

BEARINGS BASED ON THE  $\text{CL}$  OF OLD XENIA ROAD  
(S 82°41'E) AS DESCRIBED IN D.B. 285 PG. 383.

DEED REFERENCE

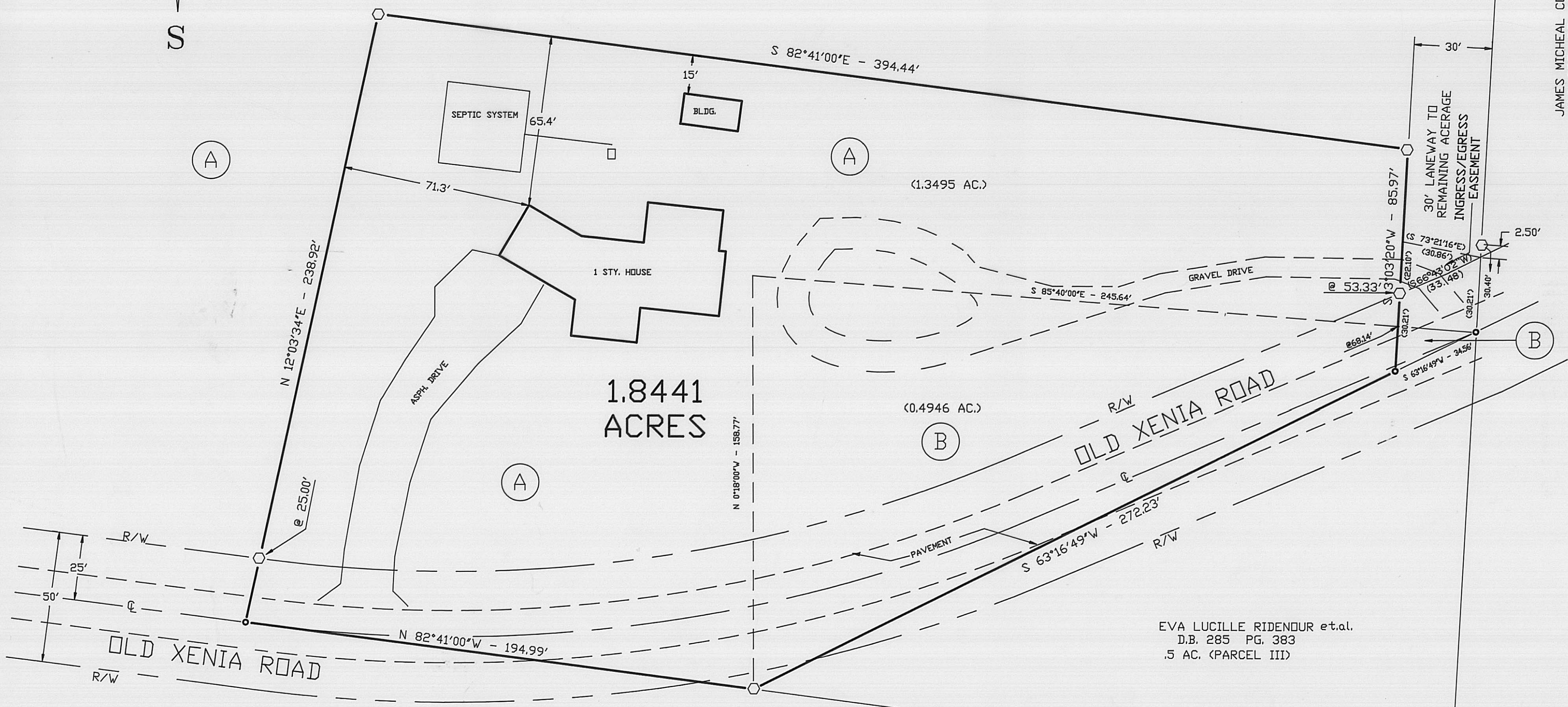
EVA LUCILLE RIDENDOUR

D.B. 285 PG. 383

(A) 175 ACRES (PARCELS I & II)

(B) .5 AC. (PARCEL IV)

JAMES MICHEAL CONN  
D.B. 295 PG. 667  
5,000 ACRES



LEGEND

- P K NAIL
- 5/8"  $\phi$  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

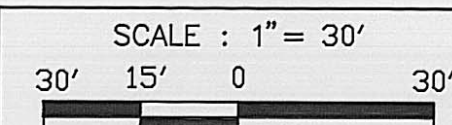
*James R. Cottrill* DATE: 11-22-94

**JAMES R. COTTRILL P.S.**

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

1.8441 ACRES, VMS 4387, UNION TOWNSHIP, MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR LUCILLE RIDENDOUR

DATE DRAWN: 11-21-94  
JOB # S941113  
F. B. # 9



34-95

The following described 1.8441 acre tract is situated in the State of Ohio, Madison County, Union Township V.M.S. 4387, and being part of a 175 acre tract (parcels 1 and 2) and also part of 1/2 acre tract (parcel 4) conveyed to Eva Lucille Ridenour by Deed Book 285 Page 383 and being more particularly described as follows:

Beginning at a PK nail set in old centerline of Old Xenia Road said Pk nail bears South 63 deg. 16 min. 49 sec. West a distance of 34.56 feet from a Pk nail found in the centerline of Old Xenia Road at the Northeast corner of the old school lot said 1/2 acre parcel and also the northern most corner of a 1/2 acre parcel (parcel 3) also conveyed to Eva Lucille Ridenour Etal. by Deed Book 285 Page 383;

Thence, from said point of beginning with the North line of said Ridenour's 1/2 acre tract (Parcel 3) South 63 deg. 16 min. 49 sec. West a distance of 272.23 feet to an iron pin and cap set at the West corner of said 1/2 acre tract (Parcel 3) and the South corner of said 1/2 acre tract (Parcel 4) also corner to said 175 acre tract;

Thence, with the extension of the centerline of Old Xenia Road and the south line of said 175 acre tract North 82 deg. 41 min. 00 sec. West a distance of 194.99 feet to a PK nail set in the centerline of Old Xenia Road;

Thence, across said 175 acre tract the following two courses:

- 1) North 12 deg. 03 min. 34 sec. East, passing an iron pin and cap set at 25.00 feet, a total distance of 238.92 feet to an iron pin and cap set
- 2) South 82 deg. 41 min. 00 sec. East, being parallel to the centerline of Old Xenia Road a distance of 394.44 feet to an iron pin and cap set

Thence, continuing with a new line across said 175 acre tract and across said 1/2 acre tract (Parcel 4) South 3 deg. 03 min. 20 sec. West, passing an iron pin and cap set at 53.33 feet and also passing the line between said 175 acre and said 1/2 acre tract at 68.14 feet, a total distance of 85.97 feet to the point of beginning containing 1.8441 acres more or less, of which 0.4946 acres is part of said 1/2 acre tract (Parcel 4) and 1.3495 acres is part of said 175 acre tract.

Bearings are based on the centerline of Old Xenia Road (South 82 deg. 41 min. East) as described in Deed Book 285 Page 383.

~~With the following ingress egress easement:~~ Beginning at a PK nail previously set at the Southeast corner of the here-in-above described 1.8441 acre tract ~~and also in the centerline of Old Xenia Road;~~

Thence, along the East line of said 1.8441 acre tract North 3 deg. 3 min. 20 sec. East a distance of 30.21 feet to a point in the northern right-of-way line of Old Xenia Road and the true point of beginning at the following described easement;

Thence continuing along the East line of said 1.8441 acre tract North 3 deg. 03 min. 20 sec. East, passing an iron pin and cap previously set at 2.43 feet a total distance of 22.10 feet to a point in said line;

Thence, across said 175 acre tract South 73 deg. 21 min. 16 sec. East a distance of 30.86 feet to a point in the East line of said 175 acre tract and in the North right-of-way line of Old Xenia Road;

Thence, along said right-of-way line South 66 deg. 43 min. 02 sec. West a distance of 33.48 feet returning to the point of beginning of said easement.

Said easement is clearly shown on the plat accompanying this description.

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 Nov. 21, 1994 by James R. Cottrill registration #6858.