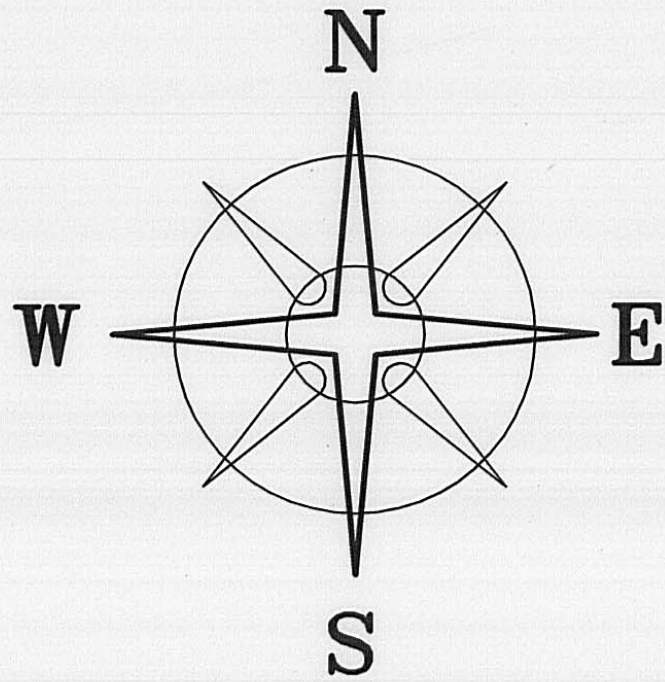


BEARING BASED ON THE  $\mathcal{C}$  OF NIOGA-TOOPS ROAD (N 47°36'E) AS DESCRIBED IN D.B. 286 PG. 491, (MAD.CO.).



ROBERT E. RUBLE, TRUSTEE  
O.R. 139 PG. 2498  
27.8000+/- ACRES

ROBERT E. RUBLE, TRUSTEE  
O.R. 139 PG. 2498  
27.6367+/- ACRES

ROBERT E. RUBLE, TRUSTEE  
O.R. 139 PG. 2498  
29.0000+/- ACRES

ROBERT E. RUBLE, TRUSTEE  
O.R. 139 PG. 2498  
28.9422+/- ACRES

CURTIS EDWARD CUPP  
O.R. 186, P. 1764  
89.9241+/- ACRES

CURTIS EDWARD CUPP  
O.R. 186, P. 1764  
89.9241+/- ACRES

THOMAS A. & SARAH A. BLEIDORN  
O.R. 210, P. 1883  
26.4703 AC.

VMS & TOWNSHIP LINES ARE SCALED FROM MADISON COUNTY TAX MAPS

**LEGEND**

- CONCRETE NAIL (PREVIOUSLY SET)
- ☆ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "PKM 5883" (FOUND)
- ⊕ WOOD FENCE POST FOUND
- 3/4"  $\phi$  IRON PIPE (FOUND)
- ⊖ 3/4" IRON TEE BAR & CAP (FOUND)
- IRON PIN (FOUND)
- ▲ COUNTY STONE (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- ⚡ MAGNETIC NAIL (PREVIOUSLY SET)
- MAGNETIC NAIL (SET)
- ⊕ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⊖ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

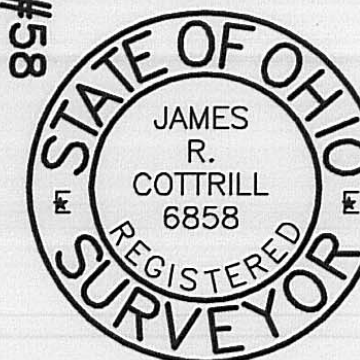
**DEED REFERENCE**

ROBERT E. RUBLE, TRUSTEE  
O.R. 139 PG. 2498  
25.6985+/- ACRES

**NOTE**

VMS & TOWNSHIP LINES ARE SCALED FROM MADISON COUNTY TAX MAPS

77-06



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

DATE: 6/21/06

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

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

25.6985± ACRE TRACT SPLIT,  
VMS 5190, 6782, & 8870,  
FAIRFIELD & PLEASANT TOWNSHIPS,  
MADISON COUNTY, OHIO  
SURVEYED FOR BOB RUBLE.

DATE DRAWN: 5/31/06  
JOB # S06411  
F. B. # FILE

SCALE: 1" = 200'  
200' 100' 0 200'

CREW: MW  
DWN. BY: RC  
CHK. BY:

5.0001 Acre Tract  
Surveyed for Bob Ruble

The following described 5.0001 acre tract is situated in the State of Ohio, Madison County, Fairfield and Pleasant Townships, VMS 5190 and 8870, and being part of a 25.6985 acre tract conveyed to Robert E. Ruble, trustee by official record 139 page 2498, and being more particularly described as follows:

Beginning at an iron pin found at an angle point in the centerline of Nioga-Toops Road (33 ft. right-of-way)(County Road 60) said iron pin is at the northeast corner of said 25.6985 acre tract and the northwest corner of a 28.9422 acre tract also conveyed to Robert E. Ruble, trustee by official record 139 page 2498;

Thence, with the line between said 25.6985 and said 28.9422 acre tracts, South 29° 45 minutes 51 seconds East, passing an iron pin and cap previously set at 25.01 ft., a total distance of 807.02 ft. to an iron pin and cap set;

Thence, across said 25.6985 acre tract the following 2 new courses:

- 1) South 58° 34 minutes 34 seconds West, passing the Fairfield/Pleasant Township line at 30.45 ft., a total distance of 270.00 ft. to an iron pin and cap set
- 2) North 29° 45 minutes 51 seconds West, passing an iron pin and cap set at 782.85 ft., a total distance of 807.02 ft. to a mag nail set in the centerline of said Nioga-Toops Road

Thence, with the centerline of said Nioga-Toops Road, North 58° 34 minutes 34 seconds East a distance of 270.00 ft. returning to the point beginning containing 5.0001 acres more or less, of which 0.2819 acres more or less is in Pleasant Township and 4.7182 acres more or less is in Fairfield Township.

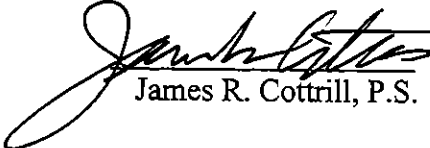
Bearings are based on the centerline of Nioga-Toops Road (North 47° 36 minutes East) as described in deed book 286 page 491.

With the benefit of a 20 ft. drainage easement, said drainage easement extends from the southeast line of the hereinabove described 5.0001 acre tract to the centerline of Childers Higgins ditch #58, and said 20 ft. drainage easement is more clearly shown on 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 May 31, 2006 by James R. Cottrill registration #6858. (Job #S060411)

  
James R. Cottrill, P.S.



20.6984 Acre Tract  
Surveyed for Bob Ruble

The following described 20.6984 acre tract is situated in the State of Ohio, Madison County, Fairfield and Pleasant Townships, VMS 5190 and 8870, and being part of a 25.6985 acre tract conveyed to Robert E. Ruble, trustee by official record 139 page 2498, and being more particularly described as follows:

Beginning at mag nail previously set in the centerline of Nioga-Toops Road (33 ft. right-of-way)(County Road 60) said iron pin is at the northwest corner of said 25.6985 acre tract and the northeast corner of a 89.9241 acre tract conveyed to Curtis Edward Cupp by official record 186 page 1764;

Thence, with the centerline of said Nioga Toops Road the following two courses:

- 1) North 58° 34 minutes 55 seconds East a distance of 210.44 ft. to an iron pin found
- 2) North 58° 34 minutes 34 seconds East a distance of 201.89 ft. to a mag nail set

Thence, across said 25.6985 acre tract the following 2 new courses:

- 1) South 29° 45 minutes 51 seconds East, passing an iron pin and cap set at 24.17 ft., a total distance of 807.02 ft. to an iron pin and cap set
- 2) North 58° 34 minutes 34 seconds East, passing the Fairfield/Pleasant Township line at 239.55 ft., a total distance of 270.00 ft. to an iron pin and cap set in the southwest line of a 28.9422 acre tract conveyed to Robert E. Ruble, trustee by official record 139 page 2498

Thence, with the line between said 28.9422 acre tract and said 25.6985 acre tract, South 29° 45 minutes 51 seconds East a distance of 946.22 ft. to an iron pin and cap previously set at the northwest corner of a 26.4703 acre tract conveyed to Thomas A. and Sarah A. Bleidorn by official record 210 page 1883, said iron pin and cap is also corner to said Cupp's 89.9241 acre tract;

Thence, with said 89.9241 acre tract the following 2 courses:

- 1) South 58° 34 minutes 55 seconds West a distance of 595.20 ft. to an iron pin and cap previously set
- 2) North 32° 36 minutes 44 seconds West, passing the Fairfield/Pleasant Township line at 718.76 ft., also passing an iron pin and cap previously set at 1727.85 ft., a total distance of 1752.85 ft. returning to the point beginning containing 20.6984 acres more or less, of which 10.3172 acres more or less is in Fairfield Township and 10.3812 acres more or less is in Pleasant Township.

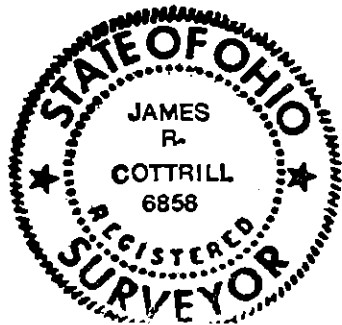
Bearings are based on the centerline of Nioga-Toops Road (North 47° 36 minutes East) as described in deed book 286 page 491.

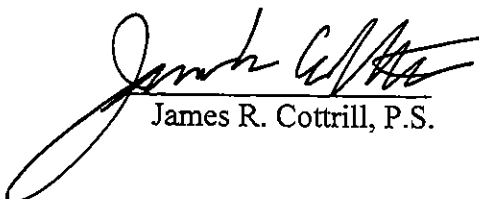
Subject to a 20 ft. drainage easement, said drainage easement extends from the southeast line of a 5.0001 acre tract, surveyed by this surveyor May 31, 2006, to the centerline of Childers Higgins ditch #58, and said 20 ft. drainage easement is more clearly shown on plat accompanying this legal description.

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 May 31, 2006 by James R. Cottrill registration #6858. (Job #S060411A)



  
James R. Cottrill, P.S.