

DEED REFERENCE

ACREAGE BREAKDOWN			
ACREAGE IN PLEASANT TWP. MADISON CO.	ACREAGE IN FAIRFIELD TWP. MADISON CO.	ACREAGE IN MADISON CO.	ACREAGE IN DARBY TWP. PICKAWAY CO.
83.3920± AC.	0.1262± AC.	83.5182± AC.	1.4723± AC.

ROBERT E. RUBLE, TRUSTEE
O.R. 232 PG. 1313 (MADISON CO.)

Ⓐ 100.7615± ACRES

ROBERT E. RUBLE, TRUSTEE
O.R. 285 PG. 238 (PICKAWAY CO.)

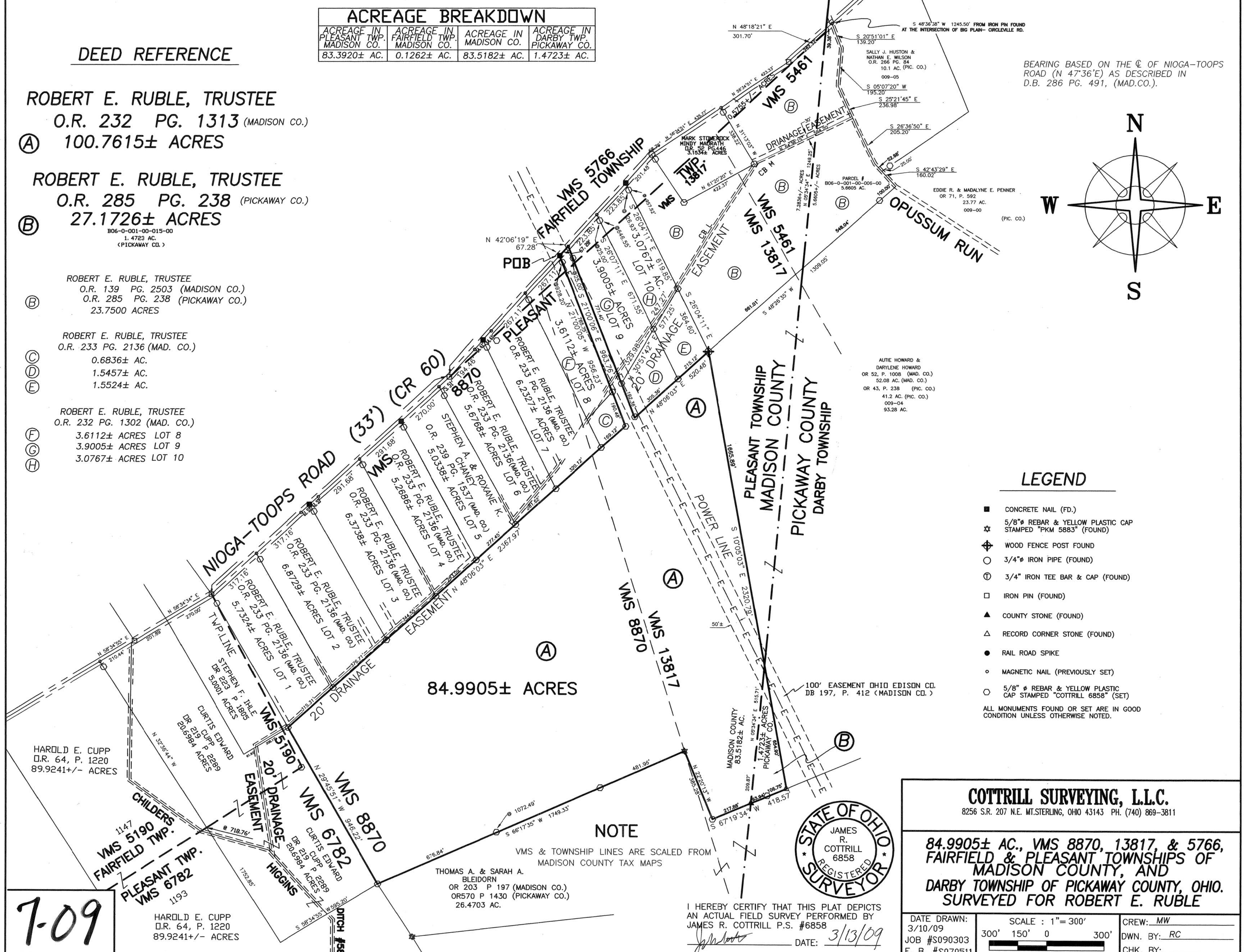
Ⓑ 27.1726± ACRES
B06-0-001-00-015-00
1.4723 AC.
(PICKAWAY CO.)

Ⓒ ROBERT E. RUBLE, TRUSTEE
O.R. 139 PG. 2503 (MADISON CO.)
O.R. 285 PG. 238 (PICKAWAY CO.)
23.7500 ACRES

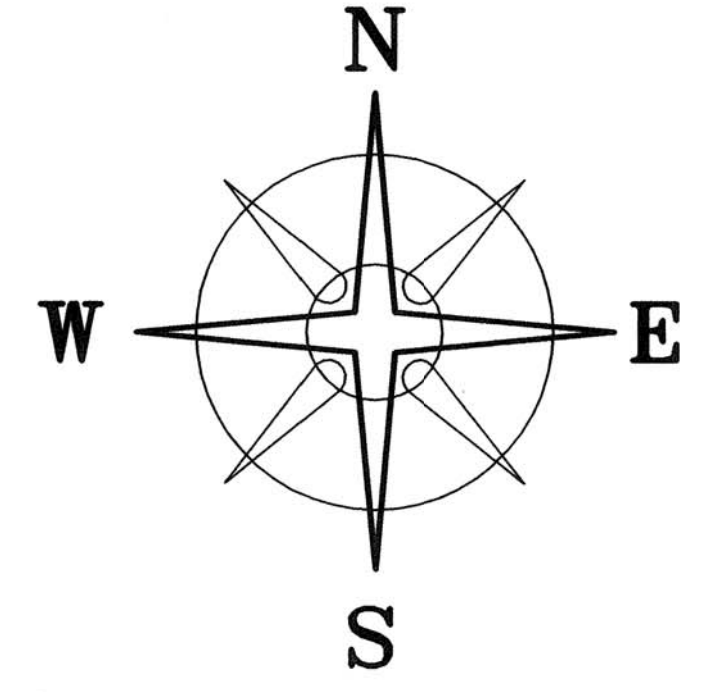
Ⓓ ROBERT E. RUBLE, TRUSTEE
O.R. 233 PG. 2136 (MAD. CO.)
0.6836± AC.
1.5457± AC.
1.5524± AC.

Ⓔ ROBERT E. RUBLE, TRUSTEE
O.R. 232 PG. 1302 (MAD. CO.)
3.6112± ACRES LOT 8
3.9005± ACRES LOT 9
3.0767± ACRES LOT 10

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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 (FD.)
 - ☆ 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 (PREVIOUSLY 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

THOMAS A. & SARAH A. BLEIDORN
OR 203 P 197 (MADISON CO.)
OR 570 P 1430 (PICKAWAY CO.)
26.4703 AC.



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

DATE: 3/13/09

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

84.9905± 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: 3/10/09	SCALE : 1" = 300' 300' 150' 0 300'	CREW: MW
JOB #S090303		DWN. BY: RC
F. B. #S070511		CHK. BY:

7-09

HAROLD E. CUPP
O.R. 64, P. 1220
89.9241+/- ACRES

84.9905 Acre Tract
Surveyed for Robert Ruble

The following described 84.9905 acre tract is situated in the State of Ohio, Pleasant and Fairfield Townships of Madison County, Darby Township of Pickaway County, VMS 5766, 8870, & 13817, being all that remains of a 100 .7615 acre tract conveyed to Robert E. Ruble, Trustee by Official Record 232 page 1313 (Madison County) and 27.1726 acre Tract Conveyed to Robert E. Ruble, Trustee by Official Record 285 page 238 (Pickaway County)(B06-0-001-00-015-00, 1.4723 AC.(VMS 13817)) , 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 northeast corner of a 3.6112 acre tract (Lot 8) conveyed to Robert E. Ruble, Trustee by Official Record 232 page 1302, said nail is also corner to said 100.7615 acre tract;

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 232 page 1302;

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., also passing an iron pin and cap previously set at the northwest corner of a 1.5457 acre tract also conveyed to Robert E. Ruble, Trustee by Official Record 233 page 2136 at 771.40 ft., a total distance of 963.76 ft. to an iron pin and cap previously set at the southernmost corner of said 1.5457 acre tract;

Thence, with the south line of said 1.5457 acre tract, North 48 ° 06 minutes 03 seconds East, passing an iron pin and cap previously set at the southwest corner of a 1.5524 acre tract conveyed to Robert E. Ruble, Trustee by Official Record 233 page 2136 at 305.36 ft., a total distance of 520.48 ft. to wood fence post found at the south west corner 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) said post is also corner of a 93.28 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 93.28 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) and Official Record 570 page 1430 (Pickaway 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 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
- 3) South 66° 17 minutes 35 seconds West, passing an iron pin and caps previously set at 481.96, and 1072.49 ft., a total distance of 1749.33 ft. to an iron pin and cap set at the southeast corner of a 20.6984 acre tract conveyed to Curtis Edward Cupp by Official Record 219 page 2289;

Thence, with the east line of said 20.6984 acre tract, North 29° 45 minutes 51 seconds West a distance of 946.22 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, and the southwest corner of a 5.7324 acre tract (Lot 1) conveyed to Robert E. Ruble, Trustee by Official Record 233 page 2136;

Thence, with the south east line of lots 1 thru 7 as survey for Robert Ruble, Trustee on June 21, 2007 and a 0.6836 acre tract conveyed to Robert E. Ruble Trustee by Official Record 233 page 2136, North 48 ° 06 minutes 03 seconds East, passing an iron pin and caps previously set at 315.31, 692.02, 1036.57, 1319.66, 1597.11, 1878.73, and 2198.85 ft., a total distance of 2367.97 ft. to an iron pin and cap previously set at the southeast corner of said 0.6836 acre tract;

Thence, with the east line of said 0.6836 acre tract and Lot 8, North 21° 00 minutes 05 seconds West, passing an iron pin and caps previously set at 190.48 and 928.20 ft., a total distance of 956.23 ft. to the point beginning containing **84.9905 acres** more or less, of which there are 83.5182 acres more for less and Madison County and 1.4723 acres more or less and Darby Township/Pickaway County, also there are 83.3920 acres more or less in Pleasant Township of Madison County and 0.1262 acres more or less in Fairfield Township/Madison County.

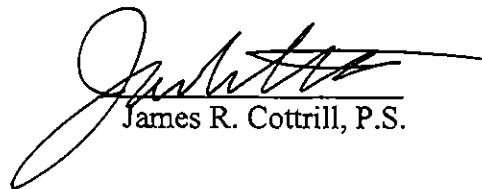
Bearings are based on the centerline of Nioga Toops Road (North 47° 36 minutes East) as described in Deed Book 286 page 491.

Subject to and with the benefit of a 20 ft. drainage 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 March 10, 2009 by James R. Cottrill registration #6858. (Job #S090303)


James R. Cottrill, P.S.

