

WILSON RD. (C 103) (50' R/W)

MAJOR C. & SIDNEY K. SHAFER
D.B. 284 PG 206
276.27 ACRES

ANTONY A. & SYLVIA A.
ZUCCO
O.R. 55 PG. 135
8.8322 ACRES

JACOB RUFF
D.B. 243 PG. 205
82.8903 ACRES

12.0004+/- ACRES

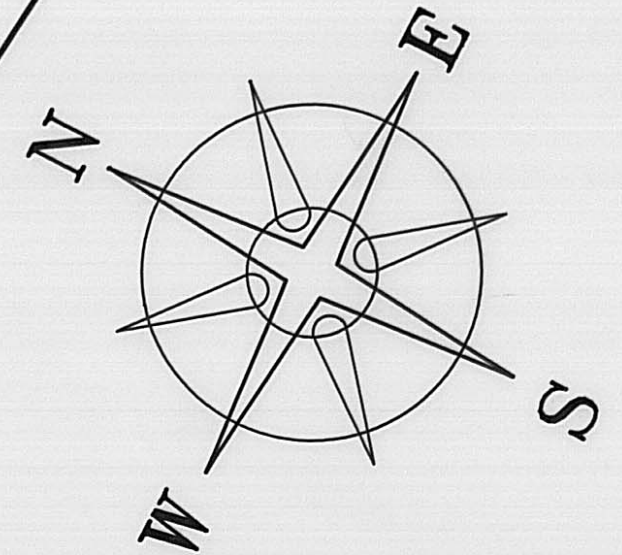
THE HERE-IN-ABOVE 12.0004± ACRE TRACT IS
TO BECOME PART OF AND CONTINGENT TO
RUFF'S 8.8322 ACRE TRACT.

LEGEND

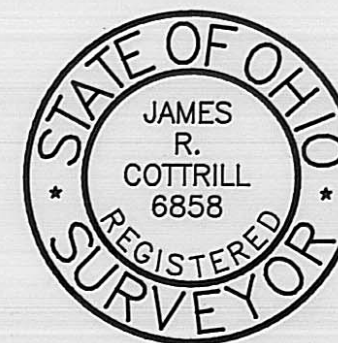
● RAIL ROAD SPIKE

○ 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)

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



BEARINGS BASED ON THE C OF
WILSON ROAD (N 62°28'15" E)
AS DESCRIBED IN D.B 243 PG. 205



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

James R. Cottrill DATE: 7-31-97

JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

12.0004± ACRES, VMS 10698
JEFFERSON TOWNSHIP, MADISON
COUNTY, STATE OF OHIO
SURVEYED FOR TONY ZUCCO

DATE DRAWN:
7-31-97
JOB # S970720
F. B. #15

SCALE : 1" = 100'
100' 50' 0 100'

CREW: BM JJ
DWN. BY: RC
CK. BY: RC

The following described 12.0004 acre tract is situated in the State of Ohio, Madison County, Jefferson Township, V.M.S. 10698, and being part of a 82.8903 acre tract conveyed to Jacob Ruff by Deed Book 243 Page 205 and being more particularly described as follows:

Beginning at iron pin and cap previously set at the southeast corner of a 8.8322 acre tract conveyed to Anthony A. and Sylvia A. Zucco by Official Record 55 Page 135 said iron pin and cap is also in the line between said 82.8903 acre tract and 276.27 acre tract conveyed to Major C. and Sidney K. Shafer by Deed Book 284 Page 206 said iron pin and cap also bears South 27° 46' 34" East a distance of 1117.67 feet from a point in the centerline of Wilson Road (County Road 103) (50 foot right-of-way) said point also being the Northwest corner of said 276.27 acre tract and the Northeast corner of said 8.8322 acre tract;

Thence, with the line between said 276.27 acre and 82.8903 acre tract South 27° 46' 34" East a distance of 877.31 feet to an iron pin and cap set;

Thence, across said 82.8903 acre tract the following four courses:

- 1) North 85° 02' 35" West a distance of 836.08 feet to an iron pin and cap set
- 2) North 01° 07' 47" East a distance of 230.40 feet to an iron pin and cap set
- 3) North 85° 02' 35" West a distance of 184.91 feet to an iron pin and cap set
- 4) North 04° 20' 37" East a distance of 423.02 feet to an iron pin and cap previously set at the Southwest corner of said Zucco's 8.8322 acre tract;

Thence, with the South line of said 8.8322 acre tract North 86° 24' 44" East a distance of 572.86 feet returning to the point of beginning containing 12.0004 acres, more or less.

The here-in-above described 12.0004 acre tract is to become part of and contingent to Zucco's 8.8322 acre tract.

Bearings are based on the centerline of Wilson Road (North 62° 28' 15" East) as described in Deed Book 243 Page 205.

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 July 31, 1997 by James R. Cottrill registration #6858.