

LEGEND & SYMBOLS

- P= PROPERTY LINE, C= CENTERLINE
- R/W= RIGHT OF WAY LIMITS (LINE)
- - - FENCE OR FENCE EVIDENCE
- 595= AERIAL TAX MAP PARCEL NO.
- P.P.N.= AUDITOR'S PERM. PARCEL NO.
- VMS= VIRGINIA MILITARY SURVEY
- LANDHOOK, SAME OWNER

PLAT

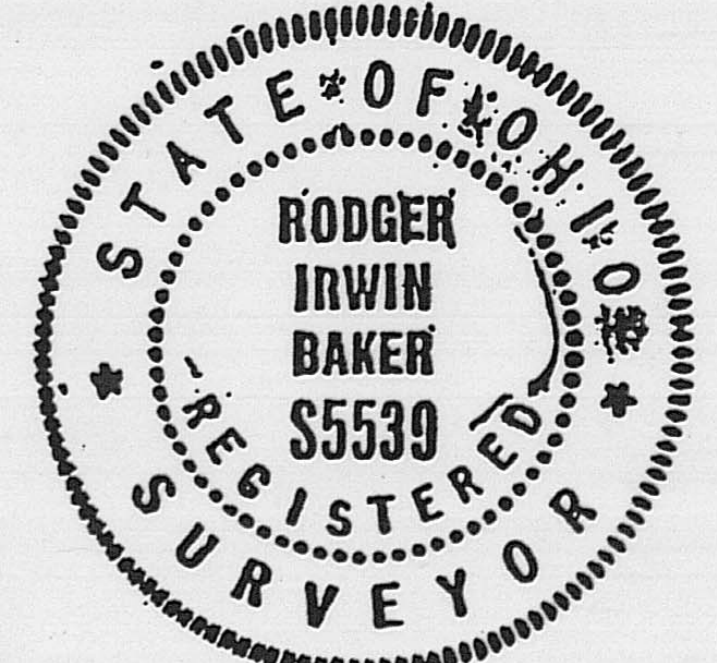
**AREA A
2.7548
ACRES**

PART OF 60.8429
ACRES

FIELD SURVEY

**2.7548 ACRES PART OF
60.4829 ACRES IN VMS
6391, 7894, 9651, & 9697
RANGE CIVIL TOWNSHIP,
MADISON COUNTY,
OHIO, PART OF AERIAL
PARCEL NO. 917 AND PART
OF P.P.N. 21-00243.001
BENJAMIN LEWIS RIDENOUR**

I CERTIFY THAT THIS PLAT IS
BASED ON A CURRENT
FIELD SURVEY MADE BY
WILLIAM TROY BARTON AND
RODGER I. BAKER P.S.
YEAR 2003. BEARINGS
BASED ON O.R. 120 PG.
447 & OF ROAD.
Rodger I. Baker MAY 27, 2003
RODGER I. BAKER S.005539

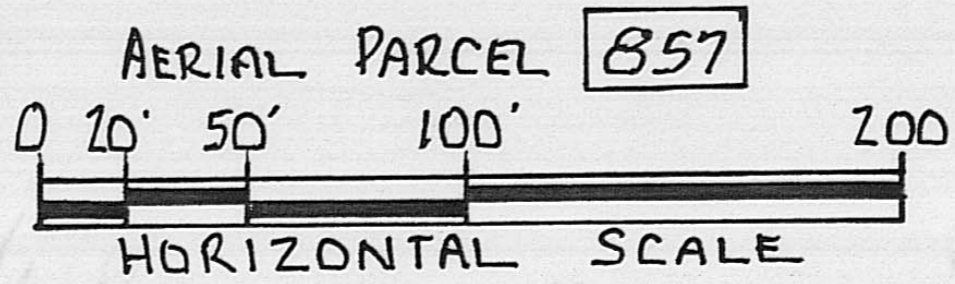


60.8429 ACRES (DEED)
- 2.7548 AC. (SURVEY)
58.0881 ACRES (RESIDUAL)

TAX MAP NO. 78/107
AERIAL PARCEL NO. 917
P.P.N. 21-00243.001
60.8429 ACRES
O.R. 120 PG. 447
SURVEY 22-01
BENJAMIN LEWIS RIDENOUR

1.00 ACRE
D.B. 292 PG. 801
BENJAMIN L. RIDENOUR
HOUSE NO. 14931
AERIAL PAR. NO. 530
P.P.N. 21.0024 .000

POINT OF STARTING REFERENCE 150.00 FT. RIGHT OF I-71 & STATION 209+37.26
HIGHWAY PLAN FAYETTE-1-14.11 AND MADISON-1-00.00 (SEE R/W SHEET 19 OF 32)
O.D.O.T. SURVEY THEN S 38° 49' 56" E → 1556.13 FEET TO POINT OF BEGINNING



**PLAT
PROPERTY MAP**

CONTACT SURVEYOR RODGER IRWIN BAKER, PH: 614-879-6004, P.O. BOX 315, WEST JEFFERSON, OHIO 43162

67-03

Description of 2.7548 acres surveyed and being a splitout from 60.8429 acres in the ownership of Benjamin Lewis Ridenour which property is of record in O.R. 0120 at Pg. 0447, aerial parcel # 917 map 78 of 107, permanent taxing parcel number 21-00243.001 in combined VMS 6391, 7894, 9651 and 9697, Range Civil Township, Madison County, State of Ohio, fronting along the middle of Yankeetown-Chenoweth Road (County Road 9-A)...said 2.7548 acres is bounded and more particularly described as follows:

Commence for a point of starting reference with a P.K.nail in the original centerline tangent of Yankeetown-Chenoweth Road at a point 150.00 feet right of I-71 centerline station 209+37.26 (see sheet 19 of 32 State Highway Plans for Fayette-1-14.11 & Madison-1-00.00 Interstate Highway now called I-71), go then along the original centerline tangent of Yankeetown-Chenoweth Road S 38 deg 49 min 56 sec E 1556.13 feet to a mag spike set at the westerly corner of 60.8429 acres Benjamin Lewis Ridenour O.R. 120 Pg. 447...this mag spike also the most southerly corner of 40.8574 acres conveyed to Paul Martin Ridenour O.R. 120 Pg. 451; this mag spike also measures N 38 deg 49 min 56 sec W 584.59 feet from a found spike at the westerly corner of 1.00 acres belonging to Benjamin L. Ridenour recorded in D.B. 292 at Pg. 801;

this mag spike being the true point of beginning for the herein described 2.7548 acres;

Thence: Leaving the roadway and passing a found 5/8 inch capped rebar marked Cottrill # 6858 at 25.00 feet then following along the common boundary between Paul Martin Ridenour and Benjamin Lewis Ridenour (along the southeasterly side of a wire fence) N 50 deg 51 min 57 sec E 600.000 feet to a set rebar capped and stamped Baker S-5539;

Thence: Parallel with the roadway S 38 deg 49 min 56 sec E 200.000 feet to a set rebar capped and stamped Baker S-5539;

Thence: Passing a set rebar (capped) at 575.000 feet go S 50 deg 51 min 57 sec W a total distance of 600.000 feet to a set mag spike in the middle of Yankeetown-Chenoweth Road (50 feet right of way);

Thence: With the centerline therewith go N 38 deg 49 min 56 sec W 200.000 feet to the true point of beginning.

Containing within said bounds 2.7548 acres of land. Pins set are 5/8 inch rebar capped and stamped Baker S-5539. Bearings are based on N 38 deg 49 min 56 sec W cited as middle of roadway see O.R. 120 Pg. 447.

This property is not in a flood plain.

Surveyed in May year 2003 by William Troy Barton and Rodger I. Baker..surveyor.

Yankeetown-Chenoweth Road aka Cook-Yankeetown Road denoted in some deeds and / or Bethel-White Oak-Cook Station Road.

Rodger Irwin Baker

May 27, 2003

Rodger Irwin Baker P.S. # S-005539 (Ohio)
P.O.Box 315 West Jefferson, Ohio 43162

Phone: 614-879-6004



Being in Range Civil Township, Madison County, State of Ohio:

Drainage easement twenty feet in width extending from 2.7548 acres to The North Fork of Paint Creek crossing over and through a portion of 40.8574 acres belonging to Paul Martin Ridenour, P.P.N. 21-00243.000, aerial parcel # 532, map 78 of 107...40.8574 acres recorded O.R. 120 Pg. 451 and filed as survey plat 22-01 in the Madison County Engineer's tax map section, London, Ohio.

Commence for a point of starting reference with a P.K.nail in the original centerline tangent of Yankeetown-Chenoweth Road at a point 150.00 feet right of I-71 centerline station 209+37.26 (see sheet 19 of 32 State Highway Plans for Fayette-1-14.11 & Madison-1-00.00 Interstate Highway now called I-71), go then along the original centerline tangent of Yankeetown-Chenoweth Road S 38 deg 49 min 56 sec E 1556.13 feet to a mag spike set at the westerly corner of 60.8429 acres Benjamin Lewis Ridenour O.R. 120 Pg. 447...this mag spike also the most southerly corner of 40.8574 acres conveyed to Paul Martin Ridenour O.R. 120 Pg. 451; this mag spike also measures N 38 deg 49 min 56 sec W 584.59 feet from a found spike at the westerly corner of 1.00 acres belonging to Benjamin L. Ridenour recorded in D.B. 292 at Pg. 801;

Then leaving the roadway (passing a found rebar at 25.00 feet) go along the southeasterly boundary of said 40.8574 acres (the common boundary of Paul Martin Ridenour) N 50 deg 51 min 57 sec E 353.310 feet to the middle of said twenty feet wide drainage easement and the true point of beginning;

Thence: With the centerline of said twenty feet wide drainage easement go N 41 deg 13 min 17 sec W 245.68 feet to an angle point in the alignment where a "wye" is to be constructed in place;

Thence: Continue with the centerline of said easement N 39 deg 41 min 53 sec W 139.20 feet to an angle point in the alignment;

Thence: Again with the centerline thereof go N 61 deg 30 min 24 sec W 42.00 feet to a point where a "wye" is to be constructed in place;

Thence: Continue N 61 deg 30 min 24 sec W along the centerline of said twenty feet wide drainage easement 210.00 feet to the easement terminus at The North Fork of Paint Creek, (passing the outlet end of storm pipe at approximately 190 feet...emptying through a rodent guard onto creek bank protection "rip rap" type material protecting against soil erosion.

This twenty feet wide drainage easement is for subsurface storm water relief.

Rodger Irwin Baker May 27, 2003

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43162

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