



0.9583 AC. IN VMS 7265  
 0.6069 AC. IN VMS 6391, 7894, 9651, & 9697  
 1.5536 AC. FROM 15 AC. TRACT  
 0.0116 AC. FROM 93 AC. TRACT

JOHN W. BANDY  
 D.B. 198 PG. 353  
 92 AC.

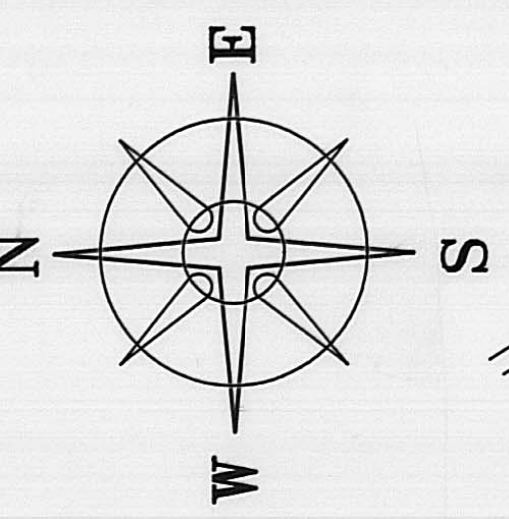
VMS 6908  
 6909  
 33.2613 AC. IN VMS 7265  
 0.7059 AC. IN VMS 6391, 7894, 9651, & 9697  
 15.1883 AC. IN VMS 6908, 6909  
 13.5486 AC. FROM 15 AC. TRACT  
 35.6069 AC. FROM 93 AC. TRACT

26.0225 AC. IN VMS 7265  
 6.0285 AC. IN VMS 6391, 7894, 9651, & 9697  
 26.5717 AC. IN VMS 6908, 6909  
 0.0138 AC. FROM 15 AC. TRACT  
 58.6089 AC. FROM 93 AC. TRACT

PEARL SOLLARS  
 D.B. 274 PG. 850  
 91.62 ACRES

MAP#78  
 41-96

VMS 6391  
 7894  
 9651  
 9697  
 CHARLES W. DUVALL  
 D.B. 279 PG. 262  
 78.00 AC.



BEARINGS BASED ON THE C OF YANKEETOWN  
 CHENOWETH ROAD (N38°49'56"W) AS  
 SHOWN ON ODOT DRAWING FAY-1-14.11  
 MAD-1-00.00 R/W DRAWING SHT. NO.  
 19/32.

**LEGEND**

- 1" IRON PIPE (FOUND)
- △ WOOD CORNER FENCE POST FOUND
- RAIL ROAD SPIKE
- P K NAIL
- 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD  
 CONDITION UNLESS OTHERWISE NOTED.  
 VMS LINES ARE SCALED FROM TAX MAP

**DEED REFERENCE**

CECIL S. & BETTY V.  
 RIDENOUR  
 D.B. 156 PG. 260  
 93 ACRES (FIRST TRACT)  
 15 ACRES (SECOND TRACT)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
 AN ACTUAL FIELD SURVEY PERFORMED BY  
 JAMES R. COTTRILL P.S. #6858

DATE: 11-15-95

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

48.7094, 60.6339, & 1.5652 ACRE,  
 VMS 6391, 7894, 9651, 9697, 7265,  
 6908, & 6909, RANGE TOWNSHIP,  
 MADISON COUNTY, OHIO.

DATE DRAWN: 11-15-95  
 JOB #S951009A  
 F. B. # 11

SCALE: 1" = 200'  
 200' 100' 0 200'

**41-96**

Description of 49.1555 Acre Tract  
Surveyed for Cecil Ridenour

The following described 49.1555 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 6391, 7894, 9651, 9697, 7265, 6908, and 6909, and being part of a 93 acre tract (first tract) and 15 acre tract (second tract) conveyed to Cecil S. & Betty V. Ridenour by Deed Book 156 Page 260 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Yankeetown Chenoweth Road (County Road 9) (50 foot right-of-way) said PK nail being at the Northeast corner of said 15 acre tract also being at the Northwest corner of a 92 acre tract conveyed to John W. Bandy by Deed Book 198 Page 353 said PK nail also being corner to V.M.S. 6824, 7112, 7612, 5456, 6391, 7894, 9651, 9697, and 7265;

Thence, with the West line of said 92 acre tract South 49 deg. 07 min. 07 sec. West, passing an iron pin and cap set at 27.42 feet, also passing the southern most corner of said 15 acre tract 880.08 feet, a total distance of 1451.02 feet to an iron pin and cap set, continuing with the West line of said 92 acre tract South 2 deg. 56 min. 38 sec. West a distance of 1617.82 feet to an iron pin and cap set in the North line of a 91.62 acre tract conveyed to Pearl Sollars by Deed Book 274 Page 850;

Thence, with said North line North 86 deg. 14 min. 31 sec. West a distance of 552.73 feet to an iron pin and cap set;

Thence, across said 93 acre tract the following three courses:

- 1) North 3 deg. 11 min. 42 sec. East a distance of 2564.37 feet to an iron pin and cap set
- 2) South 80 deg. 31 min. 00 sec. East a distance of 414.87 feet to an iron pin and cap set
- 3) North 50 deg. 34 min. 30 sec. East a distance of 524.50 feet to an iron pin and cap set

Thence, across said 15 acre tract the following three new courses:

- 1) ~~North~~ <sup>South</sup> 44 deg. 43 min. 34 sec. ~~West~~ <sup>EAST</sup> passing the northwest line of said 15 acre tract at 5.08 feet, a total distance of 88.41 feet to an iron pin and cap set
- 2) North 87 deg. 48 min. 16 sec. East a distance of 115.29 feet to an iron pin and cap set
- 3) North 58 deg. 12 min. 22 sec. East, passing an iron pin and cap set at 289.55 feet, a total distance of 317.85 feet to a Pk nail set in the centerline of Yankeetown Chenoweth Road;

Thence, with said centerline South 38 deg. 54 min. 04 sec. East a distance of 520.48 feet to the point of beginning containing 49.1555 acres more or less, of which 13.5486 acres is from said 15 acre tract and 35.6069 acres is from said 93 acre tract also 33.2613 acres is V.M.S. 7265 and 0.7059 acres is in V.M.S. 6391, 7894, 9651, and 9697, and 15.1883 acres is in V.M.S. 6909 and 6908,

The above described 49.1555 acre tract is subject to a 20 foot drainage easement and with the benefit of a 20 foot

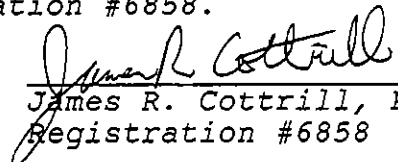
ingress egress easement as shown on plat accompanying this description.

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 58.6227 acre tract  
Surveyed for Cecil Ridenour

The following described 58.6227 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 6391, 7894, 9651, 9697, 7265, 6908, and 6909, and being part of a 93 acre tract (first tract) and 15 acre tract (second tract) both conveyed to Cecil S. & Betty V. Ridenour by Deed Book 156 Page 260 and being more particularly described as follows:

Beginning at a PK nail set in the centerline of Yankeetown Chenoweth Road (County Road 9) (50 foot right-of-way) said PK nail being at the northern most corner of said 93 acre tract and the eastern most corner of a 78.00 acre tract conveyed to Charles W. Duvall by Deed Book 279 Page 262;

Thence, with the centerline of said Yankeetown Chenoweth Road South 38 deg. 54 min. 04 sec. East passing the northern most corner of said 15 acre tract 979.90 feet, a total distance of 985.43 feet to a PK nail set in the said centerline;

Thence, across said 15 and 93 acre tracts South 50 deg. 34 min. 30 sec. West, passing an iron pin and cap set at 32.71 feet, also passing the line between said 15 and 93 acre tracts at 217.26 feet, also passing an iron pin and cap set at 416.83 feet, a total distance of 941.33 feet to an iron pin and cap set;

Thence, across said 93 acre tract the following two courses:

1) North 80 deg. 31 min. 00 sec. West a distance of 414.87 feet to an iron pin and cap set

2) South 3 deg. 11 min. 42 sec. West a distance of 2564.37 feet to an iron pin and cap set in the North line 91.62 acre tract conveyed to Pearl Sollars by Deed Book 274 Page 850;

Thence, with said North line North 86 deg. 14 min. 31 sec. West a distance of 503.37 feet to a one inch iron pipe found

Thence, with the East line of said 91.62 acre tract also the East line of said Duvall's 78.00 acre tract North 3 deg. 26 min. 47 sec. East, passing the East corner common to said 91.62 and 78.00 acre tracts at 989.85 feet, a total distance of 3002.46 feet to an iron pin and cap set corner to V.M.S. 6908, 6909, 6391, 7894, 9651, 9697, and 7265;

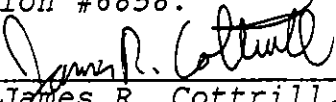
Thence, continuing with the Southeast line of said 78.00 acre tract North 49 deg. 54 min. 51 sec. East passing an iron pin and cap set at 1255.58 feet, a total distance of 1283.83 feet to the point of beginning containing 58.6227 acres more or less, of which 0.0138 acres is from said 15 acre tract and 58.6089 acres is from said 93 acre tract, also 26.0225 acres is in V.M.S. 7265 and 6.0285 acres is in V.M.S. 6391, 7894, 9651 and 9697, also 26.5717 acres is in V.M.S. 6908 and 6909.

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