.5316  
K<sub>0</sub>-0.18



1.7116± ACRES

DEED REFERENCE

MAXINE & CHARLES RIDENOUR  
AND  
KAREN PRICE JTLVS.  
OFFICIAL RECORD 146 PAGE 1134  
172.435 ACRES

(367)

LEGEND

- POINT
  - RAIL ROAD SPIKE (SET)
  - ◊ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

68-04



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 5/14/04

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

1.7116 ACRES, V.M.S. 4387  
UNION TOWNSHIP, MADISON COUNTY  
STATE OF OHIO.  
SURVEYED FOR MAXINE RIDENOUR

DATE DRAWN: 5/05/04	SCALE : 1"=30' 30' 15' 0 30'	CREW: MW,RP
JOB #S040503		DWN. BY: MW
F. B. # 34		CK. BY: RC

1.7116 Acre Tract  
Surveyed for Maxine Ridenour

The following described 1.7116 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 4387, and being part of a 172.435 acre tract conveyed to Maxine and Charles Ridenour Et.Al. By official record 146 page 1134 and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Old Xenia Road ( 50 ft. right-of-way)(CR-12), said spike bears North 82° 41 minutes 00 seconds West a distance of 1322.45 ft. from the southeast corner of said 172.435 acre tract;

Thence, with said centerline, North 82° 41 minutes 00 seconds West a distance of 300.00 feet to railroad spike set in said centerline;

Thence, across said 172.435 acre tract the following 3 new courses:

- 1) North 09° 14 minutes 33 seconds East, passing an iron pin and cap set at 25.19 ft., a total distance a 251.16 ft. to iron pin and cap set
- 2) South 82° 19 minutes 33 seconds East a distance of 296.20 ft. to iron pin and cap set
- 3) South 08° 22 minutes 55 seconds West, passing an iron pin and cap set at 229.20 ft., a total distance a 249.21 ft. returning to the point of beginning containing 1.7116 acres more or less.

With the benefit of a 20 ft. drainage easement, said drainage easement extends from the north line of the hereinabove described 1.7116 acre tract to the centerline of a small swale and is tangent to and 20 ft. right of the following described baseline:

Beginning at a point in the north line of said 1.7116 acre tract, said point bears South 82° 19 minutes 33 seconds East a distance a 105.00 ft. from an iron pin and cap set at the northwest corner of said tract;

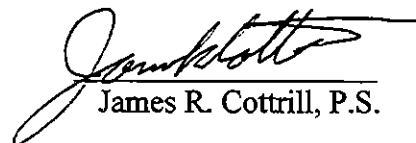
Thence, North 09° 14 minutes 33 seconds East a distance of 90.00 ft. to the northern terminus of said 20 ft. drainage easement.

Bearings are based on the centerline of Old Xenia Road (South 82° 41 minutes East) as described in official record 146 page 1134.

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 May 5, 2004 by James R. Cottrill registration #6858. (Job #S040503)

  
James R. Cottrill, P.S.

