



**PLAT OF FIELD SURVEY
 DIVISION OF LAND FOR
 MILTON E. KARN IN
 VMS 5766 4 PARCELS
 OF 2.000 ACRES EACH IN
 FAIRFIELD CIVIL TOWNSHIP,
 MADISON COUNTY, OHIO**

FIELD SURVEY

"CERTIFICATION"

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY ME IN FEBRUARY AND MARCH, 1990.

TOPOGRAPHY AND ELEVATIONS HAVE BEEN FIELD MEASURED AS PER U.S.G.S. DATUM.

ALL BOUNDARY LINES AND ALL CORNERS HAVE BEEN ESTABLISHED AND FIELD SURVEYED AS SHOWN.

IN MY OPINION THIS PLAT DOES CORRECTLY DETAIL THE EXISTING CONDITIONS.

DEED REFERENCES USE:

VOLUME	PAGE
175	6
159	435
260	612

By: **Rodger Irwin Baker** REG. NO. S-05539 MARCH 29, 1990

RODGER IRWIN BAKER, P.S.
 9430 NIDGA TOWNSHIP ROAD
 NOT. STERLING, OHIO 43143



Lot # 2

The following is a correct boundary description of 2.000 acres of land situated within VMS 5766 in Fairfield Civil Township, Madison County, State of Ohio which 2.000 acres is a portion of that certain 97.97 acres carried upon the Madison County tax duplicate as parcel # 07-00676.000 in the name of Milton E. Karn and is a portion of that certain 15.1902 acres shown on the aerial tax map as parcel # 305 which land fronts along Lilly Chapel-O'Possum Run Road (Co. Rd. # 72) the said acreage is presently a portion of that parcel one tract one of record in Deed Volume 159 at Page 435....said 2.000 acres being bounded and more particularly described as follows:

Commence as a point of starting reference with a steel pin found in the middle of Big Plain-Circleville Road (aka London-Circleville Road Co. Rd. # 4) and in the middle of Lilly Chapel-O'Possum Run Road (Co. Rd. # 72) (Lilly also found spelled Lilley)...then with the middle of Lilly Chapel-O'Possum Run Road N 54 deg 45 min 00 sec E 374.880 feet to a P.K.Spike set at the easterly corner of 4.6598 acres of record in Vol. 260 at Page 612...the same being the most southerly corner to aforesaid 15.1902 acres of Milton E. Karn,

Then with said centerline continue N 54 deg 45 min 00 sec E 207.000 feet to a P.K. spike set at the true point of beginning of the herein described 2.000 acres called Lot # 2;

Thence: With the common boundary between Lot # 1 and Lot # 2 N 25 deg 45 min 00 sec W (passing a capped 3/4 inch pipe set at 25.348 feet) a total distance of 441.657 feet to a capped pipe set;

Thence: N 54 deg 45 min 00 sec E 200.000 feet to a capped 3/4 inch pipe set;

Thence: Passing a capped pipe set at 7.337 feet and passing another capped 3/4 inch pipe set at 416.309 feet, S 25 deg 45 min 00 sec E a total distance of 441.657 feet to a P.K. spike set in the centerline of Lilly Chapel-O'Possum Run Road;

Thence: With the centerline of said roadway S 54 deg 45 min 00 sec W 200.000 feet to the true point of beginning;

Containing within said bounds 2.000 acres of land subject to a 20.00 feet wide drainage easement crossing the northwesterly end of this parcel of land.

The basis of the bearings is derived from Volume 260 at Page 612.

The pipes called for herein each have a plastic cap inserted in the top thereof which cap is stamped R.I.Baker S-5539.

This description is based on a current field survey made by Rodger Irwin Baker in February and March of year 1990.



March 30, 1990

Rodger Irwin Baker P.S.License # S-05539 (Surveyor)
9430 Nioga Troops Road
Mt. Sterling, Ohio 43143



Lot # 3

The following is a correct boundary description of 2.000 acres of land situated within VMS 5766 in Fairfield Civil Township, Madison County, State of Ohio which 2.000 acres is a portion of that certain 97.97 acres carried upon the Madison County tax duplicate as parcel # 07-00676.000 in the name of Milton E. Karn and is a portion of that certain 15.1902 acres shown on the aerial tax map as parcel # 305 which land fronts along Lilly Chapel-O'Possum Run Road (Co. Rd. # 72) the said acreage is presently a portion of that parcel one tract one of record in Deed Volume 159 at Page 435....said 2.000 acres being bounded and more particularly described as follows:

Commence as a point of starting reference with a steel pin found in the middle of Big Plain-Circleville Road (aka London-Circleville Road Co. Rd. # 4) and in the middle of Lilly Chapel-O'Possum Run Road (Co. Rd. # 72) (Lilly also found spelled Lilley)...then with the middle of Lilly Chapel-O'Possum Run Road N 54 deg 45 min 00 sec E 374.880 feet to a P.K.Spike set at the easterly corner of 4.6598 acres of record in Vol. 260 at Page 612...the same being the most southerly corner to aforesaid 15.1902 acres of Milton E. Karn,

Then again with the centerline of Lilly Chapel-O'Possum Run Road N 54 deg 45 min 00 sec E (passing a P.K. spike at 207.000 feet) a total distance of 407.000 feet to a P.K. spike set at the true point of beginning for the herein described Lot # 3 which contains 2.000 acres;

Thence: With the common line between Lot 2 and Lot 3 and passing a capped 3/4 inch pipe set at 25.348 feet.....N 25 deg 45 min 00 sec W a total distance of 441.657 feet to a capped 3/4 inch pipe set;

Thence: N 54 deg 45 min 00 sec E 200.000 feet to a capped 3/4 inch pipe set;

Thence: With the common boundary between Lot # 3 and Lot # 4 and passing capped pipes set at 6.697 feet and at 416.309 feet....S 25 deg 45 min 00 sec E a total distance of 441.657 feet to a P.K. spike set in the centerline of Lilly Chapel - O'Possum Run Road;

Thence: Following the centerline of said roadway S 54 deg 45 min 00 sec W 200.000 feet to the true point of beginning;

Containing within said bounds 2.000 acres of land subject to a 20.00 feet wide drainage easement crossing the northwesterly end of this parcel of land.

The basis of the bearings is derived from Volume 260 at Page 612.

The pipes called for herein each have a plastic cap inserted in the top thereof which cap is stamped R.I.Baker S-5539.

This description is based on a current field survey made by Rodger Irwin Baker in February and March of year 1990.



March 30, 1990

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Description of Drainage Easement:

Commence at the southerly corner of 15.1902 acres of Milton E. Karn at the southeast corner of 4.6598 acres in the name of Gilbert P. Faulkner and Bonnie S. Faulkner of record in Deed Volume 260 at Page 612 which commencing point is in the centerline of Lilly Chapel-O'Possum Run Road and measures N 54 deg 45 min 00 sec E along said centerline from the centerline of Big Plain-Circleville Road; then with the common boundary between Milton E. Karn and said Faulkners (marked with a wire fence) N 23 deg 58 min 07 sec W 444.182 feet to a capped 3/4 inch pipe set and true point of beginning;

- Thence: Continue with said Faulkner and said Milton E. Karn N 23 deg 58 min 07 sec W 198.748 feet to a capped pipe found at the base of a wood post and fence corner...a corner of aforesaid Faulkner's 4.6598 acres;
- Thence: With a wire fence and passing a capped pipe found at 42.06 feet S 73 deg 28 min 44 sec W to a point in the middle of O'Possum Run (stream of water);
- Thence: With the middle of said O'Possum Run in an upstream direction N 08 deg 32 min 40.9 sec W 104.269 feet to a point;
- Thence: N 73 deg 28 min 44 sec E 12.000 feet to a point; 52.000'
- Thence: S 35 deg 15 min 00 sec E 290.000 feet to a point on the northwesterly line of Lot # 1 as laid out in March, 1990 for Milton E. Karn;
- Thence: N 54 deg 45 min 00 sec E 713.000 feet to a capped 3/4 inch pipe set at the northerly corner of Lot # 4;
- Thence: S 25 deg 45 min 00 sec E 20.278 feet to a point;
- Thence: Crossing Lots 4, 3, 2 and Lot # 1 along the southeasterly boundary of the 20 feet wide drainage easement...S 54 deg 45 min 00 sec W a total distance of 793.643 feet to a point in the easterly line of aforesaid Faulkner;
- Thence: With a wire fence and boundary between Faulkner and Karn N 23 deg 58 min 07 Sec W 20.394 feet to the true point of beginning;

The purpose of this easement is to provide an appropriate area within which the necessary underground drainage line and / or surface waterway can be constructed so as to give storm water drainage from each laid out lots (Lots 1, 2, 3 & 4) to the flowing stream known as O'Possum Run.

Based on a field survey by Rodger Irwin Baker PS # S-05539

Rodger Irwin Baker

March 30, 1990

