

BOUNDARY SURVEY OF A 0.899 ACRE TRACT (1), AND 0.240 ACRE TRACT (2)

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DEERCREEK, AND IN VIRGINIA MILITARY SURVEY NUMBER 3900, AND BEING 0.240 ACRES AND 0.899 ACRES OF LAND OUT OF A 195.0 ACRE TRACT (TRACT III) AS CONVEYED TO NANCY K. TINGLEY IN O.R. 20, PAGE 406.

NANCY K. TINGLEY
195 ACRE TRACT (TRACT III)
O.R. 20, PG. 406

GENE BENNETT
1.000 ACRE TRACT
O.R. 253, PG. 521
SURVEY NO. 15-90

TONYA LOUISE DOWNING
1.997 ACRE TRACT
O.R. 251, PG. 1507
SURVEY NO. 41-09

STATE OF OHIO (OHIO STATE UNIVERSITY)
DB. 257, PG. 718

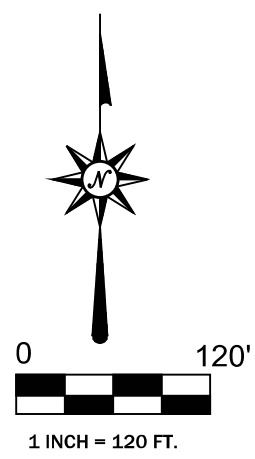
SURVEY NOTE: THE INTENTION OF THIS SURVEY IS TO COMBINE TRACT 1 AND 2 TO THE 1.997 DOWNING TRACT AND ARE NOT TO BE USED AS SEPARATE BUILDING SITES

LEGEND	
⊙	Iron Pipe Found (as noted)
⊕	Mag Nail Set
⊗	Set 5/8" Rebar w/ Cap Set
(D)	Deed Distance
(M)	Measured Distance

ADVANCED SURVEY SOLUTIONS, LLC.

**1315 ORCHARD PARK DR.
COLUMBUS, OHIO 43232
614-679-0590**

JOB NO.	DRAWN BY	
200-002	J.R.	



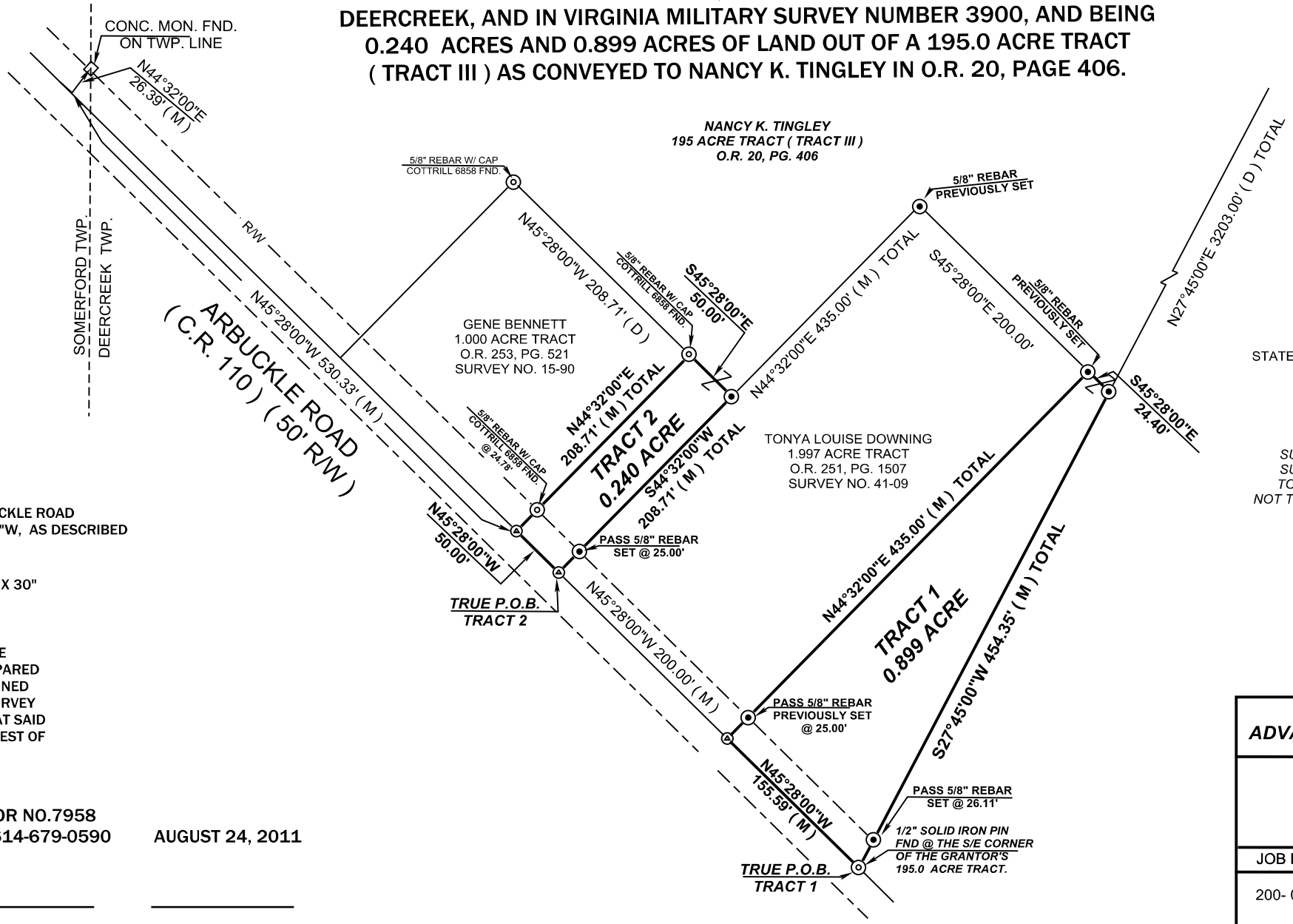
REFERENCES:
DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS

BASIS OF BEARINGS:
THE CENTERLINE OF ARBUCKLE ROAD WHICH BEARS N45° 28' 00" W, AS DESCRIBED IN O.R. 20, PG. 406.

ALL REBARS SET ARE 5/8" X 30" W/YELLOW CAP STAMPED RUTTER PS 7958

I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE

REGISTERED SURVEYOR NO. 7958
JOHN J. RUTTER JR. 614-679-0590
AUGUST 24, 2011



Legal Description of a 0.899 Acre Tract (Tract 1)

Situated in the State of Ohio, County of Madison, Township of Deercreek, and in Virginia Military Survey Number 3900, and being 0.899 Acres of land out of a 195.0 Acre Tract, known as Tract III as conveyed to Nancy K. Tingley by Official Record 20, page 406, hereon referred to as Grantor, (all records herein are from the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Beginning for reference at a 1/4" solid iron pin found in the centerline of Arbuckle Road (50' right-of-way) (C.R. 110), and at the southwest corner of a tract of land as conveyed to State Of Ohio (Ohio State University) in Deed Book 257, Page 718, and also being at the southeasterly corner of the Grantor's land, said 1/2" solid iron pin found being at the TRUE POINT OF BEGINNING for the 0.899 Acre Tract hereon described;

Thence northwesterly with the centerline of said Arbuckle Road and the Grantor's southerly line, North 45°28'00" West, a distance of 155.59 feet, to a Mag Nail Previously Set, said Mag Nail Set being at the southeasterly corner of a 1.997 Acre Tract as conveyed to Tonya Louise Downing in Official Record 251, Page 1507, and being at the Grantor's Southwesterly corner;

Thence northeasterly leaving the said centerline of Arbuckle Road, with the Grantor's westerly line and the easterly line of said 1.997 Downing Tract, North 44°32'00" East, passing a 5/8" Rebar w/ Cap Previously Set at 25.00 feet, a total distance of 435.00 feet, to a 5/8" Rebar w/ Cap Previously Set;

Thence southeasterly on a new division line thru the Grantor's land, South 45°28'00" East, a distance of 24.40 feet, to a 5/8" Rebar w/ Cap Set, said Rebar with Cap Set being on the Grantor's easterly line and the westerly line of said State Of Ohio (Ohio State University) Tract;

Thence southwesterly with the Grantor's easterly line and the westerly line of said State of Ohio Tract , South 27°45'00" West, passing a 5/8" Rebar w/ Cap Set at 428.24 feet, a total distance of 454.35 feet, to the TRUE POINT OF BEGINNING and containing 0.899 Acres.

Subject to all easements, rights-of-way or restrictions of record.

This description was prepared from a survey of the premises in August 2011.

All Rebar's Set are 5/8" x 30" with yellow cap stamped RUTTER PS 7958.

Basis of Bearings is the centerline of Arbuckle Road, North 45°28'00" West as referenced in O.R. 20, Page 406.

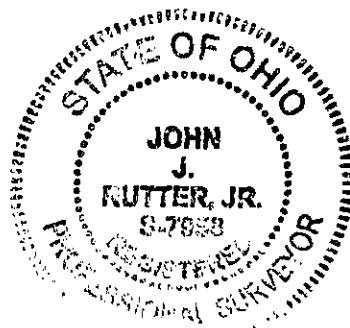
The intention of this Survey is to combine Tract (1) to the 1.997 Acre Downing tract, and is not intended to be used as a separate building

John J. Rutter Jr. P.S. 7958

August 25, 2011



August 25th 2011



Legal Description of a 0.240 Acre Tract (Tract 2)

Situated in the State of Ohio, County of Madison, Township of Deercreek, and in Virginia Military Survey Number 3900, and being 0.240 Acres of land out of a 195.0 Acre Tract, known as Tract III as conveyed to Nancy K. Tingley by Official Record 20, page 406, hereon referred to as Grantor, (all records herein are from the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Beginning for reference at a 1/2" solid iron pin found in the centerline of Arbuckle Road (50' right-of-way) (C.R. 110), and at the southwest corner of a tract of land as conveyed to State Of Ohio (Ohio State University) in Deed Book 257, Page 718, and also being at the southeasterly corner of the Grantor's land;

Thence northwesterly with the centerline of said Arbuckle Road and the Grantor's southerly line, North 45°28'00" West, passing a Mag Nail Previously Set at a distance of 155.59 feet, said Mag Nail Set being at the southeasterly corner of a 1.997 Acre Tract as conveyed to Tonya Louise Downing in Official Record 251, Page 1507, for a total distance of 355.59 feet to a Mag Nail Previously Set, said Mag Nail Set being at the southwesterly corner of said 1.997 Acre Downing Tract, and being at the TRUE POINT OF BEGINNING for the 0.240 Acre Tract hereon described;

Thence northwesterly continuing with the centerline of said Arbuckle Road and the Grantor's southerly line, North 45°28'00" West, a distance of 50.00 feet to a Mag Nail Set , said Mag Nail Set being at the southeasterly corner of a 1.000 Acre Tract as conveyed to Gene Bennett in Official Record 253, Page 521, and being at the Grantor's southwesterly corner;

Thence northeasterly leaving the said centerline of said Arbuckle Road, with the Grantor's westerly line and the easterly line of said 1.000 Acre Bennett Tract, North 44°32'00" East, passing a Found 5/8" Rebar w/ Cap Stamped Cottrill 6858 at 24.78 feet , a total distance of 208.71 feet to a Found 5/8" Rebar w/ Cap Stamped Cottrill 6858, said found Rebar being at the northeasterly corner of said 1.000 Acre Bennett Tract;

Thence southeasterly on a new division line thru the Grantor's land, South 45°28'00" East, a distance of 50.00 feet, to a 5/8" Rebar w/ Cap Set, said Rebar with Cap Set being on the Grantor's easterly line and the westerly line of said 1.997 Acre Downing Tract;

Thence southwesterly with the Grantor's easterly line and the westerly line of said 1.997 Acre Downing Tract, South 44°32'00" West, passing a 5/8" Rebar w/ Cap Set at 183.71 feet, a total distance of 208.71 feet, to the TRUE POINT OF BEGINNING and containing 0.240 Acres.

Subject to all easements, rights-of way or restrictions of record.

This description was prepared from a survey of the premises in August 2011.

All Rebar's Set are 5/8" x 30" with yellow cap stamped RUTTER PS 7958.

Basis of Bearings is the centerline of Arbuckle Road, North 45°28'00" West as referenced in O.R. 20, Page 406.

The intention of this Survey is to combine Tract (1) to the 1.997 Acre Downing tract, and is not intended to be used as a separate building

John J. Rutter Jr. P.S. 7958 August 25, 2011
John J. Rutter Jr. *August 25, 2011*

