

**INTERSTATE 71**  
(DRAWING REFERENCE MAD-1-00.00 PAGE 310 & 311 OF 323)

DEED REFERENCE  
CHARLES WAYNE & JENNIFER L. DUVALL  
O.R. 61 PAGE 1211  
149.922 ACRES

299  
300

STEPHEN R. & PATRICIA J. ANTHONY  
VOL. 250 PAGE 461  
115.195 ACRES

100

N 03°13'01" E 2442.10'

30.9799± ACRES

N 87°41'46" W 844.95'

R/W TRANSFERRED TO THE MADISON COUNTY COMMISSIONERS BY VOL. 191 PAGES 62-72

STEVEN L. & HEIDI L. FLETCHER  
O.R. 105 PAGE 220  
2.500 ACRES

ANDREW C. & JACKIE S. BACHMANN  
O.R. 123 PAGE 679  
3.008 ACRES

JACK L. & DIANA L. HANE  
O.R. 57 PAGE 473  
5.0100 ACRES

STEVEN L. & HEIDI L. FLETCHER  
O.R. 105 PAGE 220  
2.500 ACRES

YANKEETOWN-CHENOWETH ROAD (C-9A) (50' R/W)

NORTH FORK OF PAINT CREEK

NORTH FORK OF PAINT CREEK

**LEGEND**

- ⊕ 3/4" IRON TEE BAR (FOUND)
- MONUMENT BOX (FOUND)
- △ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY 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



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

*James R. Cottrill* DATE: 12/29/03

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

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

30.9800± ACRES, V.M.S. 6391/7894/9651/9697,  
RANGE TOWNSHIP, MADISON COUNTY,  
STATE OF OHIO.  
SURVEYED FOR CHUCK DUVALL

DATE DRAWN:  
12/27/03  
JOB #S031210  
F. B. #33

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

CREW: MW, EM  
DWN. BY: EM  
CK. BY: RC

132-03

Description of a 30.9799 Acre tract  
Surveyed for Chuck Duvall

The following described 30.9799 acres is situated in the State of Ohio, Madison County, Range Township, V.M.S. 6391/7894/9651/9697, and being part of a 149.922 Acre Tract conveyed to Charles Wayne and Jennifer L. Duvall by Official Record 61 Page 1211, and being more particularly described as follows;

Beginning at a point in the bridge over the North Fork of Paint Creek in the centerline of Yankeetown-Chenoweth Road (County Road 9A) (50 foot right-of-way) at the northernmost corner of a 2.500 Acre Tract conveyed to Steven L. and Heidi L. Fletcher by Official Record 105 Page 220;

Thence, with said 2.500 acres and with said creek, the following five courses:

- 1) South 26 degrees 23 minutes 36 seconds West a distance of 344.05 feet
- 2) South 30 degrees 03 minutes 15 seconds East a distance of 70.30 feet
- 3) South 06 degrees 35 minutes 09 seconds East a distance of 113.68 feet
- 4) South 21 degrees 08 minutes 04 seconds West a distance of 76.29 feet
- 5) South 27 degrees 48 minutes 36 seconds East a distance of 36.30 feet, to the northwest line of a 3.008 Acre Tract conveyed to Andrew C. and Jackie S. Bachmann by Official Record 123 Page 679

Thence, with said 3.008 acres, the following two courses:

- 1) leaving said creek, South 50 degrees 05 minutes 48 seconds West a distance of 25.01 feet to an iron pin and cap previously set
- 2) South 12 degrees 11 minutes 59 seconds East a distance of 271.96 feet to an iron pin and cap previously set at the northwest corner of a 5.0100 Acre Tract conveyed to Kack L. and Diana L. Hane by Official Record 57 Page 473

Thence, with said 5.0100 acres, South 08 degrees 40 minutes 54 seconds East a distance of 365.67 feet, to an iron pin and cap previously set

Thence, with a new line across said 149.922 acres, the following two courses:

- 1) South 13 degrees 38 minutes 29 seconds East a distance of 504.57 feet to an iron pin and cap set
- 2) North 87 degrees 41 minutes 46 seconds West a distance of 844.95 feet to an iron pin and cap set in the east line of a 115.195 Acre tract conveyed to Stephen R. and Patricia J. Anthony by Volume 250 Page 461

Thence, with said east line, North 03 degrees 13 minutes 01 seconds East, passing an iron pin and cap set at 2127.75 feet, a total distance of 2442.10 feet to a 3/4 inch diameter T-Bar found in the old centerline of said Yankeetown-Chenoweth Road and in the south line of Interstate 71;

Thence, with said old centerline, South 39 degrees 00 minutes 00 seconds East, passing a monument box found at 565.17 feet and at 870.05 feet, a total distance of 969.32 feet, returning to the point of beginning, containing 30.9799 acres more or less


Bearings are based on the centerline of Yankeetown-Chenoweth Road (North 39 degrees 00 minutes West) as described in Official record 61 Page 1211.

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 24 December, 2003 by James R. Cottrill registration #6858 Job #S031210



  
James R. Cottrill, P.S.