

DEED REFERENCE  
 WILLIAM L. KARN  
 153.1051 ACRES  
 FRANKLIN COUNTY  
 INST. #199911230291236  
 (62.2555 ACRES)  
 MADISON COUNTY  
 O.R. 106 PG. 337  
 (90.8496 ACRES)

JEFFREY A. & VICKIE L.  
 BALL  
 INST. 19368 A 16  
 5.008 ACRES

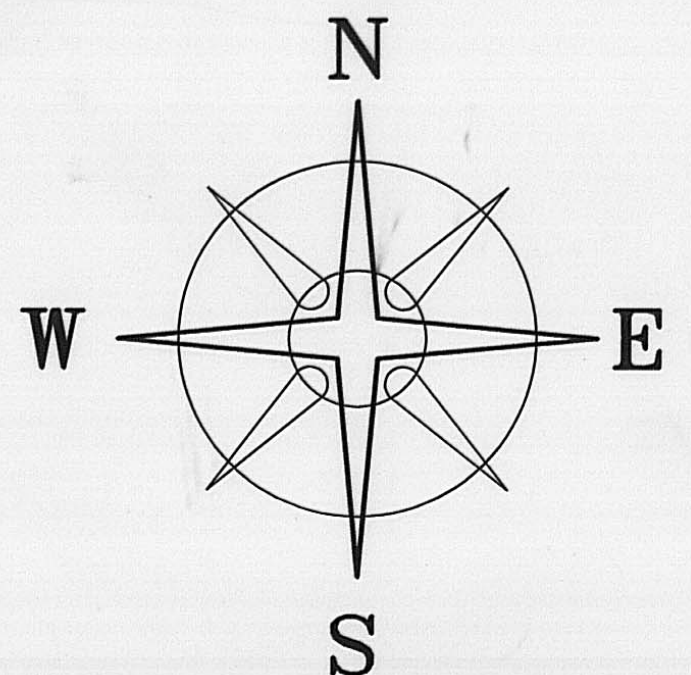
MADISON CO. / 1.7808+/- ACRES  
 FRANKLIN CO. / 0.0609+/- ACRES  
**1.8417+/- ACRES**

ROBERT S. & PAMELA  
 VOL. 3 PG. 322  
 2.00 ACRES

ALL  
 KO

OPOSSUM RUN ROAD (60' R/W) (CR - 138)

FRANKLIN COUNTY  
 MADISON COUNTY



BEARINGS ARE BASED ON THE C.E. OF OPOSSUM RUN RD. (N 67° 14' 00" E)  
 AS DESCRIBED IN VOL. 3568 PG. 18 (FRANKLIN COUNTY)

**LEGEND**

- 3/4" Ø ELECTRICAL CONDUIT & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FOUND)
- SOLID IRON PIN (FOUND)
- P K NAIL (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET JULY 1999)

ALL MONUMENTS FOUND OR SET ARE IN GOOD  
 CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
 AN ACTUAL FIELD SURVEY PERFORMED BY  
 JAMES R. COTTRILL P.S. #6858  
 DATE: 1-10-00

**JAMES R. COTTRILL P.S.**

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

**1.8417± ACRES, V.M.S. 5766,**  
**FAIRFIELD TOWNSHIP / MADISON COUNTY,**  
**PLEASANT TOWNSHIP / FRANKLIN COUNTY,**  
**STATE OF OHIO, SURVEYED FOR BILL KARN**

DATE DRAWN: 12/23/99	SCALE : 1" = 50' 50' 25' 0 50'	CREW: EM, JB, MW
JOB #S991220B		DWN. BY: EM
F. B. # 24		CHK. BY: JRC

Description of a 1.8417 acre tract  
Surveyed for Bill Karn

The following described 1.8417 acre tract is situated in the State of Ohio, Pleasant Township of Franklin County and Fairfield Township of Madison County V.M.S. 5766 and being part of 153.1051 acre tract conveyed to William L. Karn by Instrument Number 199911230291236 in Franklin County and Official Record 106 Page 337 in Madison County and being more particularly described as follows:

Beginning at a solid iron pin (found) at the intersection of the centerline of Opossum Run Road (60 foot right-of-way) (County Road 138) with intersection of the line between Franklin and Madison County said iron pin is at the southwest corner of a 5.008 acre tract conveyed to Jeffery A. and Vickie L. Ball by Instrument Number 19368 A-16 said iron pin also corner to said 153.1051 acre tract

Thence, with the centerline of Opossum Run Road South 52 deg. 19 min. 50 sec. West a distance of 61.03 feet to a PK nail (found) at the southeast corner of a 2.000 acre tract conveyed to Robert S. and Pamela R. Horn by Volume 3 Page 322

Thence, with northeast line of said 2.000 acre tract North 28 deg. 10 min. 33 sec. West passing a ¾" electrical conduit and yellow plastic cap stamped "R.I. Baker 5539" (found) at 25.46 feet a total distance of 441.65 feet to a ¾" electrical conduit and yellow plastic cap stamped "R.I. Baker 5539" (found) at the northeast corner of said 2.000 acre tract

Thence, across said 153.1051 acre tract the following two new courses:

- 1.) North 43 deg. 48 min. 07 sec. East a distance of 289.04 feet to a ¾" electrical conduit and yellow plastic cap stamped (R.I. Baker 5539" (found)
- 2.) North 47 deg. 25 min. 09 sec. East passing a the line between said Franklin and Madison Counties 10.08 feet a total distance of 21.84 feet to an iron pin and cap set at the northwest corner of said 5.008 acre tract

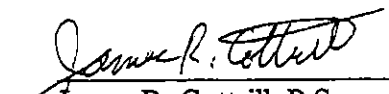
Thence, with the west line of said 5.008 acre tract South 04 deg. 02 min. 46 sec. East passing an iron pin and cap set at 541.46 a total distance of 576.85 returning to the point of beginning containing 1.8417 more or less acres of which 1.7808 acre is in Madison County and 0.0609 acres is in Franklin County

Bearings are based on the centerline of Opossum Run Road (North 67 deg. 14 min. 00 sec. East) as described in Volume 3568 Page 18 (Franklin County)

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 December 23, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.