

WILLIAM H. & DOROTHY  
FITZGERALD  
D.B. 236 PG. 48

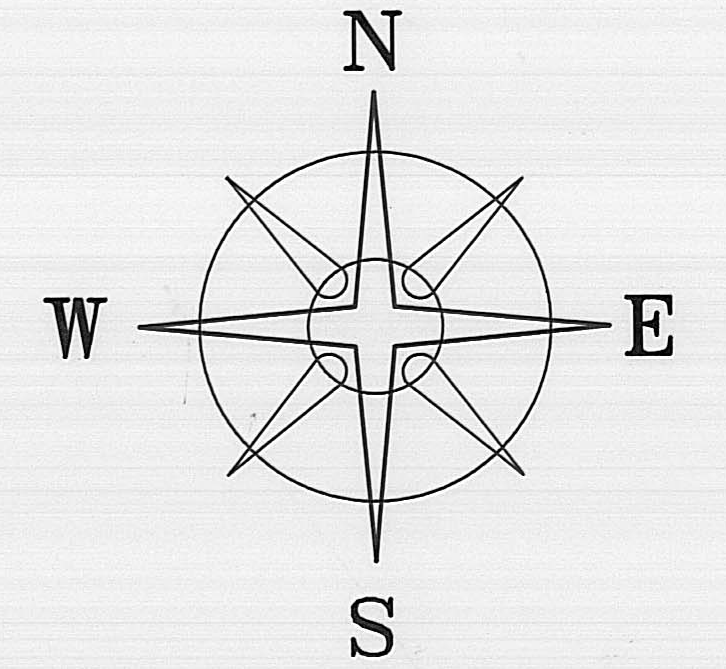
MARVIN W. & MARY ELLEN  
FITZGERALD  
D.B. 236 PG. 44  
15.00 ACRES

WILLIAM C. NARDIN, TRUST.  
D.B. 261 PG. 617  
30 ACRES

MIRIAM T.  
MARSHALL,  
DB. 291 PG. 269  
57.42 ACRES

LESLIE S. & GERTRUDE T.  
LAIRO  
D.B. 283 PG. 839  
51.35 ACRES

HOUSE  
193.0943+/- ACRES



BEARINGS BASED ON THE C. OF WEST JEFFERSON-KIOUSVILLE ROAD  
(S01'E) AS DESCRIBED IN D.B. 217 PG. 198.

DEED REFERENCE

HILDA KARN  
D.B. 217 PG. 198  
199.9 ACRES



LEGEND

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

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

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

PLAT OF  
7.4297± & 193.0943± ACRES,  
VMS 5433, FAIRFIELD TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR HILDA KARN'S ESTATE.



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

DATE: 3-05-98  
JOB# S980304  
F.B. #18

SCALE: 1" = 200'  
200' 100' 0' 200'

CREW: JJ, MW  
DWN. BY: RC  
CK. BY:

99-2000

Description of 7.4297 acre tract  
Surveyed for the Estate of Hilda Karn

The following described 7.4297 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5433, and being part of a 199.9 acre tract conveyed to Hilda Karn by Deed Book 217 Page 198 and being more particularly described as follows:

Beginning at a concrete nail set in the centerline of Big Plain-Circleville Road (50 foot right-of-way) (County Road 4) said concrete nail bears North 87 deg. 21 min. 29 sec. West a distance of 781.43 feet from a railroad spike found at the intersection of the centerline of Big Plain-Circleville Road to the West with the centerline of West Jefferson-Kiousville Road (45 foot right-of-way) (County Road 22);

Thence, across said 199.9 acre tract the following 6 courses:

- 1) North 64 deg. 45 min. 32 sec. West passing an iron pin and cap set at 86.46 feet a total distance of 497.66 feet to an iron pin and cap set
- 2) North 17 deg. 57 min. 32 sec. West a distance of 248.35 feet to an iron pin and cap set
- 3) South 89 deg. 22 min. 26 sec. West a distance of 291.53 feet to an iron pin and cap set
- 4) South 02 deg. 35 min. 27 sec. West a distance of 388.13 feet to an iron pin and cap set
- 5) South 80 deg. 01 min. 57 sec. East a distance of 254.78 feet to an iron pin and cap set
- 6) South 02 deg. 41 min. 55 sec. West, passing an iron pin and cap set at 470.71 feet, a total distance of 518.79 feet to a concrete nail in the centerline of Big Plain-Circleville Road;

Thence, with said centerline the following two courses:

- 1) North 45 deg. 47 min. 46 sec. East a distance of 729.69 feet to a concrete nail set over and iron pin found
- 2) South 87 deg. 21 min. 29 sec. East a distance of 86.28 feet returning to the true point of beginning containing 7.4297 acres more or less.

Bearings are based on the centerline of West Jefferson-Kiousville Road (South 01 deg. East) as described in Deed Book 217 Page 198.

Subject to a drainage easement across the southwest corner of the here-in-above described 7.4297 acre tract said drainage easement is more particularly described as follows:

Beginning at the intersection of the Northwest right-of-way line of Big Plain-Circleville Road with the West line of the here-in-above described 7.4297 acre tract said point bears North 02 deg. 41 min. 55 sec. East a distance of 36.59 feet from a concrete nail set at the southwest corner of said 7.4297 acre tract;

Thence, with the Northwest right-of-way line of Big Plain-Circleville Road North 45 deg. 47 min. 46 sec. East a distance of 226.95 feet to a point in said right-of-way line

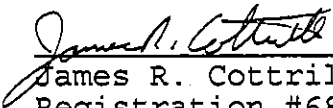
Thence, across said 7.4297 acre tract North 68 deg. 34 min. 01 sec. West a distance of 163.73 feet to a point in the West line of said 7.4297 acre tract

Thence, with said West line South 02 deg. 41 min. 55 sec. West a distance of 218.30 feet to the point of beginning;

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

Description of 193.0943 acre tract  
Surveyed for Hilda Karn Estate

The following described 193.0943 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5433, and being part of a 199.9 acre tract conveyed to Hilda Karn by Deed Book 217 Page 198 and being more particularly described as follows:

Beginning at a concrete nail previously set in the centerline of Big Plain-Circleville Road (50 foot right-of-way) (County Road 4) said concrete nail is at the southwest corner of a 3.0619 acre tract surveyed by this surveyor 1-08-98 not recorded to date said concrete nail bears North 87 deg. 21 min. 29 sec. West a distance of 365.58 feet from a railroad spike set at the intersection of the centerline of Big Plain Circleville Road to the West with the centerline of West Jefferson-Kiousville Road (45 foot right-of-way) (County Road 22);

Thence, with the centerline of Big Plain-Circleville Road North 87 deg. 21 min. 29 sec. West a distance of 415.85 feet to a concrete nail set in said centerline;

Thence, across said 199.9 acre tract the following 6 courses:

- 1) North 64 deg. 45 min. 32 sec. West, passing an iron pin and cap set at 86.46 feet, a total distance of 497.66 feet to an iron pin and cap set
- 2) North 17 deg. 57 min. 32 sec. West a distance of 248.35 feet to an iron pin and cap set
- 3) South 89 deg. 22 min. 26 sec. West a distance of 291.53 feet to an iron pin and cap set
- 4) South 02 deg. 35 min. 27 sec. West a distance of 388.13 feet to an iron pin and cap set
- 5) South 80 deg. 01 min. 57 sec. East a distance of 254.78 feet to an iron pin and cap set
- 6) South 02 deg. 41 min. 55 sec. West passing an iron pin and cap set at 470.71 feet, a total distance of 518.79 feet to a concrete nail set in the centerline of Big Plain-Circleville Road;

Thence, with said centerline the following three courses:

- 1) South 45 deg. 47 min. 46 sec. West a distance of 449.26 feet to a concrete nail set over an iron pin found
- 2) South 57 deg. 12 min. 47 sec. West a distance of 1282.87 feet to a concrete nail set over an iron pin found
- 3) South 78 deg. 39 min. 05 sec. West a distance of 182.14 feet to a concrete nail set over an iron pin found at the southeast corner of a 57.42 acre tract conveyed to Miriam T. Marshall by Deed Book 291 Page 269 said iron pin is also at the southwest corner of said 199.9 acre tract

Thence, with the West line of said 199.9 acre tract North 02 deg. 27 min. 24 sec. East, passing an iron pin and cap set at 27.00 feet, a total distance of 4411.09 feet to an iron pin and cap set at the southwest corner of a 51.35 acre tract conveyed to Leslie A. and Gertrude T. Laird by Deed Book 283 Page 839;

Thence, with the South line of said 51.35 acre tract South 74 deg. 47 min. 54 sec. East passing a concrete fence post at 2815.89 feet a total distance of 2841.84 feet to a concrete nail set over an iron pin found in the centerline of West Jefferson-Kiousville Road;

Thence, with said centerline South 01 deg. 00 min. 00 sec. East a distance of 1784.04 feet to a concrete nail set at the northeast corner of said 3.0619 acre tract;

Thence, with said 3.0619 acre tract the following two courses:

1) North 87 deg. 21 min. 29 sec. West being parallel to the centerline of Big Plain-Circleville Road passing an iron pin and cap at 25.00 feet, a total distance of 365.58 feet to an iron pin and cap set

2) South 01 deg. 00 min. 00 sec. East being parallel to the centerline of West Jefferson-Kiousville Road passing an iron pin and cap set at 340.58 feet, a total distance of 365.58 feet returning to the point of beginning containing 193.0943 acres more or less.

Bearings are based on the centerline of West Jefferson-Kiousville Road (South 01 deg. East) as described in Deed Book 217 Page 198.

With the benefit of a drainage easement across the southwest corner of a 7.4297 acre tract surveyed at the same time as the here-in-above described 193.0943 acre tract and being more particularly described as follows:

Beginning at the intersection of the Northwest right-of-way line of Big Plain-Circleville Road with the West line of said 7.4297 acre tract said point bears North 02 deg. 41 min. 55 sec. East a distance of 36.59 feet from a concrete nail set at the southwest corner of said 7.4297 acre tract;

Thence, with the northwest right-of-way line of Big Plain-Circleville Road North 45 deg. 47 min. 46 sec. East a distance of 226.95 feet to a point in said right-of-way line

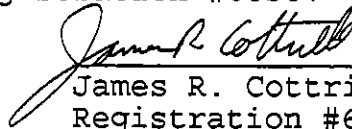
Thence, across said 7.4297 acre tract North 68 deg. 34 min. 01 sec. West a distance of 163.73 feet to a point in the West line of said 7.4297 acre tract;

Thence, with said West line South 02 deg. 41 min. 55 sec. West a distance of 218.30 feet to the point of beginning of said drainage easement, being more clearly shown on plat accompanying this 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 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