

SURVEY PLAT OF THE LANDS OF
RUTH GILLS
SITUATED IN VMS NOS. 556, 816, 1330 & 4888
ROSS TOWNSHIP, GREENE COUNTY &
STOKES TOWNSHIP, MADISON COUNTY
OHIO

MADISON COUNTY ENGINEERS
RECORD OF LAND DIVISION

VOLUME _____ PLAT NO. _____

DATE: _____

SCALE: 1" = 400'

DEED REFERENCE

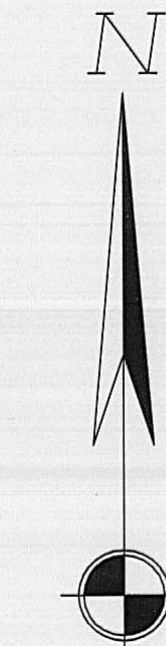
GREENE CO. O.R. 2677, PAGE 858
MADISON CO. O.R. 188, PAGE 1148

TOWNSHIP

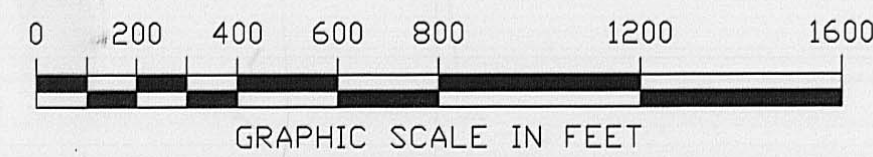
ROSS TOWNSHIP GREENE COUNTY
STOKES TOWNSHIP MADISON COUNTY

MILITARY SURVEY NO.

VMS NOS. 556, 816, 1330 & 4888



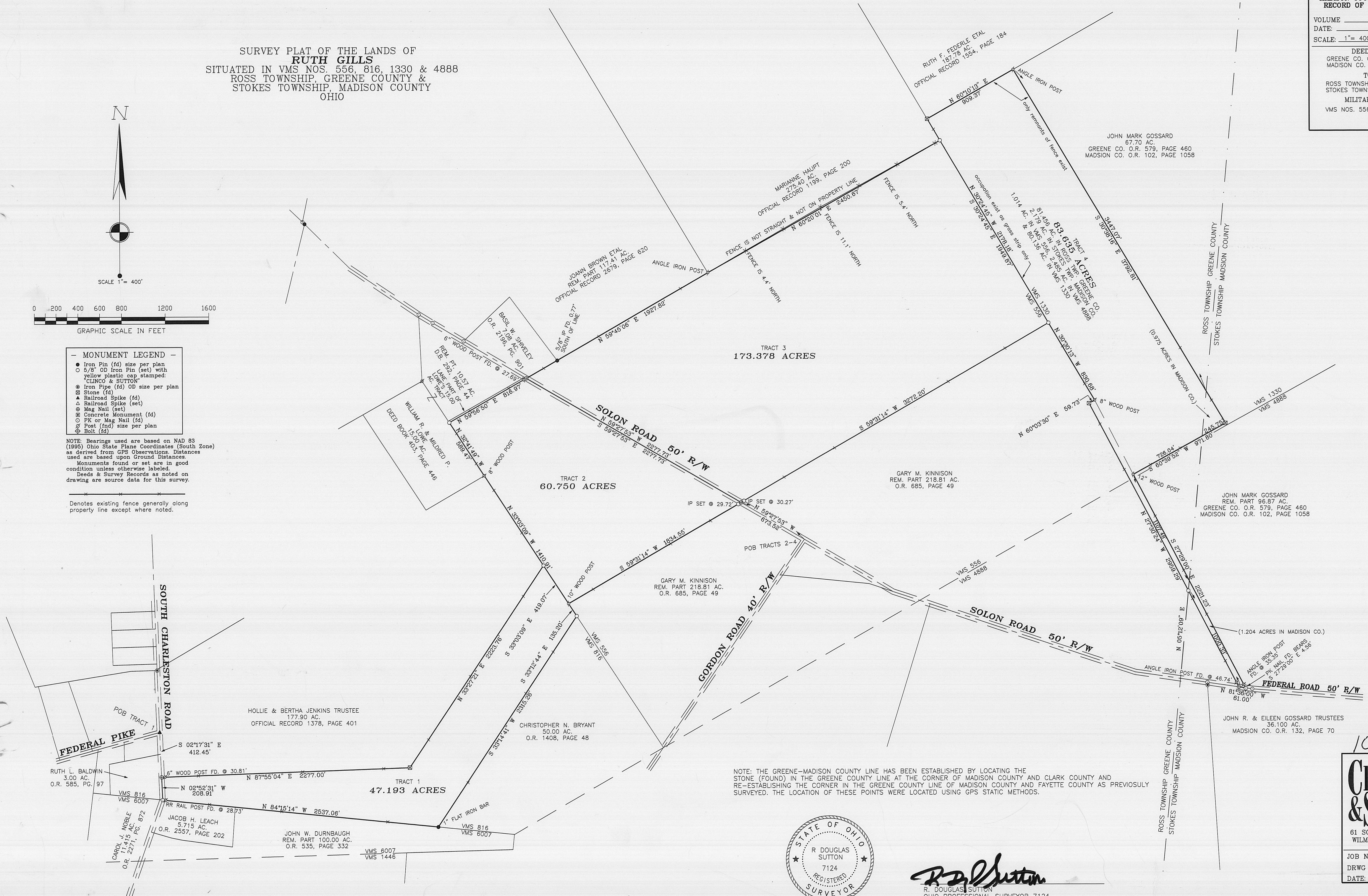
SCALE 1" = 400'



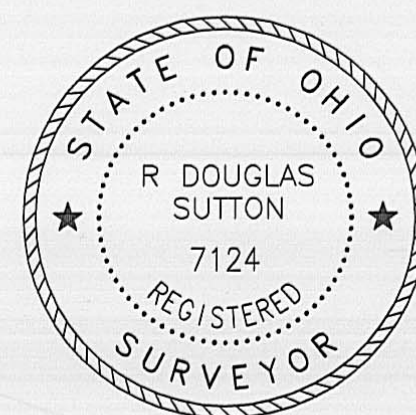
- MONUMENT LEGEND —
- Iron Pin (fd) size per plan
 - 5/8" OD Iron Pin (set) with yellow plastic cap stamped: "CLINCO & SUTTON"
 - Iron Pipe (fd) OD size per plan
 - Stone (fd)
 - ▲ Railroad Spike (fd)
 - △ Railroad Spike (set)
 - Mag Nail (set)
 - Concrete Monument (fd)
 - PK or Mag Nail (fd)
 - Post (fnd) size per plan
 - Bolt (fd)

NOTE: Bearings used are based on NAD 83 (1995) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are based upon Ground Distances. Monuments found or set are in good condition unless otherwise labeled. Deeds & Survey Records as noted on drawing are source data for this survey.

Denotes existing fence generally along property line except where noted.



NOTE: THE GREENE-MADISON COUNTY LINE HAS BEEN ESTABLISHED BY LOCATING THE STONE (FOUND) IN THE GREENE COUNTY LINE AT THE CORNER OF MADISON COUNTY AND CLARK COUNTY AND RE-ESTABLISHING THE CORNER IN THE GREENE COUNTY LINE OF MADISON COUNTY AND FAYETTE COUNTY AS PREVIOUSLY SURVEYED. THE LOCATION OF THESE POINTS WERE LOCATED USING GPS STATIC METHODS.



R. Douglas Sutton
R. DOUGLAS SUTTON
OHIO PROFESSIONAL SURVEYOR 7124

107-07

Clinco & Sutton
SURVEYORS
61 SOUTH MULBERRY ST.
WILMINGTON, OH 45177

JOB NO. 2007/07895

DRWG NO. 07895

DATE: APRIL 2007

107-07

61 South Mulberry Street
Wilmington, Ohio 45177
(937) 382-2107
Fax: (937) 383-3243



384 Woodcrest Lane
Xenia, Ohio 45385
(937) 376-4609
Fax: (937) 374-3609

Description of a
83.635 acre tract for
Ruth Gills
Tract 4
April 7, 2007

Description Check
Greene County Engineer's Tax Map Dept.
☒ Legally Sufficient As Described
☐ Legally Sufficient With Corrections Noted
☐ Legally Insufficient, New Survey Required
By: DMB Date: 4-10-07
Par ID: Dist 85 PG PAR

Situated in Ross Township, Greene County and Stokes Township, Madison County, Ohio, Virginia Military Survey Number 556, 1330, and 4888 and being a resurvey of an 82.68 acre tract as conveyed by deed to Ruth Gills as recorded in Volume 2677, Page 858 of the Greene County Official Records (Madison County Official Record 188, Page 1148) and being more particularly described as follows:

Commencing for reference at the intersection of the centerlines of Solon Road and Gordon Road;

thence with the centerline of Solon Road N 59°27'53" W 673.52' to a mag nail set in the northerly line of Gary M. Kinnison's remaining part of a 218.81 acre tract (Greene County Official Record 685, Page 49)(Madison County Deed Book 293, Page 927);

thence with the northerly line of said Kinnison N 59°31'14" E (passing an iron pin set at 30.27') 3272.20' to an iron pin set in the line of VMS No. 556 & 1330, and also being a corner to the grantor's original 232.86 acre tract (same Deed Reference as noted above), and also being the True Point of Beginning for this tract herein described;

thence continuing with the military survey line, the line of said grantor, and becoming the line of Marianne Haupt's 275.40 acre tract (Greene County Official Record 1199, Page 200) N 30°24'45" W 2178.18' to a stone found at the corner of Ruth F. Federle et al's 187.78 acre tract (Greene County Official Record 1554, Page 184);

thence with the line of said 187.78 acre tract N 60°10'13" E 909.37' to an angle iron post found at the corner of John Mark Gossard's 67.70 acre tract (Greene County Official Record 579, Page 460)(Madison County Official Record 102, Page 1058);

thence with the line of said Gossard's 67.70 acre tract S 30°38'16" E (passing the Greene-Madison County line at 344.07') 3792.81' to a stone found at the corner of said Gossard's remaining part of a 96.87 acre tract (same Deed Reference as above);

thence continuing with the line of said Gossard S 60°39'52" W (passing the Greene-Madison County line at 245.75') 971.80' to a 12" wood post found;

thence continuing with the line of said Gossard S 27°29'00" E (passing the Greene-Madison County line at 1107.48' and an angle iron post found at 2185.88') 2221.23' to the centerline of Federal Road, a PK nail found bears S 27°29'00" E 4.56';

thence with the centerline of Federal Road N 81°36'00" W 61.00' to a mag nail set at the corner of said Gary M. Kinnison's remaining part of a 218.81 acre tract;

thence with the line of said Kinnison N 27°30'24" W (passing an iron pin set in the Greene-Madison County line at 1000.33') 2959.29' to a stone found;

thence continuing with the line of said Kinnison N 60°03'30" E 59.73' to an 8" wood post found in the line of VMS No. 556 & 1330;

thence continuing with the line of said Kinnison and the line of said military survey

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Legal description of 83.635 acres of land

N 30°30'13" W 830.68' to the True point of Beginning containing 83.635 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

Note: The above described 83.635 acre tract contains 81.456 acres in Ross Township, Greene County, 2.179 acres in Stokes Township, Madison County, Ohio. Also, the 83.635 acre tract contains 1.104 acres in VMS No. 556, 2.485 acres in VMS No. 4888, and 80.136 acres in VMS No. 1330.

This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in April, 2007.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

Bearings are based upon NAD 83 (1995) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are based upon Ground Distances.

Recorded in Volume ____, Page ____ of the Greene County Surveyor's Records.

Prepared by:


R. Douglas Sutton, P.S.

Ohio Professional Surveyor

07895-4.leg