

DEED REFERENCE

ROBERT E. RUBLE, TRUSTEE

O.R. 139 PG. 2498 (MADISON CO.)

- (A) 20.0010 ACRES
- (B) 20.5630 ACRES
- (C) 20.0010 ACRES

O.R. 139 PG. 2503 (MADISON CO.)

O.R. 285 PG. 238 (PICKAWAY CO.)

- (D) 20.0010 ACRES
- (E) 20.1955 ACRES
- (F) 23.7500 ACRES

(PICKAWAY CO.)
B06-0-001-00-015-01
0.1993 AC
B06-0-001-00-015-00
1.2730 AC
ACERAGE ARE THE SAME
AS OF THIS SURVEY

ROBERT E. RUBLE, TRUSTEE

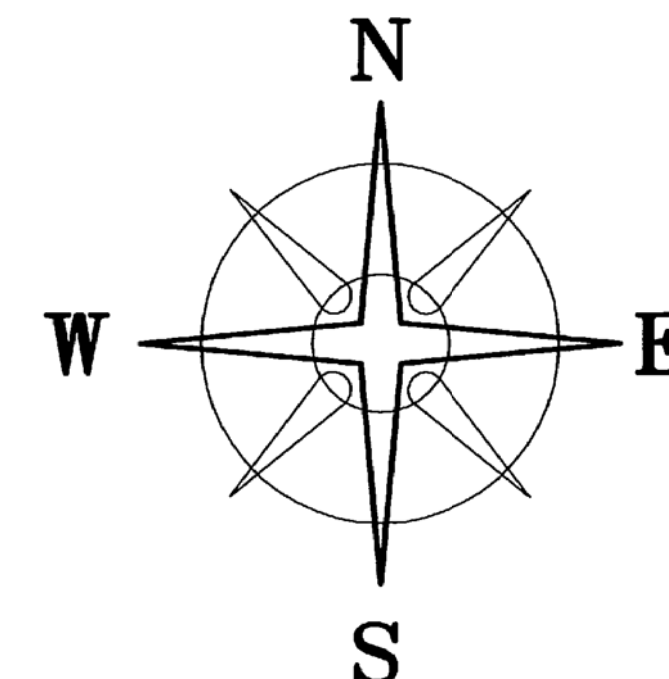
O.R. PG. (MADISON CO.)

- 4.4706± ACRES LOT 1
- 4.4706± ACRES LOT 2
- 4.2185± ACRES LOT 3
- 4.2185± ACRES LOT 4
- 3.9949± ACRES LOT 5
- 3.6408± ACRES LOT 6
- 4.1878± ACRES LOT 7
- 3.6112± ACRES LOT 8
- 3.9005± ACRES LOT 9
- 3.0767± ACRES LOT 10

ACREAGE BREAKDOWN

ACREAGE IN PLEASANT TWP. MADISON CO.	ACREAGE IN FAIRFIELD TWP. MADISON CO.	ACREAGE IN MADISON CO.	ACREAGE IN DARBY TWP. PICKAWAY CO.
99.0919± AC.	0.1973± AC.	99.2892± AC.	1.4723± AC.

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



LEGEND

- CONCRETE NAIL (SET)
 - ☆ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "PKM 5883" (FOUND)
 - ⊕ WOOD FENCE POST FOUND
 - 3/4" Ø 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 (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD
CONDITION UNLESS OTHERWISE NOTED.

NOTE

VMS & TOWNSHIP LINES ARE SCALED FROM
MADISON COUNTY TAX MAPS

THOMAS A. & SARAH A.
BLEIDORN
OR 203 P 197
26.4703 AC.



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

DATE: 5/30/07

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

100.7615± AC., VMS 8870, 13817, & 5766,
FAIRFIELD & PLEASANT TOWNSHIPS OF
MADISON COUNTY, AND
DARBY TOWNSHIP OF PICKAWAY COUNTY, OHIO.
SURVEYED FOR ROBERT E. RUBLE

DATE DRAWN:
5/25/07
JOB #S070510
F. B. #S070309

SCALE : 1"= 300'
300' 150' 0 300'

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

62.07

100.7615 Acre Tract
Surveyed for Robert Ruble

The following described 100.7615 acre tract is situated in the State of Ohio, Pleasant Township of Madison County, Darby Township of Pickaway County, VMS 5766, 8870, & 13817, being all that remains of a 20.0010 acre tract, 20.5630 acre tract, 20.0010 acre tract all 3 tracts conveyed to Robert E. Ruble, Trustee by Official Record 139 page 2498 (Madison County) also being all of a 20.0010 acre tract (0.1993 acres in Pickaway County/B 06-0-001-00-015-01), 20.1955 acre tract (1.2730 acres in Pickaway County/B06-0-001-00-015-00) both tracts conveyed to Robert E. Ruble, Trustee by official record 139 page 2503 (Madison County) official record 285 page 238 (Pickaway County) , and being more particularly described as follows:

Beginning at an concrete nail previously set in the centerline of Nioga Toops Road (County Road 60)(33 ft. right-of-way) said iron pin is at the northwest corner of said 20.1955 acre tract and the northeast corner of a 3.6112 acre tract (Lot 8) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the centerline of said Nioga Toops Road, North 42° 06 minutes 19 seconds East a distance of 67.28 ft. to a mag nail set in said centerline at the northwest corner of a 3.9005 acre tract (Lot 9) conveyed to Robert E. Ruble, Trustee by Official Record ____page____;

Thence, with the west line of said 3.9005 acre tract, South 21° 00 minutes 06 seconds East, passing an iron pin and cap previously set at 25.00 ft., a total distance of 771.40 ft. to an iron pin and cap set;

Thence, with the south line of said 3.9005 acre tract, North 30° 51 minutes 42 seconds East, passing an iron pin and cap previously set at the southwest corner of a 3.0767 acre tract (Lot 10) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____ at 329.98 ft., a total distance of 577.25 ft. to an iron pin and cap previously set at the southeast corner of said 3.0767 acre tract and in the west line of a 23.7500 acre tract conveyed to Robert E. Ruble, Trustee by official record 139 page 2503 (Madison County) and official record 285 page 238 (Pickaway County);

Thence, with the west line of said 23.7500 acre tract, South 26° 04 minutes 11 seconds East a distance of 364.60 ft. to a wood fence post found at the northwest corner of a 52.08 acre tract conveyed to Autie and Darylene Howard by official record 52 page 1008 (Madison County) and official record 43 page 238 (Pickaway County);

Thence, with the west line of said 52.08 acre tract, South 10° 05 minutes 03 seconds East, passing the Madison/Pickaway County line at 1665.89 ft., a total distance of 2320.79 ft. to a record cornerstone found in the north line of a 26.4703 acre tract conveyed to Thomas A. and Sarah A. Bleidorn by Official Record 203 page 197 (Madison County);

Thence, with said 26.4703 acre tract the following 3 courses:

- 1) South 67° 19 minutes 34 seconds West, passing an iron pin and cap previously set at the southern corner common to said 20.1955 acre tract and said 20.0010 acre tract at 106.75 ft., also passing a county stone found in the line between Madison and Pickaway County at 200.69 ft., a total distance of 418.57 ft. to an iron pin and cap previously set;
- 2) North 22° 20 minutes 13 seconds West a distance of 385.28 ft. to a 5/8 inch diameter Rebar and yellow plastic caps stamped " PKM 5883" found at the southeast corner of said 20.0010 acre tract;
- 3) South 66° 17 minutes 35 seconds West, passing an iron pin and cap previously set at the southeast corner of a 20.5630 acre tract at 481.96 feet, also passing an iron pin and cap previously set at the southeast corner of said 20.0010 acre tract at 1072.49 ft., a total distance of 1749.33 ft. to an iron pin and cap set at the southeast corner of a 25.6985 acre tract conveyed to Curtis Edward Cupp by Official Record 219 page 2289;

Thence, with the east line of said 25.6985 acre tract, North 29° 45 minutes 51 seconds West, passing an iron pin and cap previously set at the southeast corner of a 5.0001 acre tract conveyed to Stephen F. Ihle by Official Record 223 page 1805 at 945.23 ft., a total distance of 1123.03 ft. to an iron pin and cap previously set at the southwest corner of a 4.4706 acre tract (Lot 1) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the south east line of said 4.4706 acre tract, North 47° 36 minutes 00 seconds East, passing an iron pin and cap previously set at the southwest corner of a 4.4706 acre tract (Lot 2) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____ at 316.19 ft., a total distance of 632.38 ft. to an iron pin and cap previously set;

Thence, with the east line of said 4.4706 acre tract, North 29° 35 minutes 31 seconds West, passing an iron pin and cap previously set at 605.64 ft., a total distance of 630.64 ft. to a mag nail previously set in the centerline of said Nioga Toops Road;

Thence, with the centerline of said Nioga Toops Road, North 47° 36 minutes 00 seconds East, passing a concrete nail previously set at the northern corner common to said 20.5630 and said 20.0010 acre tracts at 61.53 ft., a total distance of 123.60 ft. to a mag nail set at the northwest corner of a 4.2185 acre tract (Lot 3) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the west line of said 4.2185 acre tract, South 29° 35 minutes 32 seconds East, passing an iron pin and cap set at 25.00 ft., a total distance of 653.23 ft. to an iron pin and cap set;

Thence, with the south line of said 4.2185 acre tract, North 47° 36 minutes 00 seconds East, passing an iron pin and cap previously set at the south west corner of a 4.2185 acre tract conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____ at 285.29 ft., also passing an iron pin and cap previously set at the southwest corner of a 3.9949 acre tract (Lot 5) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____ at 570.58 ft., also passing an iron pin and cap previously set at the southwest corner of a 3.6408 acre tract (Lot 6) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____ at 846.97 ft., a total distance of 1075.79 ft. to an iron pin and cap previously set at the southeast corner of said 3.6408 acre tract;

Thence, with the east line of said 3.6408 acre tract, North 26° 07 minutes 11 seconds West, passing an iron pin and cap previously set at 657.98 ft., a total distance of 682.98 ft. to a mag nail previously set in the centerline of said Nioga Toops Road;

Thence, with the centerline of said Nioga Toops Road, North 42° 06 minutes 19 seconds East, passing a concrete nail previously set at the northern corner common to said 20.0010 acre tract and said 20.0010 acre tract at 64.61 ft., a total distance of 129.22 ft. to a mag nail previously set at the northwest corner of a 4.1878 acre tract (Lot 7) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the west line of said 4.1878 acre tract, South 26° 07 minutes 11 seconds East, passing an iron pin and cap previously set at 25.00 ft., a total distance of 735.41 ft. to an iron pin and cap previously set;

Thence, with the south line of said 4.1878 acre tract, North 42° 06 minutes 19 seconds East, passing an iron pin and cap previously set at the southwest corner of said 3.6112 acre tract at 267.11 ft., a total distance of 460.67 ft. to an iron pin and cap previously set;

Thence, with the east line of said 3.6112 acre tract, North 21° 00 minutes 06 seconds West, passing an iron pin and cap previously set at 737.72 ft., a total distance of 765.75 ft. returning to the point beginning containing **100.7615 Acres** more or less, of which 20.0010 acres more or less is all of said 20.0010 acre tract, 20.5630 acres more or less is all of said 20.5630 acre tract, 20.0010 acre tract is all of said 20.0010 acre tract, 20.0010 acre tract is all of said 20.0010 acre tract, 20.1955 acre tract is all of said 20.1955 acre

tract, also there are 99.2892 acres more or less in Madison County and 1.4723 acres more or less in Pickaway County.

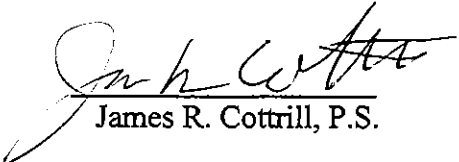
Bearings are based on the centerline of Nioga Toops Road (North 47° 36 minutes East) as described in Deed Book 286 page 491.

With the benefit of a 20 ft. drainage easement as 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 29 , 2007 by James R. Cottrill registration #6858. (Job #S070510)


James R. Cottrill, P.S.

