

EXISTING OLDER
2 STORY
RESIDENCE

PLAT NORTH

DRAINAGE EASEMENT
N 41° 13' 17" W
(20' WIDE EASEMENT)

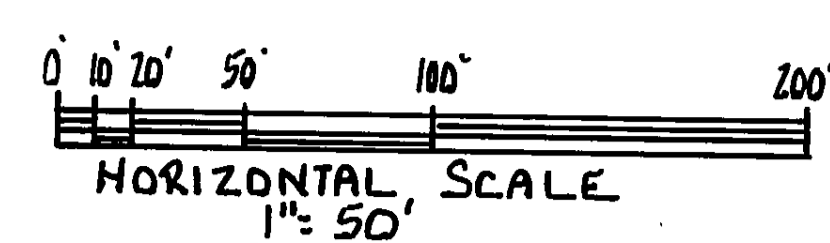
SURVEY PLAT 22.01
PAUL MARTIN RIDENOUR 40.8574 ACRES
AERIAL PARCEL N° 532
P.P.N. 21-00243.000
O.R. 120 PG. 451

STARTING REFERENCE
P.K. SPIKE 150.00' RIGHT OF I-71
CENTERLINE STATION 209+37.26
SHEET 19 OF 32 O.D.O.T. R/W
PLANS MAD. 1.00 SECTION

2.7548 ACRES
VERNON A. POFF AND
SHELLY R. POFF (OWNERS)
P.P.N. 21-00243.003
HOUSE N° 14875
SURVEY 67.03
CO. DITCH N° 147
AERIAL PAR. N° 389
MAP N° 78.107
RECORD O.R. 164 PG. 2128

EXISTING RESIDENCE
DEED CALLS IN THIS DEED
DESCRIPTION USED FOR A
BASIS OF BEARINGS
SEE O.R. 0164 PG. 2128-2129

SURVEYED LAND SPLIT
4.132 ACRES
PART OF 58.0881 ACRES
SURVEYED FOR "TONY" RIDENOUR
MAY AND JUNE 2006



RIGHTS CONVEYED TO INSTALL A SUBSURFACE
STORM WATER DRAINAGE LINE TO THE
EXISTING MAIN TILE ALIGNMENT IN THIS FIELD
TO TILE MANAM

58.0881 ACRES
P.P.N. 21-00241.001 AERIAL PARCEL N° 917
AERIAL MAP N° 78 OF 107
BENJAMIN LEWIS RIDENOUR
DEED: O.R. 120 PG. 447
DITCH ASSESSMENT CO. DITCH N° 147
SURVEY PLAT 22.01
VINS 6391, 7894, 9651, & 9697 COMBINED

259.590 FT.
S 38° 49' 56" E
150.000'
N 38° 49' 56" W
1.00 ACRE
D.B. 292 PG. 801
BENJAMIN L. RIDENOUR
HOUSE N° 14931
AERIAL PAR. # 530
P.P.N. 21-00241.000
EXISTING RESIDENCE

50' R/W YANKEETOWN. CHENOWETH ROAD Co. RD. N° 9A
RANGE CIVIL TOWNSHIP, MADISON COUNTY, OHIO

P.L.: PROPERTY LINE, C.L.: CENTERLINE, R/W: RIGHT OF WAY LINE, P.P.N.: PERMANENT PARCEL NUMBER,
I.P.: IRON PIN, L.H.: LANDHOOK SAME OWNER, DIRECTION, O.R.: OFFICIAL RECORD,
REBARS SET: PLASTIC CAPS STAMPED R.I. BAKER S. 5539
FENCE LINE
SHORTEN A LINE

TELEPHONE: 614-879-6004

JUNE 05TH '06



I CERTIFY THIS DRAWING IS A RESULT OF A
FIELD SURVEY MADE IN MAY AND JUNE 2006
BY WILLIAM TROY BARTON AND RODGER I. BAKER
OHIO REGISTRATION N° S. 005539
P.O. BOX 315 WEST JEFFERSON, OHIO 43162

16.07

Description of 4.132 acres of land being split out of permanent tax parcel # 21-00243.001 58.0881 acres in VMS 6391,7894,9651 and 9697 combined of record in O.R. 0120 at Pg. 0447 in the ownership of Benjamin Lewis Ridenour the same being depicted as aerial parcel # 917 tax map # 78 shown on survey plat # 22-01....being situated in Range Civil Township, Madison County, Ohio...bounded and more particularly described as follows:

Commence for a point of starting reference with a found 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 for Fayette-1-14.11 & Madison-1-00.00 Interstate Highway survey (see sheet 19 of 32 State Highway Plans at O.D.O.T. District # 6 office in Delaware, Ohio) from this nail go along the middle of Yankeetown-Chenoweth Road S 38 deg 49 min 56 sec E 1,556.13 feet to a mag spike found at the westerly corner of original 60.8429 acres cited in O.R. 0120 at Pg. 0447...the same being the most southerly corner to 40.8574 acres conveyed to Paul Martin Ridenour O.R. 120 at Pg. 0451; then continue with the middle of Yankeetown-Chenoweth Road S 38 deg 49 min 56 sec E 200.000 feet to a set mag spike at the most southerly corner of 2.7548 acres recorded in O.R. 0164 at Pg. 2128-2129 Vernon A. Poff and Shelly R. Poff owners...this spike being the true point of beginning;

Thence: With the southeasterly boundary of said Poff and passing a found capped 5/8 inch rebar at 25.00 feet go N 50 deg 51 min 57 sec E 600.000 feet to a found 5/8 inch capped rebar secured with poured concrete;

Thence: Crossing into aforesaid Ridenour's 58.0881 acres go S 38 deg 49 min 56 sec E 300.000 feet to a set rebar capped;

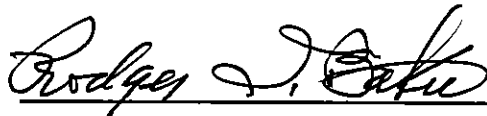
Thence: S 50 deg 51 min 57 sec W (passing a set capped rebar at 575.000 feet) a total of 600.000 feet to a set mag spike in the middle of Yankeetown-Chenoweth Road;

Thence: With the centerline thereof go N 38 deg 49 min 56 sec W 300.000 feet to the true point of beginning.

Containing within said bounds 4.132 acres of land. Bearings based on courses cited in O.R. 0164 at Pg. 2128. Pins set are capped with plastic caps stamped R.I.Baker S-5539.

This description is based on a current field survey performed by Wm. Troy Barton and Rodger I. Baker, Ohio registration # S-005539.

Together with the right to install a subsurface drainage line for draining storm water only across portion of Benjamin Lewis Ridenour's adjacent property (currently 58.0881 acres including the herein described) to a convenient connection with an existing farm tile main now in place which tile main is located southeasterly of the herein described 4.132 acres. The exact location of the proposed tile alignment shall be where ever the father and son (grantor and grantee) jointly agree to construct the new subsurface drain tile line.



June 05 th., 2006

Rodger I. Baker L.L.S. & P.S. # S-005539 (Ohio)

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Phone: 614-879-6004

