

DEED REFERENCE

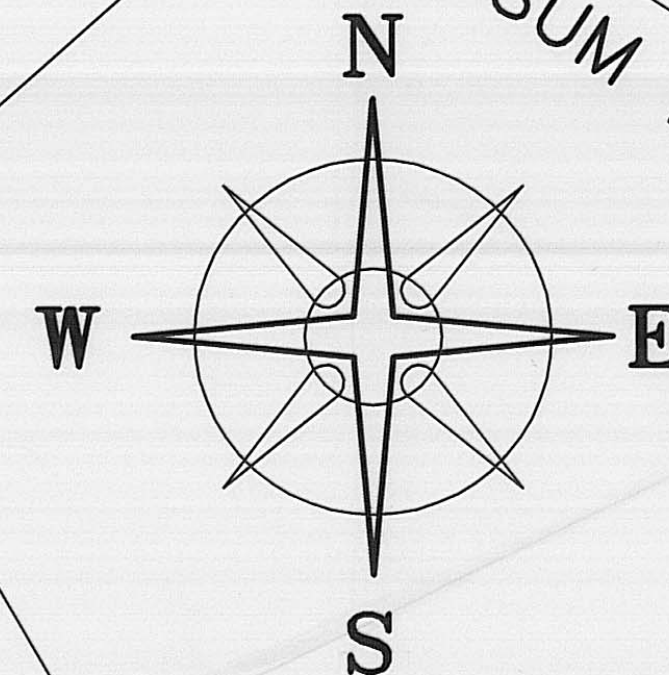
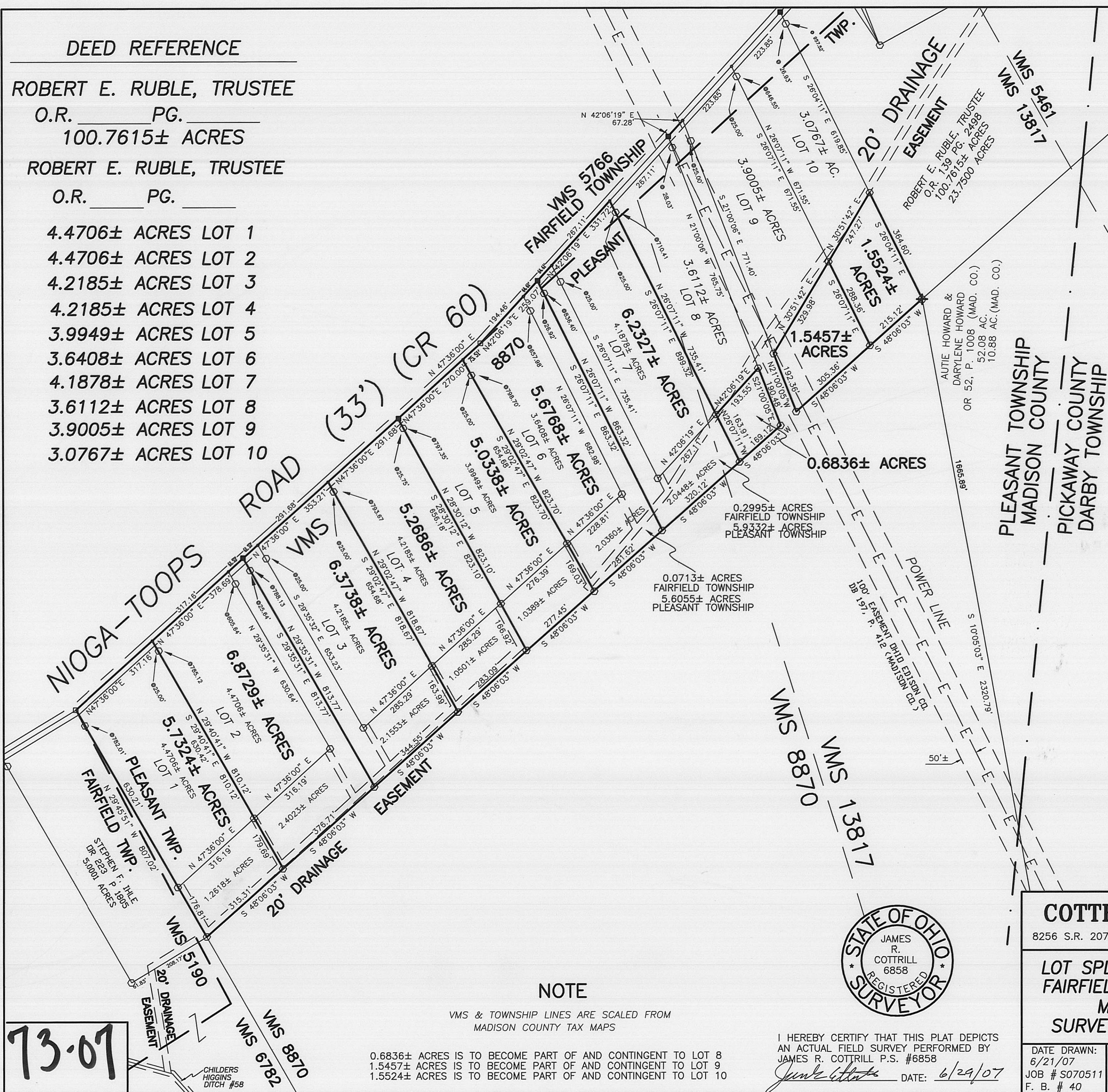
ROBERT E. RUBLE, TRUSTEE

O.R. PG.
100.7615± ACRES

ROBERT E. RUBLE, TRUSTEE

O.R. PG.

- 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



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

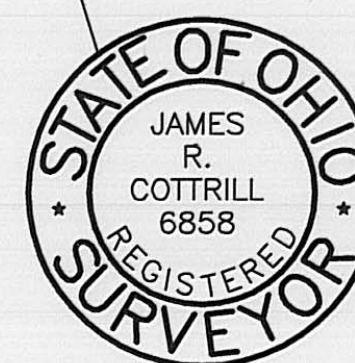
NOTE

VMS & TOWNSHIP LINES ARE SCALED FROM MADISON COUNTY TAX MAPS

0.6836± ACRES IS TO BECOME PART OF AND CONTINGENT TO LOT 8
1.5457± ACRES IS TO BECOME PART OF AND CONTINGENT TO LOT 9
1.5524± ACRES IS TO BECOME PART OF AND CONTINGENT TO LOT 10

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

DATE: 6/29/07



COTTRILL SURVEYING, L.L.C.

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

LOT SPLITS, VMS 8870, 13817, & 5766, FAIRFIELD & PLEASANT TOWNSHIPS OF MADISON COUNTY, OHIO. SURVEYED FOR ROBERT E. RUBLE

DATE DRAWN: 6/21/07
JOB # S070511
F. B. # 40

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

CREW: MW
DWN. BY: RC
CK. BY:

73.07

5.7324 Acre Tract
Surveyed for Robert Ruble

The following described 5.7324 acre tract is situated in the State of Ohio, Pleasant Township of Madison County, VMS 8870, being all of a 4.4706 acre tract (Lot 1) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and also part of a 100.7615 acre tract conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Nioga Toops Road (County Road 60)(33 ft. right-of-way) said mag nail is at the northwest corner common to said 4.4706 (Lot 1) and a 4.4706 (Lot 2) both tracts conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the line between said Lots 1 and 2, South 29° 40 minutes 41 seconds East, passing an iron pin and cap previously set at 25.00 ft. and 630.42 ft. , a total distance of 810.12 ft. to an iron pin and cap set;

Thence, with a new line across said 100.7615 acre tract, South 48° 06 minutes 03 seconds West a distance of 315.31 ft. to 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;

Thence, with the northeast line of said 5.0001 acre tract, North 29° 45 minutes 51 seconds West, passing an iron pin and cap previously set at 176.81 ft. and 782.01 ft. a total distance of 807.02 ft. to a iron pin found in the centerline of said Nioga Toops Road;

Thence, with the centerline of said Nioga Toops Road, North 47° 36 minutes 00 seconds East a distance of 317.16 ft. returning to the point beginning containing 5.7324 acres more or less, of which 4.4706 acres more or less is all of said 4.4706 acre tract and 1.2618 acres more or less is part of said 100.7615 acre tract.

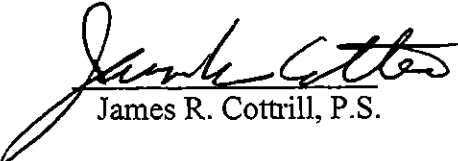
Bearings are based on the centerline of Nioga Toops Road (North 47° 36 minutes East) as described in Deed Book 286 page 491.

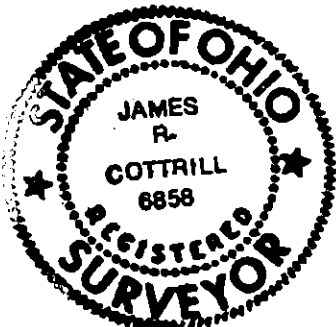
Subject to and with the benefit of a 20 ft. drainage easements as shown on plat accompanying this legal description.

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 June 25, 2007 by James R. Cottrill registration #6858. (Job #S070511)


James R. Cottrill, P.S.



6.8729 Acre Tract
Surveyed for Robert Ruble

The following described 6.8729 acre tract is situated in the State of Ohio, Pleasant Township of Madison County, VMS 8870, being all of a 4.4706 acre tract (Lot 2) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and also part of a 100.7615 acre tract conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Nioga Toops Road (County Road 60)(33 ft. right-of-way) said mag nail is at the northwest corner common to said 4.4706 (Lot 1) and 4.4706 (Lot 2;

Thence, with the centerline of said Nioga Toops Road, North 47° 36 minutes 00 seconds East, passing the northeast corner of said Lot 2 at 317.16 ft., a total distance of 378.69 ft. to a concrete nail found;

Thence, across said 100.7615 acre tract the following 2 new courses:

- 1) South 29° 35 minutes 31 seconds East, passing an iron pin and cap previously set at 25.64 ft., a total distance of 813.77 ft. to an iron pin and cap set
- 2) South 48° 06 minutes 03 seconds West a distance of 376.71 ft. to an iron pin and cap set

Thence, with the extension of the line between said Lot 1 and 2, North 29° 40 minutes 41 seconds West, passing an iron pin and cap previously set at 179.69 ft. and 785.12 ft. a total distance of 810.12 ft. returning to the point beginning containing **6.8729 Acres** more or less of which 4.4706 acres more or less is all of said 4.4706 acre tract and 2.4023 acres more or less is part of said 100.7615 acre tract.

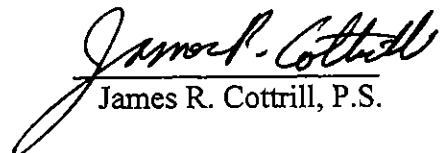
Bearings are based on the centerline of Nioga Toops Road (North 47° 36 minutes East) as described in Deed Book 286 page 491.

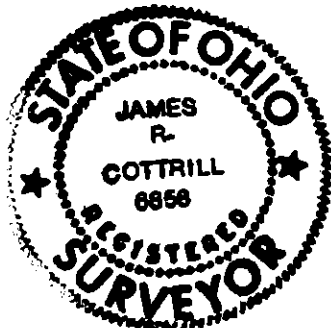
Subject to and with the benefit of a 20 ft. drainage easements as shown on plat accompanying this legal description.

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 June 25, 2007 by James R. Cottrill registration #6858. (Job #S070511A)


James R. Cottrill, P.S.



6.3738 Acre Tract
Surveyed for Robert Ruble

The following described 6.3738 acre tract is situated in the State of Ohio, Pleasant Township of Madison County, VMS 8870, being all of a 4.2185 acre tract (Lot 3) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and also part of a 100.7615 acre tract conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Nioga Toops Road (County Road 60)(33 ft. right-of-way) said mag nail is at the northwest corner common to said 6.3738 acre tract (Lot 3) and a 4.2185 acre tract (Lot 4) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the line between said lots 3 and 4, South 29° 02 minutes 47 seconds East, passing an iron pin and cap previously set at 25.00 ft. and 654.68 ft., a total distance of 818.67 ft. to an iron pin and cap set;

Thence, across said 100.7615 acre tract the following 2 new courses:

- 1) South 48° 06 minutes 03 seconds West a distance of 344.55 ft. to an iron pin and cap set
- 2) North 29° 35 minutes 31 seconds West, passing an iron pin and cap set at 788.13 ft., a total distance of 813.77 ft. to a concrete 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 mag nail previously set at 61.53 ft., a total distance of 353.21 ft. returning to the point beginning containing 6.3738 Acres more or less, of which 4.2185 acres more or less is all of said 4.2185 acre tract and 2.1553 acres more or less is part of said 100.7615 acre tract.

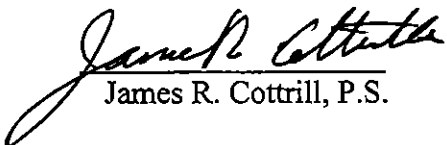
Bearings are based on the centerline of Nioga Toops Road (North 47° 36 minutes East) as described in Deed Book 286 page 491.

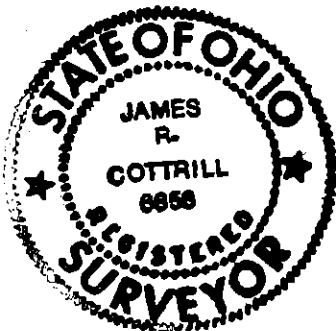
Subject to and with the benefit of a 20 ft. drainage easements as shown on plat accompanying this legal description.

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 June 25, 2007 by James R. Cottrill registration #6858. (Job #S070511B)


James R. Cottrill, P.S.



5.2686 Acre Tract
Surveyed for Robert Ruble

The following described 5.2686 acre tract is situated in the State of Ohio, Pleasant Township of Madison County, VMS 8870, being all of a 4.2185 acre tract (Lot 4) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and also part of a 100.7615 acre tract conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Nioga Toops Road (County Road 60)(33 ft. right-of-way) said mag nail is at the northwest corner common to said 4.2185 acre tract (Lot 4) and a 4.2185 acre tract (Lot 3) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the centerline of said Nioga Toops Road, North 47° 36 minutes 00 seconds East a distance of 291.68 ft. to a concrete nail previously set at the northwest corner of a 3.9949 acre tract (Lot 5) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the line between said lots 4 and 5, South 28° 30 minutes 12 seconds East, passing an iron pin and cap previously set at 25.75 ft. and 656.18 ft., a total distance of 823.10 ft. to an iron pin and cap set;

Thence, with a new line across said 100.7615 acre tract, South 48° 06 minutes 03 seconds West a distance of 283.09 ft. to iron pin and cap set;

Thence, with the extension of the line between said lots 3 and 4, North 29° 02 minutes 47 seconds West, passing an iron pin and cap previously set at 163.99 ft. and 793.67 ft., a total distance of 818.67 ft. returning to the point beginning containing 5.2686 Acres more or less of which 4.2185 acres more or less is all of said 4.2185 acre tract and 1.0501 acres more or less is part of said 100.7615 acre tract.

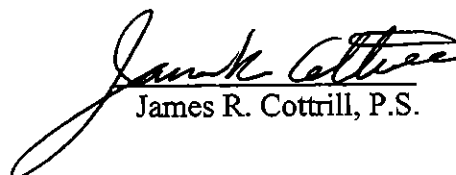
Bearings are based on the centerline of Nioga Toops Road (North 47° 36 minutes East) as described in Deed Book 286 page 491.

Subject to and with the benefit of a 20 ft. drainage easements 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 June 25, 2007 by James R. Cottrill registration #6858. (Job #S070511C and)


James R. Cottrill, P.S.



5.0338 Acre Tract
Surveyed for Robert Ruble

The following described 5.0338 acre tract is situated in the State of Ohio, Pleasant Township of Madison County, VMS 8870, being all of a 3.9949 acre tract (Lot 5) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and also part of a 100.7615 acre tract conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Nioga Toops Road (County Road 60)(33 ft. right-of-way) said mag nail is at the northwest corner common to said 3.9949 acre tract (Lot 5) and a 4.2185 acre tract (Lot 4) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the centerline of said Nioga Toops Road, North 47° 36 minutes 00 seconds East a distance of 270.00 ft. to a concrete nail previously set at the northwest corner of a 3.6408 acre tract (Lot 6) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the line between said lots 5 and 6, South 29° 02 minutes 47 seconds East, passing an iron pin and cap previously set at 25.00 ft. and 654.68 ft., a total distance of 823.70 ft. to an iron pin and cap set;

Thence, with a new line across said 100.7615 acre tract, South 48° 06 minutes 03 seconds West a distance of 277.45 ft. to iron pin and cap set;

Thence, with the extension of the line between said lots 4 and 5, North 28° 30 minutes 12 seconds West, passing an iron pin and cap previously set at 166.92 ft. and 797.35 ft., a total distance of 823.10 ft. returning to the point beginning containing **5.0338 Acres** more or less of which 3.9949 acres more or less is all of said 3.9949 acre tract and 1.0389 acres more or less is part of said 100.7615 acre tract.

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

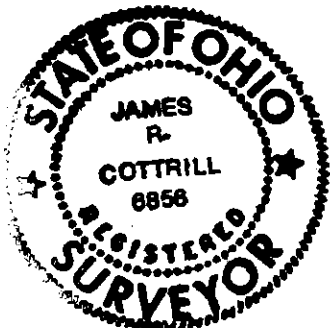
Subject to and with the benefit of a 20 ft. drainage easements as shown on plat accompanying this legal description.

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 June 25, 2007 by James R. Cottrill registration #6858. (Job #S070511D)


James R. Cottrill, P.S.



5.6768 Acre Tract
Surveyed for Robert Ruble

The following described 5.6768 acre tract is situated in the State of Ohio, Fairfield and Pleasant Townships of Madison County, VMS 5766 and 8870, being all of a 3.6408 acre tract (Lot 6) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____ , and also part of a 100.7615 acre tract conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____ , and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Nioga Toops Road (County Road 60)(33 ft. right-of-way) said mag nail is at the northwest corner common to said 3.6408 acre tract (Lot 6) and a 3.9949 acre tract (Lot 5) conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

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

- 1) North 47° 36 minutes 00 seconds East a distance of 75.51 ft. to iron pin found
- 2) North 42° 06 minutes 19 seconds East, passing a mag nail previously set at the northeast corner of said Lot 6 at 194.46 ft., a total distance of 259.07 ft. to a concrete nail previously set

Thence, across said 100.7615 acre tract the following 2 new courses:

- 1) South 26° 07 minutes 11 seconds East, passing an iron pin and cap previously set at 26.92 ft., a total distance of 863.32 ft. to an iron pin and cap set
- 2) South 48° 06 minutes 03 seconds West a distance of 281.62 ft. to an iron pin and cap set

Thence, with the extension of the line between said lots 5 and 6, North 29° 02 minutes 47 seconds West, passing an iron pin and cap previously set at 169.03 ft. and 798.70 ft., a total distance of 823.70 ft. returning to the point beginning containing 5.6768 Acres more or less of which 3.6408 acres more or less is all of said 3.6408 acre tract and 2.0360 acres more or less is part of said 100.7615 acre tract, also there are 0.0713 acres more or less in Fairfield Township and at 5.6055 acres more or less in Pleasant Township.

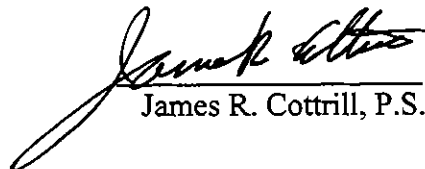
Bearings are based on the centerline of Nioga Toops Road (North 47° 36 minutes East) as described in Deed Book 286 page 491.

Subject to and with the benefit of a 20 ft. drainage easements 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 June 25, 2007 by James R. Cottrill registration #6858. (Job #S070511E)


James R. Cottrill, P.S.



6.2327 Acre Tract
Surveyed for Robert Ruble

The following described 6.2327 acre tract is situated in the State of Ohio, Fairfield and Pleasant Townships of Madison County, VMS 13817, 5766 and 8870, being all of a 4.1878 acre tract (Lot 7) conveyed to Robert E. Ruble, Trustee by Official Record _____ page _____, and also part of a 100.7615 acre tract conveyed to Robert E. Ruble, Trustee by Official Record _____ page _____, and being more particularly described as follows:

Beginning at a mag nail previously set in the centerline of Nioga Toops Road (County Road 60)(33 ft. right-of-way) said mag nail is at the northwest corner common to said 4.1878 acre tract (Lot 7) and a 3.6112 acre tract (Lot 8) conveyed to Robert E. Ruble, Trustee by Official Record _____ page _____;

Thence, with the line between said Lots 7 and 8, South 26° 07 minutes 11 seconds East, passing an iron pin and cap set at 25.00 ft. and 735.41 ft., a total distance of 899.32 ft. to an iron pin and cap set;

Thence, across said 100.7615 acre tract the following 2 new courses:

- 1) South 48° 06 minutes 03 seconds West a distance of 320.12 ft. to an iron pin and cap set
- 2) North 26° 07 minutes 11 seconds West, passing an iron pin and cap set at 836.40 ft., a total distance of 863.32 ft. to a concrete nail previously set in the centerline of Nioga Toops Road

Thence, with the centerline of said Nioga Toops Road, North 42° 06 minutes 19 seconds East, passing the northwest corner of said Lot 7 at 64.61 ft., a total distance of 331.72 ft. returning to the point beginning containing 6.2327 acres more or less, of which 4.1878 acres more or less is all of said 4.1878 acre tract and 2.0448 acres more or less is part of said 100.7615 acre tract, also in there is 0.2995 acres in Fairfield Township and 5.9332 acres more or less 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.

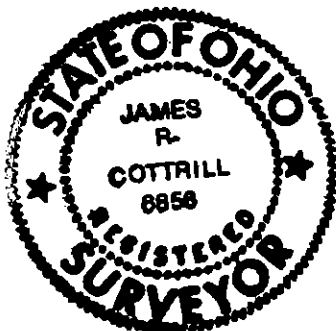
Subject to and with the benefit of a 20 ft. drainage easements as shown on plat accompanying this legal description.

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 June 25, 2007 by James R. Cottrill registration #6858. (Job #S070511F)


James R. Cottrill, P.S.



0.6836 Acre Tract
Surveyed for Robert Ruble

The following described 0.6836 acre tract is situated in the State of Ohio, Pleasant Township of Madison County, VMS 13817, and being part of a 100.7615 acre tract conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and being more particularly described as follows:

Commencing at a mag nail previously set in the centerline of Nioga Toops Road (County Road 60)(33 ft. right-of-way) said mag nail is at the northwest corner common to a 4.1878 acre tract (Lot 7) and a 3.6112 acre tract (Lot 8) both tracts conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the line between said Lots 7 and 8, South 26° 07 minutes 11 seconds East, passing an iron pin and cap set at 25.00 ft., a total distance of 735.41 ft. to an iron pin and cap previously set at the Southeast Corner Common to Said Lots 7 and 8, also **The True Point Beginning**;

Thence, with the southeast line of said Lot 8, North 42° 06 minutes 19 seconds East a distance of 193.55 ft. to an iron pin and cap previously set at the southeast corner of said Lot 8;

Thence, across said 100.7615 acre tract the following 3 new courses:

- 1) South 21° 00 minutes 05 seconds East a distance of 190.48 ft. to an iron pin and cap set
- 2) South 48° 06 minutes 03 seconds West a distance of 169.12 ft. to an iron pin and cap set
- 3) North 26° 07 minutes 11 seconds West a distance of 163.91 ft. returning to the true point beginning containing **0.6836 Acres** more or less.

The hereinabove described 0.6836 acre tract more or less is to become part of and contingent to said Lot 8.

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

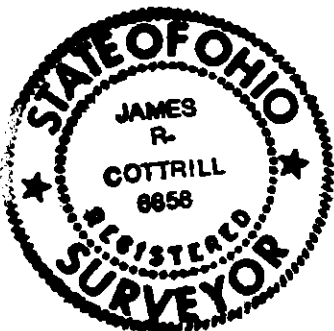
Subject to and with the benefit of a 20 ft. drainage easements as shown on plat accompanying this legal description.

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 June 25, 2007 by James R. Cottrill registration #6858. (Job #S070511G)


James R. Cottrill, P.S.



1.5457 Acre Tract
Surveyed for Robert Ruble

The following described 1.5457 acre tract is situated in the State of Ohio, Pleasant Township of Madison County, VMS 13817, and being part of a 100.7615 acre tract conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and being more particularly described as follows:

Commencing at a mag nail previously set in the centerline of Nioga Toops Road (County Road 60)(33 ft. right-of-way) said mag nail is at the northwest corner common to a 3.9005 acre tract (Lot 9) and a 3.0767 acre tract (Lot 10) both tracts conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the line between said Lots 9 and 10, South 26° 07 minutes 11 seconds East, passing an iron pin and cap set at 25.00 ft., a total distance of 671.55 ft. to an iron pin and cap previously set at the Southeast Corner Common to Said Lots 9 and 10, also **The True Point Beginning**;

Thence, across said 100.7615 acre tract the following 3 new courses:

- 1) South 26° 07 minutes 11 seconds East a distance of 288.36 ft. to iron pin and cap set
- 2) South 48° 06 minutes 03 seconds West a distance of 305.36 ft. to an iron pin and cap set
- 3) North 21° 00 minutes 05 seconds West a distance a 192.36 ft. to an iron pin and cap set at the southeast corner of said Lot 9

Thence, with the southeast line of said Lot 9, North 30° 51 minutes 42 seconds East a distance of 329.98 ft. returning to **The True Point Beginning** containing **1.5457 Acres** more or less.

The hereinabove described 1.5457 acre tract more or less is to become part of and contingent to said Lot 9.

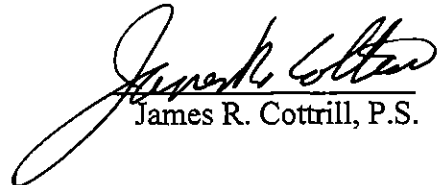
Bearings are based on the centerline of Nioga Toops Road (North 47° 36 minutes East) as described in Deed Book 286 page 491.

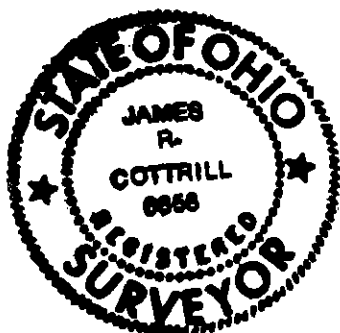
Subject to and with the benefit of a 20 ft. drainage easements as shown on plat accompanying this legal description.

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 June 25, 2007 by James R. Cottrill registration #6858. (Job #S070511H)


James R. Cottrill, P.S.



1.5524 Acre Tract
Surveyed for Robert Ruble

The following described 1.5524 acre tract is situated in the State of Ohio, Pleasant Township of Madison County, VMS 13817, and being part of a 100.7615 acre tract conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____, and being more particularly described as follows:

Commencing at a mag nail previously set in the centerline of Nioga Toops Road (County Road 60)(33 ft. right-of-way) said mag nail is at the northwest corner common to a 3.9005 acre tract (Lot 9) and a 3.0767 acre tract (Lot 10) both tracts conveyed to Robert E. Ruble, Trustee by Official Record ____ page ____;

Thence, with the line between said Lots 9 and 10, South 26° 07 minutes 11 seconds East, passing an iron pin and cap set at 25.00 ft., a total distance of 671.55 ft. to an iron pin and cap previously set at the Southeast Corner Common to Said Lots 9 and 10, also **The True Point Beginning**;

Thence, with the southeast line of said Lot 10, North 30° 51 minutes 42 seconds East a distance of 247.27 ft. to an iron pin and cap set at the southeast corner of said Lot 10, and the west line of a 23.7500 acre tract conveyed to Robert E. Ruble, Trustee by official record 139 page 2498;

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;

Thence, across said 100.7615 acre tract the following 2 new courses:

- 1) South 48° 06 minutes 03 seconds West a distance of 215.12 ft. to an iron pin and cap set
- 2) North 26 ° 07 minutes 11 seconds West a distance a 288.36 ft. returning to **The True Point Beginning** containing **1.5524 Acres** more or less.

The hereinabove described 1.5524 acre tract more or less is to become part of and contingent to said Lot 10.

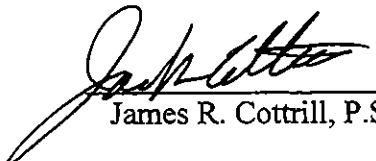
Bearings are based on the centerline of Nioga Toops Road (North 47° 36 minutes East) as described in Deed Book 286 page 491.

Subject to and with the benefit of a 20 ft. drainage easements 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 June 25, 2007 by James R. Cottrill registration #6858. (Job #S070511 I)


James R. Cottrill, P.S.

