

BEARINGS BASED ON THE \angle OF YANKEETOWN-CHENDWETH ROAD
(S 38°54'04"E) AS DESCRIBED IN OR 120 P 463.

SUSAN ANTHONY & MICHAEL SHANE
BAKER
OR 198 P 1435
58.6227 ACRES

FIFTH THIRD MORTGAGE COMPANY
OR 220 P 2011
1.5652 ACRES

(C.R. 9)
YANKEETOWN CHENDWETH RD.
(50' R/W)

20' INGRESS/EGRESS EASEMENT

VMS 6391, 7894, 9651, & 9697
VMS 7265

5.1392± ACRES

20' DRAINAGE EASEMENT
TO \angle OF N. PAINT GREEK

LEGEND

- IRON PIPE (FOUND)
- ① 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- △ MAG NAIL (SET)
- P K NAIL (FOUND)
- 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

DEED REFERENCE
RUSSELL LEE RIDENOUR
OR 120 P 463
49.1555 ACRES



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

DATE: 3/12/07

COTTRILL SURVEYING, L.L.C.

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

5.1392± ACRE,
VMS 6391, 7894, 9651, 9697, & 7265,
RANGE TOWNSHIP, MADISON CO., OH.
SURVEYED FOR RUSSEL RIDENOUR.

DATE DRAWN:
3/08/07
JOB #S070303
F. B. # 40

SCALE: 1" = 50'
50' 25' 0 50'

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

22-07

5.1392 Acre Tract
Surveyed for Russell Ridenour

The following described 5.1392 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6391, 7894, 9651, 9697, and 7265, and being part of a 49.1555 acre tract conveyed to Russell Lee Ridenour by Official Record 120 page 463, and being more particularly described as follows:

Beginning at a PK nail found in the centerline of Yankeetown-Chenoweth Road (County Road 9)(50 ft. right-of-way) said PK nail is at the easternmost corner of a 1.5652 acre tract conveyed to Fifth Third Mortgage Company by official record 220 page 2011 said PK nail is also corner to said 49.1555 acre tract;

Thence, with the centerline of said Yankeetown-Chenoweth Road, South 38° 54 minutes 04 seconds East a distance of 270.00 ft. to a mag nail set in said centerline;

Thence, across said 49.1555 acre tract the following 2 new courses:

- 1) South 66° 33 minutes 19 seconds West, passing an iron pin and cap set at 30.55 ft., a total distance of 730.89 ft. to an iron pin and cap set
- 2) North 80° 31 minutes 00 seconds West a distance of 356.61 ft. to an iron pin and cap previously set corner to a 58.6227 acre tract conveyed to Susan Anthony and Michael Shane Baker by official record 198 page 1435

Thence, with the southeast line of said 58.6227 acre tract, North 50° 34 minutes 30 seconds East a distance of 524.50 ft. to an iron pin and cap previously set at the westernmost corner of said 1.5652 acre tract;

Thence, with said 1.5652 acre tract the following 3 courses:

- 1) South 44° 43 minutes 34 seconds East a distance of 88.41 ft. to an iron pin and cap previously set
- 2) North 87° 48 minutes 16 seconds East a distance of 115.29 ft. to an iron pin and cap previously set
- 3) North 58° 12 minutes 22 seconds East, passing an iron pin and cap previously said at 289.55 ft., a total distance of 317.85 ft. returning to the point beginning containing **5.1392 acres** more or less.

Bearings are based on the centerline of Yankeetown-Chenoweth Road (South 38° 54 minutes 04 seconds East) as described and official record 120 page 463.

Subject to and with the benefit of a 20 ft. drainage easement as shown on plat accompanying this legal description.

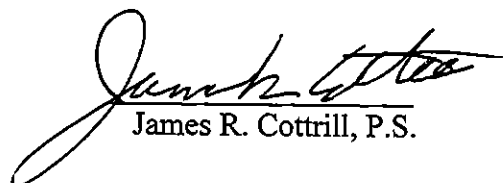
With the benefit of a 20 ft. Ingress/Egress Easement as shown on the plat accompanying this legal description.

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 L.L.C. 6858."

This description is based on a field survey performed March 9, 2007 by James R. Cottrill registration #6858. (Job #S070303)




James R. Cottrill, P.S.