

BEARINGS BASED ON THE EAST LINE OF RUFF'S 82.8903 ACRE TRACT (S27°46'34"E) AS DESCRIBED IN D.B. 243 PG. 205.

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

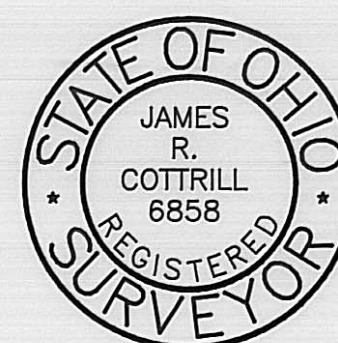
JACOB RUFF
D.B. 243 PG. 205
82.8903 ACRES

8.8322 +/- ACRES

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.



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

DATE: 12-26-96

JAMES R. COTTRILL P.S.

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

8.8322 ACRES, VMS 10698,
JEFFERSON TOWNSHIP, MADISON
COUNTY, STATE OF OHIO.
SURVEYED FOR JACOB RUFF

DATE DRAWN:
12-23-96
JOB #S961211
F. B. # 14

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

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

Description of 8.8322 acre tract
Surveyed for Jacob Ruff

The following described 8.8322 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 an iron pin found at an angle point in the centerline of Wilson Road (County Road 103) (50 foot right-of-way) said iron pin is at the Northwest corner of said 82.8903 acre tract and close to the centerline intersection of Gregg Road with said Wilson Road;

Thence, with the North line and the centerline of Wilson Road North 62 deg. 27 min. 47 sec. East a distance of 758.73 feet to a railroad spike set in said centerline at the true point of beginning;

Thence, continuing with said centerline the following two courses:

1) North 62 deg. 27 min. 47 sec. East a distance of 162.38 feet to a railroad spike found at an angle point in said centerline

2) North 41 deg. 22 min. 15 sec. East a distance of 123.20 feet to the Northeast corner of said 82.8903 acre tract also being the Northwest corner of a 276.27 acre tract conveyed to Major C. and Sidney K. Shafer by Deed Book 284 Page 206;

Thence, with the West line of said 276.27 acre tract South 27 46 min. 34 sec. East, passing a railroad spike set in the centerline of pavement at 7.67 feet, also passing an iron pin and cap set at 40.84 feet a total distance 1117.67 feet to an iron pin and cap set;

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

1) South 86 deg. 24 min. 44 sec. West a distance of 572.86 feet to an iron pin and cap set ,

2) North 1 deg. 18 min. 32 sec. West a distance of 192.73 feet to an iron pin and cap set;

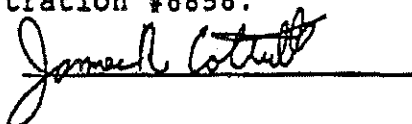
3) North 14 deg. 21 min. 36 sec. West passing an iron pin and cap set at 660.95 feet, a total distance of 685.95 feet returning to the true point of beginning containing 8.8322 acres more or less.

Bearings are based on the East line of Ruff's 82.8903 acre tract (South 26 deg. 46 min. 34 sec. 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 Dec. 23, 1996 by James R. Cottrill registration #6858.


James R. Cottrill