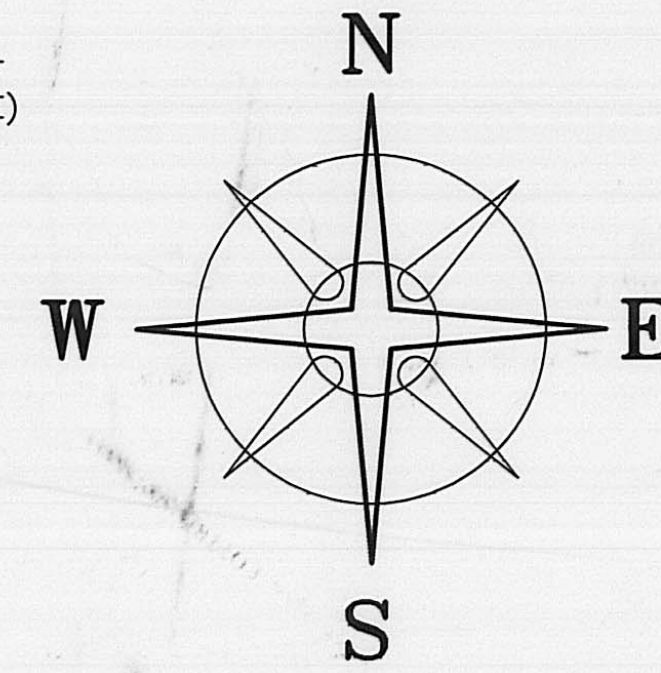


LEGEND

- IRON FENCE POST (FOUND)
 - SOLID IRON PIN (FOUND)
 - MAG NAIL (SET)
 - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

BEARINGS ARE BASED ON THE NORTH LINE OF ANTHONY'S 36.6124 ACRE TRACT (N 85° 15' E) AS DESCRIBED IN VOL. 294 PG. 568



DEED REFERENCE

RICHARD M. & LYNN P. NEVILLE
D.B. 264, PG. 211
82.400 ACRES
1 ACRES



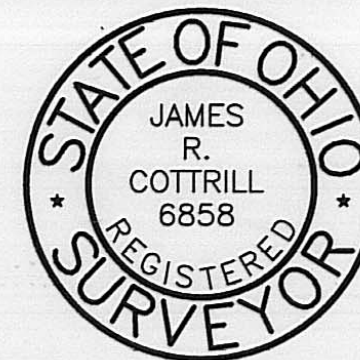
BARBARA E. BURNETT
 VOL. 297 PG. 777
 0.500 ACRES

JANICE SHUMATE
 VOL. 220 PG. 184
 110.040 ACRES

CHRISTOPHER & PATRICIA J. ANTHONY
 VOL. 294 PG. 568
 36.6124 ACRES

DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L1	S 01°54' E	200.78'
L2	S 31°03' W	119.85'
L3	S 49°06' W	298.20'
L4	S 68°02' W	120.05'
L5	S 86°09' W	274.00'
L6	S 58°09' W	673.93'
L7	S 25°31' W	155.29'
L8	S 22°54' W	347.45'
L9	S 13°08' W	166.79'
L10	S 42°30' E	232.87'
L11	S 28°35' E	317.44'
L12	S 38°47' E	109.83'
L13	S 65°22' E	345.53'
L14	N 81°15' E	471.47'
L15	N 73°39' E	267.37'
L16	N 88°32' E	110.95'
L17	S 72°28' E	170.54'
L18	S 65°44' E	236.97'



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

DATE: 01-04-01

REVISED 01-04-01

JAMES R. COTTRILL P.S.

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

LOT SPLITS, V.M.S. 5456,6824,7112, & 7612, RANGE TWP, MADISON CO., STATE OF OHIO
SURVEYED FOR COUNTRYTME

DATE DRAWN: 11-2-00	SCALE : 1" = 200'	CREW: MW, JB
JOB #S001015	200' 100' 0 200'	DWN. BY: JC, JB
F. B. #26		CK. BY: JRC

7-2001

Description of a 21.6408 acre tract
Lot #1
Surveyed for Countrytyme

The following described 21.6408 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 5456,6824,7112, and 7612 and being part of a 82.400 and all of a 1 acre tract both tracts conveyed to Richard M. and Lynn P. Neville by Deed Book 264 Page 211 and being more particularly described as follows:

Beginning at an iron pin (found) in the centerline intersection of Yankeetowns-Chenoweth (County Road 9) (50 foot right-of-way) with the centerline of Chrisman Road (County Road 20) (50 foot right-of-way)

Thence, with said centerline of Yankeetown-Chenoweth Road the following two courses:

- 1.) South 15 deg. 31 min. 06 sec. West a distance of 473.61 feet to a iron pin (found)
- 2.) South 03 deg. 20 min. 25 sec. East passing the northeast corner of said 1 acre tract at 47.15 feet a total distance of 835.31 feet to a mag nail set in said centerline at the northeast corner of a 36.6124 acre tract conveyed to Christopher and Patricia J. Anthony by Volume 294 Page 568

Thence, with the north line of said 36.6124 acre tract South 85 deg. 15 min. 00 sec. West passing an iron pin and cap set at 24.43 feet a total distance of 782.19 feet to an iron pin and cap set

Thence, with a new line across said 82.400 acre tract North 03 deg. 27 min. 34 sec. East passing an iron pin and cap set at 1282.63 feet a total distance of 1307.82 feet to a mag nail set in the centerline of Chrisman Road

Thence, with said centerline North 86 deg. 21 min. 25 sec. East a distance of 780.20 feet returning to the point of beginning containing 21.6408 more less acres of which 1.0000 acres is all of said 1 acre tract and 20.6408 acres is part of said 82.400 acre tract

Subject to and with the benefit of a 30 foot drainage easement to be described separately and shown on plat accompanying this legal description

Bearings are based on the north line of Anthony's 36.6124 acre tract (North 85 deg. 15 min. East) as described in Volume 294 Page 568

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 November 02, 2000 by James R. Cottrill registration #6858. (Job # S001015)


James R. Cottrill, P.S.

Description of a 21.0000 acre tract
Lot #2
Surveyed for Countrytyme

The following described 21.0000 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 5456,6824,7112, and 7612 and being part of a 82.400 acre tract conveyed to Richard M. and Lynn P. Neville by Deed Book 264 Page 211 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Chrisman Road (County Road 20) (50 foot right-of-way) said mag nail bears South 86 deg. 21 min. 25 sec. West a distance of 780.20 feet from an iron pin (found) at the centerline intersection of said Chrisman Road with the centerline of Yankeetown-Chenoweth Road (County Road 9) (50 foot right-of-way)

Thence, with a new line across said 82.400 acre tract South 03 deg. 27 min. 34 sec. West passing an iron pin and cap set at 25.19 feet a total distance of 1307.82 feet to an iron pin and cap set in the north line of a 36.6124 acre tract conveyed to Christopher and Patricia J. Anthony by Volume 294 Page 568

Thence, with said north line South 85 deg. 15 min. 00 sec. West a distance of 703.02 feet to an iron pin and cap set

Thence, across said 82.400 acre tract the following new line North 03 deg. 27 min. 34 sec. East passing an iron pin and cap set at 1296.32 feet a total distance of 1321.51 feet to a mag nail set in said centerline of Chrisman Road

Thence, with said centerline North 86 deg. 21 min. 25 sec. East a distance of 701.19 feet returning to the point of beginning containing 21.0000 more or less acres

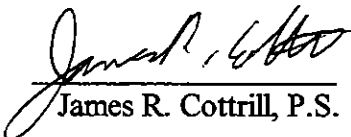
Subject to an with the benefit of 30 foot drainage easements to be described separately and shown on plat accompanying this legal description

Bearings are based on the north line of Anthony's 36.6124 acre tract (North 85 deg. 15 min. East) as described in Volume 294 Page 568

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 November 02, 2000 by James R. Cottrill registration #6858. (Job # S001015)


James R. Cottrill, P.S.

Description of a 20.0100 acre tract
Lot #3
Surveyed for Countrytyme

The following described 20.0100 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 5456,6824,7112, and 7612 and being part of a 82.400 acre tract conveyed to Richard M. and Lynn P. Neville by Deed Book 264 Page 211 and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Chrisman Road (County Road 20) (50 foot right-of-way) said mag nail bears South 86 deg. 21 min. 25 sec. West a distance of 1481.39 feet from an iron pin (found) at the centerline intersection of said Chrisman Road with the centerline of Yankeetown-Chenoweth Road (County Road 9) (50 foot right-of-way)

Thence, with a new line across said 82.400 acre tract South 03 deg. 27 min. 34 sec. West passing an iron pin and cap set at 25.19 feet a total distance of 1321.51 feet to an iron pin and cap set in the north line of a 36.6124 acre tract conveyed to Christopher and Patricia J. Anthony by Volume 294 Page 568

Thence, with said north line South 85 deg. 15 min. 00 sec. West a distance of 663.17 feet to an iron pin and cap set

Thence, across said 82.400 acre tract the following new line North 03 deg. 27 min. 34 sec. East passing an iron pin and cap set at 1309.23 feet a total distance of 1334.42 feet to a mag nail set in said centerline of Chrisman Road

Thence, with said centerline North 86 deg. 21 min. 25 sec. East a distance of 661.45 feet returning to the point of beginning containing 20.0100 more or less acres

Subject to and with the benefit of 30 foot drainage easements to be described separately and shown on plat accompanying this legal description

Bearings are based on the north line of Anthony's 36.6124 acre tract (North 85 deg. 15 min. East) as described in Volume 294 Page 568

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 November 02, 2000 by James R. Cottrill registration #6858. (Job # S001015)


James R. Cottrill, P.S.

Description of a 20.0100 acre tract
Lot #4
Surveyed for Countrytyme

The following described 20.0100 acre tract is situated in the State of Ohio, Madison County, Range Township, V.M.S. 5456,6824,7112, and 7612 and being part of a 82.400 acre tract conveyed to Richard M. and Lynn P. Neville by Deed Book 264 Page 211 and being more particularly described as follows:

Beginning at a mag nail set at the northeast corner of a 0.500 acre tract conveyed to Barbara E. Burnett by Volume 297 Page 777 also being the northwest corner of said 82.400 acre tract and in the centerline of Chrisman Road (County Road 20) (50 foot right-of-way)

Thence, with said centerline North 86 deg. 21 min. 25 sec. East a distance of 655.11 feet to a mag nail set in said centerline

Thence, with a new line across said 82.400 acre tract South 03 deg. 27 min. 34 sec. West passing an iron pin and cap set at 25.19 feet a total distance of 1334.42 feet to an iron pin and cap set in the north line of a 36.6124 acre tract conveyed to Christopher and Patricia J. Anthony by Volume 294 Page 568

Thence, with said north line South 85 deg. 15 min. 00 sec. West a distance of 656.81 feet to an iron fence post (found) in the east line of a 110.040 acre tract conveyed to Janice Shumate by Volume 220 Page 184

Thence, with said east line North 03 deg. 27 min. 34 sec. East passing an iron pin and cap set at 1323.25 feet a total distance of 1347.20 feet returning to the point of beginning containing 20.0100 more or less acres

Subject to and with the benefit of 30 foot drainage easements to be described separately and shown on plat accompanying this legal description

Bearings are based on the north line of Anthony's 36.6124 acre tract (North 85 deg. 15 min. East) as described in Volume 294 Page 568

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 November 02, 2000 by James R. Cottrill registration #6858. (Job # S001015)


James R. Cottrill, P.S.

Description of 4 30' drainage easements
Surveyed for Countrytyme

The following described drainage easements are situated in the State of Ohio, Madison County, Range Township, V.M.S. 5456,6824,7112 and 7612 and extending across a 82.400 acre tract conveyed to Richard M. and Lynn P. Neville by Deed Book 264 Page 211 and being more particularly described as follows:

The first 30 foot drainage easement extends from the south right-of-way line of Chrisman Road (County Road 20) (50 foot right-of-way) to the south line of said 82.400 acre tract along the centerline of the existing J.B. Harrison Ditch #16 and is tangent to and 15 feet left and right of the following described centerline

Beginning at a solid iron pin (found) at the centerline intersection of said Chrisman Road with the centerline of Yankeetown-Chenoweth Road (County Road 9) (50 foot right-of-way)

Thence, with the centerline of Chrisman Road South 86 deg. 21 min. 25 sec. West a distance of 273.68 feet to a point in said centerline at the intersection of said centerline with the centerline of said ditch #16

Thence, with said ditch #16 South 01 deg. 54 min. East a distance of 30.89 feet to a point in the south right-of-way line of Chrisman Road at the true **point of beginning**

Thence, across said 82.400 acre tract the following eight courses:

- 1.) South 01 deg. 54 min. East a distance of 200.78 feet
- 2.) South 31 deg. 03 min West a distance of 119.85 feet
- 3.) South 49 deg. 06 min. West a distance of 298.20 feet
- 4.) South 68 deg. 02 min. West a distance of 120.05 feet
- 5.) South 86 deg. 09 min. West a distance of 274.00 feet
- 6.) South 58 deg. 09 min. West a distance of 673.93 feet
- 7.) South 25 deg. 31 min. West a distance of 155.29 feet
- 8.) South 22 deg. 54 min. West a distance of 347.45 feet to a point in the south line of said 82.400 acre tract also in the southern terminus of said 30 foot drainage easement

Description of the second 30 foot drainage easement said drainage easement extends from the south line of Chrisman Road to the centerline of J.B. Harrison Ditch #16 and is tangent to an 15 feet left and right of the following described centerline

Beginning at a mag nail set in the centerline of said Chrisman Road at the northwest corner of said 82.400 acre tract

Thence, with the centerline of Chrisman Road North 86 deg. 21 min. 25 sec. East a distance of 607.71 feet to a point in said centerline

Thence, South 03 deg. 39 min. East a distance of 26.42 feet to a point in the south right-of-way line of said Chrisman Road at the **true point of beginning**

Thence, across said 82.400 acre tract the following five courses:

- 1.) South 13 deg. 08 min. West a distance of 166.79 feet
- 2.) South 42 deg. 30 min. East a distance of 232.87 feet
- 3.) South 28 deg. 35 min. East a distance of 317.44 feet
- 4.) South 38 deg. 47 min. East a distance of 109.83 feet
- 5.) South 65 deg. 22 min. East a distance of 345.53 feet to a point in the centerline of said #16 ditch at the southeastern terminus of said 30 foot drainage easement

The third 30 foot drainage easement extends from the west line of said 82.400 acre tract to the centerline of said J.B. Harrison Ditch #16 and is tangent to and 15 feet left and right of the following described centerline

Beginning at a mag nail set in the centerline of said Chrisman Road at the northwest corner of said 82.400 acre tract

Thence, with the west line of said 82.400 acre tract South 03 deg. 27 min. 34 sec. West a distance of 1096.04 feet to a point in said west line at the **true point of beginning**

Thence, across said 82.400 acre tract the following five courses:

- 1.) North 81 deg. 15 min. East a distance of 471.47 feet
- 2.) North 73 deg. 39 min. East a distance of 267.37 feet
- 3.) North 88 deg. 32 min. East a distance of 110.95 feet
- 4.) South 72 deg. 28 min. East a distance of 170.54 feet
- 5.) South 65 deg. 44 min. East a distance of 236.97 feet to a point in the centerline of said ditch #16 at the eastern terminus of said 30 foot drainage easements

The fourth 30 foot drainage easement extends from the west right-of-way line of Yankeetown-Chenoweth Road to the east line of a new 30 foot drainage easement as shown on plat attached is 30 foot wide and is fifteen feet left and right of the following described centerline

Beginning an iron pin (found) at the centerline intersection of said Yankeetown-Chenoweth Road with the centerline of Chrisman Road

Thence, with the centerline of Yankeetown-Chenoweth Road South 15 deg. 31 min 06 sec. West a distance of 229.40 feet to a point in said centerline

Thence, North 74 deg. 28 min. 54 sec. West being perpendicular to said centerline a distance of 24.89 feet to the **true point of beginning** of said centerline

Thence, with the centerline of said 30 foot drainage easement South 84 deg. 34 min 17 sec. West a distance of 166.42 feet to a point in the east line of said new 30 foot drainage easement also being the western terminus of said 30 foot drainage easement


All four 30 foot drainage easements are more particularly shown on plat accompanying this legal description

Bearings are based on the north line of Anthony's 36.6124 acre tract (North 85 deg. 15 min. East) as described in Volume 294 Page 568

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 November 02, 2000 by James R. Cottrill registration #6858. (Job # S001015)


James R. Cottrill, P.S.