

CHARLES D. & ROSALYN
REDDING
D.B. 272 PG. 253
73 AC.

49.65 AC

VMS 12127
VMS 12852
VMS 5433
VMS LINES SCALED FROM TAX MAP

CHARLES D. & ROSALYN
REDDING
D.B. 168 PG. 342
111.00 AC

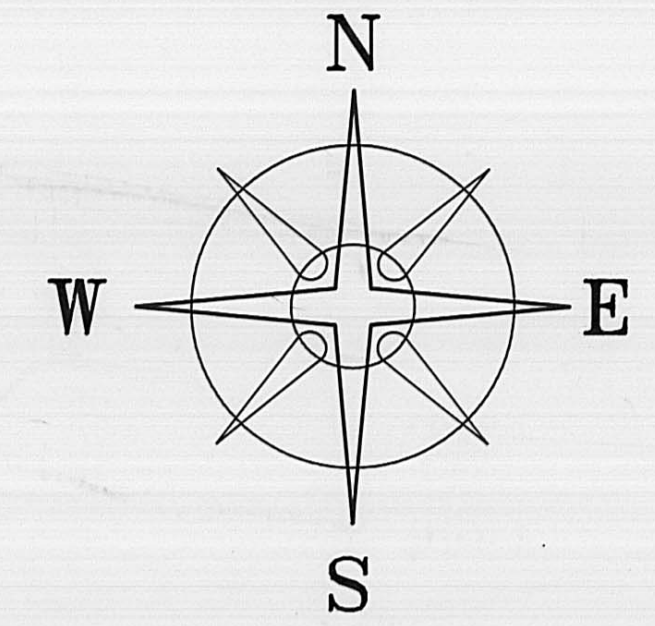
33.0604+/- ACRES
VMS 6285/13258
3.6004+/- ACRES
VMS 12852
100.9984+/- ACRES
VMS 5433

(B) 69.5793+/- ACRES

(A) 68.0799+/- ACRES

137.6592 +/- ACRES

LARRY E. SCHLOSSER ETAL
D.B. 224 PG. 193
89.615 AC.



BEARINGS BASED ON THE C OF BIG PLAIN-CIRCLEVILLE ROAD
(N75°45'W) AS DESCRIBED IN O.R. 60 PG. 767.

DEED REFERENCE

- JERRIANN KARN,
LINDA MARIE KARN
LEONARD RANDEL KARN
O.R. 60 PG. 767
- (A) 68.3652 ACRES (TRACT ONE)
 - (B) 71.633 ACRES (TRACT TWO)

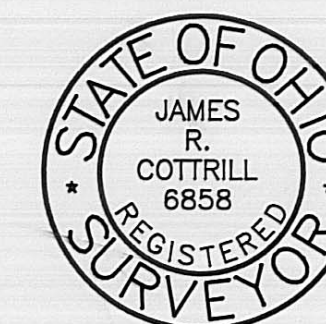
LEGEND

- IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - △ WOOD FENCE POST (FOUND)
 - RAIL ROAD SPIKE
 - P K NAIL
 - 5/8" # REBAR, & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

DONALD T. & GLADYS E.
NEEL
D.B. 225 PG. 59
5.357 ACRES

BIG PLAIN-CIRCLEVILLE ROAD (50'R/W)(CR 4)

A=268.44'
R=370.73'
Δ=41°29'14"
B=N 55°00'23" W
C=262.62'
T=140.41'
N 34°15'46" W
57.75'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
DATE: 3-6-98

JAMES R. COTTRILL P.S.

8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (614) 869-3811

PLAT OF
137.6592± ACRES, VMS 5433,
12852, & 13258/6285, FAIRFIELD
TOWNSHIP, MADISON COUNTY, OH.
SURVEYED FOR GROVER JOHNSON.

DATE: 3-4-98 JOB#S980303 F.B. #18	SCALE: 1" = 200' 200' 100' 0' 200'	CREW: JJ, MW DWN. BY: RC CK. BY:
--	---------------------------------------	--

The following described 137.6592 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5433, 12852, and 13258-6285, and being all that remains of a 68.3652 acre tract (Tract One) and 71.633 acre tract (Tract Two) both tracts conveyed to Jerriann Karn, Linda Marie Karn, Leonard Randel Karn, by Official Record 60 Page 767 and being more particularly described as follows:

Beginning at an iron pin found at the southwest corner of said 71.633 acre tract also being the southeast corner of a 5.357 acre tract conveyed to Daniel T. and Gladys E. Neel by Deed Book 225 Page 59, being in the centerline of Big Plain Circleville Road (County Road 4) (50 foot right-of-way);

Thence, with the West line of said 71.633 acre tract North 01 deg. 36 min. 01 sec. East, passing an iron pin and cap set at 26.00 feet, also passing the southeast corner of a 111.00 acre tract conveyed to Charles D. and Rosalyn Redding by Deed Book 168 Page 342 at 446.79 feet, a total distance of 2904.07 feet to a wood fence post found in the line between V.M.S. 12852 and V.M.S. 6285/13258;

Thence, with said line North 75 deg. 49 min. 53 sec. West a distance of 250.27 feet, to a corner wood fence post found corner to said V.M.S. 12852, 6285/13258, and 12127 also being the southeast corner of a 49.65 acre tract conveyed to Charles D. And Rosalyn Redding by Deed Book 168 Page 342;

Thence, with the East line of said 49.65 acre tract and the line between V.M.S. 12127 and 6285/13258 North 20 deg. 34 min. 14 sec. East a distance of 791.83 feet to a wood corner fence post found at the southwest corner of 73 acre tract conveyed to Charles D. and Rosalyn Redding by Deed Book 272 Page 253;

Thence, with the South line of said 73 acre tract South 75 deg. 29 min. 35 sec. East passing the Northern corner common to said 68.3652 acre tract and 71.633 acres at 830.76 feet, a total distance of 1714.37 feet to a wood corner fence post found at the northwest corner of 89.615 acre tract conveyed to Larry E. Schlosser et.al. by Deed Book 224 Page 193;

Thence, with said 89.615 acre tract the following two courses:

- 1) South 02 deg. 00 min. 00 sec. West a distance of 3825.60 feet to an iron pin and cap set
- 2) North 87 deg. 15 min. 00 sec. West a distance of 26.68 feet to an iron pin found in the centerline of Big Plain-Circleville Road

Thence, with said centerline the following three courses:

- 1) North 34 deg. 15 min. 46 sec. West a distance of 57.75 feet to a railroad spike set in said centerline
- 2) With a curve to the left said curve has an arc length of 268.44 feet radius 370.73 feet Delta Angle 41 deg. 29 min. 14 sec. Chord bears North 55 deg. 00 min. 23 sec. West a distance of 262.62 feet to a railroad spike set at the end of said curve
- 3) North 75 deg. 45 min. 00 sec. West a distance of 180.68 feet to a concrete nail previously set at the southeast

corner of a 4.3348 acre tract conveyed to the Fairfield Township Trustees by Official Record 60 Page 772;

Thence, with said 4.3348 acre tract the following three courses:

- 1) North 17 deg. 56 min. 29 sec. East, passing an iron pin and cap previously set at 25.00 feet, a total distance of 413.36 feet to an iron pin and cap previously set
- 2) North 75 deg. 45 min. 00 sec. West passing the line between said 71.633 acres and 68.365 acre tract at 503.18 feet, a total distance of 528.00 feet to an iron pin and cap previously set;
- 3) South 17 deg. 56 min. 29 sec. West, passing an iron pin and cap previously set at 388.36 feet, a total distance of 413.36 feet to a railroad spike set in the centerline of Big Plain-Circleville Road;

Thence, with said centerline North 75 deg. 45 min. 00 sec. West a distance of 259.63 feet to a concrete nail previously set at the southeast corner of 2.0000 acre tract surveyed by this surveyor January 1998 (Not recorded to date);

Thence, with said 2.0000 acre tract the following three courses:

- 1) North 17 deg. 56 min. 29 sec. East, passing an iron pin and cap previously set at 25.00 feet, a total distance of 413.36 feet to an iron pin and cap previously set
- 2) North 75 deg. 45 min. 00 sec. West a distance of 211.20 feet to an iron pin and cap previously set
- 3) South 17 deg. 56 min. 29 sec. West, passing an iron pin and cap previously set at 388.36 feet, a total distance of 413.36 feet to a railroad spike set in the centerline of Big Plain-Circleville Road;


Thence, with said centerline North 75 deg. 45 min. 00 sec. West a distance of 232.49 feet returning to the point of beginning containing 137.6592 acres more or less, of which 68.0799 acres is all that remains of said 68.3652 acre tract and 69.5793 acres is all that remains of said 71.633 acre tract and also 100.9984 acres is in V.M.S. 5433 and 3.6004 acres is in V.M.S. 12852 and 33.0604 acres is in V.M.S. 6285/13258.

Bearings are based on the centerline of Big Plain-Circleville Road (North 75 deg. 45 min. West) as described in Official Record 60 Page 767.

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 6858".

This description is based on a field survey performed Mar. 05, 1998 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.
Registration #6858