

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

S 27°46'34" E 1994.98'  
 @ 1117.67'

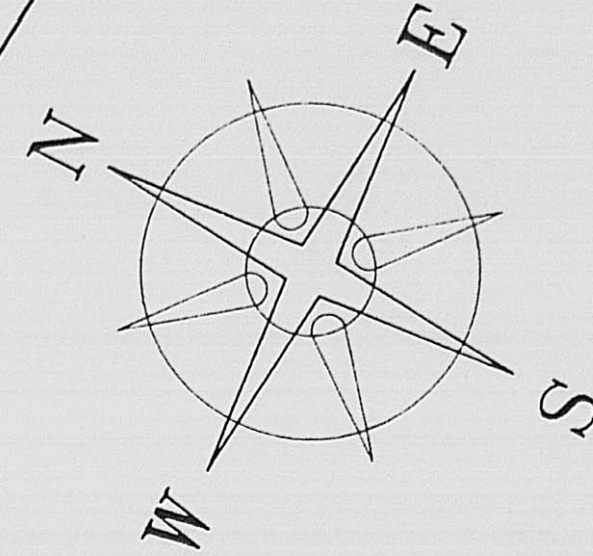
20.8326+/- ACRES

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

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



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

GREGG RD. - C 43

WILSON ROAD



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
 DATE: 4-29-97

**JAMES R. COTTRILL P.S.**

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

20.8326 ACRES, VMS 10698  
 JEFFERSON TOWNSHIP, MADISON COUNTY, STATE OF OHIO  
 SURVEYED FOR JACOB RUFF

DATE DRAWN: 4-29-97	SCALE: 1" = 100'	CREW: BM JJ
JOB # S970420	100' 50' 0 100'	DWN. BY: EM
F. B. #15		CK. BY: RC



The following described 20.8326 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 the northwest corner of said 82.8903 acre tract and near and North of 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 the centerline of Wilson Road at the true point of beginning;

Thence, continuing with the centerline of Wilson Road the following two courses:

1) North 62 deg. 27 min. 47 sec. East a distance of 162.38 feet to a railroad spike set

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

Thence, with the West line of said 276.27 acre tract South 27 deg. 46 min. 34 sec. East, passing a railroad spike set at 7.67 feet, also passing an iron pin and cap set at 40.84 feet, and at 1117.67 feet, a total distance of 1994.98 feet to an iron pin and cap set;

Thence, across said 82.9803 acre tract the following six courses:

1) North 85 deg. 02 min. 35 sec. West a distance of 836.08 feet to an iron pin and cap set

2) North 01 deg. 07 min. 47 sec. East a distance of 230.40 feet to an iron pin and cap set

3) North 85 deg. 02 min. 35 sec. West a distance of 184.91 feet to an iron pin and cap set

4) North 04 deg. 20 min. 37 sec. East a distance of 423.02 feet to an iron pin and cap set

5) North 01 deg. 18 min. 32 sec. West a distance of 192.73 feet to an iron pin and cap set

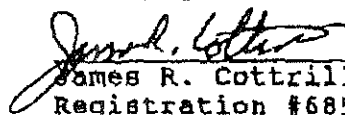
6) North 14 deg. 21 min. 36 sec. West, passing an iron pin and cap set at 660.95 feet a total distance of 685.95 feet returning to the true point of beginning containing 20.8326 acres more or less.

Bearings are based on the centerline of Wilson Road (North 62 deg. 28 min. 15 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 Apr. 29, 1997 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.,  
Registration #6858