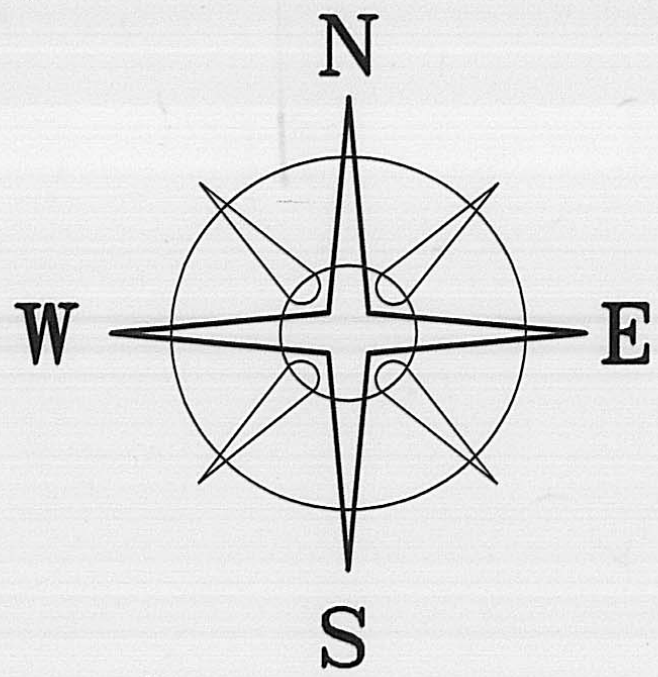


LEGEND

- 1" IRON PIPE & YELLOW PLASTIC CAP STAMPED "NCB 5969" (FD.)
 - 3/4" IRON ELEC. CONDUIT & YELLOW PLASTIC CAP STAMPED "R.I. BAKER 5539" (FD.)
 - IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - PK NAIL FOUND IN TOP OF A 16" SQ. CONCRETE FENCE POST
 - SOLID IRON PIN (FOUND)
 - △ STONE COUNTY MONUMENT (FOUND)
 - RAIL ROAD SPIKE
 - MAG NAIL (SET)
 - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



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

BERKLEY JOE ROACH, TRUSTEE
VOL. 94 PG. 1136
50.41 ACRES

MARJORIE TAYLOR, ETAL.
D.B. 175, PG. 6
117.00 ACRES

BRANCH

BRANCH

MARJORIE TAYLOR, ETAL.
D.B. 175, PG. 6
106.58 ACRES

JAMES R. COTTRILL P.S.

8256 S.R. 207 NE MT. STERLING, OHIO 43143 PH. (740) 869-3811

PLAT OF

FARM SURVEY, VMS 5766,13150-13352,12104-12253, & 6065, FAIRFIELD TWP./MADISON CO., PLEASANT TWP./FRANKLIN COUNTY, OHIO. SURVEYED FOR MILTON E. KARN ESTATE.



BIG PLAIN - CIRCLEVILLE ROAD (CR 4)

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 8-25-99

DATE DRAWN: 8-11-99
SCALE: 1" = 200'
CREW: RC,MW,MC,EM,AT
JOB# S990716
F.B. # 22
DWN. BY: RC
CK. BY:

153.1051+/- ACRES

10.0002+/- ACRES

83.2418+/- ACRES

DEED REFERENCE

MILTON E. KARN
VOL. 2353, PG. 364 (FRANKLIN CO.)
VOL. 159, PG. 439 (MADISON CO.)

- (A) 36 ACRES (BEFORE EXCEPTIONS)
(PARCEL ONE, TRACT ONE)
- (B) 80.06 ACRES (BEFORE EXCEPTIONS)
(PARCEL ONE, TRACT TWO)
- (C) 166 ACRES (BEFORE EXCEPTIONS)
(PARCEL ONE, TRACT THREE)
- (D) 26703 SQ.FT. (BEFORE EXCEPTIONS)
(PARCEL ONE, TRACT FOUR)

Description of 153.1051 acre tract
Surveyed for the Milton Karn Estate

The following described 153.1051 acre tract is situated in the State of Ohio, Pleasant Township in Franklin County, and Fairfield Township of Madison County, V.M.S. 5766, 13150-13352, and being part of a 166 acre tract (before exceptions (Parcel One, Tract Three) also being part of a 80.06 acre tract (before exceptions) (Parcel One, Tract Two) also being part of a 36 acre tract (before exceptions) (Parcel One, Tract One) all three tracts conveyed to Milton E. Karn by Volume 2353, Page 364 (Franklin County) and Volume 159 Page 439 (Madison County) and being more particularly described as follows:

Beginning at a iron pin found at the intersection of the centerline of Opossum Run Road (60 foot right-of-way) (County Road 138) with the line between Franklin and Madison County said iron pin is also at the southwest corner of a 5.008 acre tract conveyed to Jeffrey A. and Vickie L. Ball by Volume 19368 A 16 of Franklin County and corner to what remains of said Karn's 36 acre tract said iron pin bears North 52 deg. 19 min. 50 sec. East a distance of 1242.75 feet from an iron pin found at the centerline of said Opossum Run Road with the centerline of Big Plain -Circleville Road (County Road 4)

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 in said centerline 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 the Northeast line of said 2.000 acre tract North 28 deg. 10 min. 33 sec. West passing a $\frac{3}{4}$ inch iron 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 $\frac{3}{4}$ inch diameter iron electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) at the northeast corner of said 2.000 acre tract;

Thence, with the northwest line of said 2.000 acre tract South 52 deg. 19 min. 21 sec. West passing a $\frac{3}{4}$ inch iron electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) at the northeast corner of a 2.000 acre tract conveyed to Carl and Elizabeth Cash by Volume 285 Page 92 at 200.03 feet and also passing again at the northeast corner of a 2.000 acre tract conveyed to George S. and Michelle A. Owens by Volume 55 Page 7 at 400.02 feet also passing said iron conduit and cap at the northeast corner of a 2.000 acre tract conveyed to Lawrence J. and Sharon L. Beers by Volume 285 Page 89 at 600.01 feet a total distance of 792.76 feet to a $\frac{3}{4}$ inch iron electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) in the East line of a 4.6598 acre tract conveyed to Gilbert P. and Bonnie S. Faulkner by Volume 260 Page 612,

Thence, with said 4.6598 acre tract the following two courses:

- 1) North 26 deg. 23 min. 23 sec. West a distance of 198.87 feet to a one inch iron pipe and yellow plastic cap stamped NCB 5969 (found)
- 2) South 71 deg. 03 min. 28 sec. West, passing a one inch iron pipe and yellow plastic cap stamped NCB 5969 (found) at 42.06 feet, a total distance of 58.06 feet to a point in the centerline of Opossum Run and in the Eastern line of a 106.58 acre tract conveyed to Marjorie Taylor, et.al. by Deed Book 175 Page 6;

Thence, with said Opossum Run and said 106.58 acre tract the following three courses:

- 1) North 11 deg. 01 min. 09 sec. West a distance of 149.22 feet to the western corner of common to said 36 and 166 acre tracts
- 2) North 28 deg. 21 min. 40 sec. West a distance of 336.60 feet
- 3) North 33 deg. 09 min. 20 sec. East a distance of 231.66 feet

Thence, with said 106.58 acre tract and leaving said Opossum Run the following two courses:

- 1) North 70 deg. 14 min. 46 sec. West, passing an iron pin and cap set on the West bank of Opossum Run at 36.15 feet, a total distance of 1322.64 feet to a mag nail set in the top of a wood fence post found

- 2) North 28 deg. 28 min. 51 sec. East, passing an iron pin and cap set on the South bank of a branch at 537.15 feet, a total distance of 539.88 feet to a point in the centerline of said branch

Thence, with said branch the following three courses:

- 1) North 79 deg. 28 min. 40 sec. West a distance of 149.16 feet
- 2) North 72 deg. 28 min. 40 sec. West a distance of 386.10 feet
- 3) North 53 deg. 30 min. 47 sec. West a distance of 88.06 feet to a point in the south line of 117.00 acre tract conveyed to Marjorie Taylor et.al. by Deed Book 175 Page 6 (Madison County) also being the Northwest line of said 166 acre tract;

Thence, with the North line of said 166 acre tract North 69 deg. 01 min. 20 sec. East, passing an iron pin and cap set at 16.93 feet, also passing the County line at 2598.72 feet, a total distance of 3292.74 feet to an iron pin and cap set in the West line of a 5.594 acre tract conveyed to Anthony R. Williams by Volume 32048 G 2

Thence, with said West line South 17 deg. 58 min. 41 sec. East a distance of 362.63 feet to a mag nail set in the top of 10 inch wood fence post (found)

Thence, with the South line of said 5.594 acre tract North 68 deg. 09 min. 05 sec. East a passing a solid iron pin found at the southwest corner of 5.094 acre tract conveyed to Ronald L. and Cheryl A. Kensler by Volume 19711 H 4 at 220.53 feet, also passing a one inch iron pipe found at the southwest corner of 5.035 acre tract conveyed to Mark S. and Nancy A. Meeker by Volume 18568 H 10 at 422.76 feet, a total distance of 934.02 feet to a $\frac{3}{4}$ inch iron electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) at the northwest corner of 4.00 acre tract conveyed to Patrick and Marsha L. Dinneen by Volume 15264 J 18

Thence, with the West line of said 4.00 acre tract South 21 deg. 35 min. 50 sec. East a distance of 311.44 feet to a $\frac{3}{4}$ inch iron electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) at the southwest corner of said 4.00 acre tract

Thence, across said 166 acre tract the following four courses:

- 1) South 71 deg. 49 min. 59 sec. West a distance of 430.99 feet to an iron pin and cap set buried one foot deep
- 2) South 4 deg. 29 min. 06 sec. East a distance of 413.98 feet to an iron pin and cap set buried one foot deep
- 3) North 71 deg. 49 min. 59 sec. East a distance of 268.79 feet to an iron pin and cap set
- 4) North 87 deg. 54 min. 17 sec. East, passing an iron pin and cap set at 369.28 feet, a total distance of 404.46 feet to a mag nail set in the centerline of Opossum Run Road said point being at a point in a curve

Thence, with said centerline the following four courses:

- 1) With a curve to the left radius 286.44 feet arc length 61.20 feet and chord bears South 19 deg. 42 min. 22 sec. West and chord length of 61.08 feet to a mag nail set
- 2) South 13 deg. 37 min. 30 sec. West a distance of 512.94 feet to a mag nail set
- 3) With a curve to the right said curve has a radius of 286.47 feet arc length 148.75 feet and chord bears South 28 deg. 28 min. 21 sec. West chord length of 147.09 feet to a mag nail set
- 4) South 43 min. 20 min. 30 sec. West a distance of 433.56 feet to a mag nail set in the East line of a 3.240 acre tract conveyed to Thomas A. and Judy M. Williams by Instrument 19952 F 16

Thence, with said 3.240 acre tract the following two courses:

- 1) North 37 deg. 02 min. 28 sec. West passing an iron pin and cap set at 25.00 feet, a total distance of 475.52 feet to an iron pin and cap set
- 2) South 43 deg. 38 min. 47 sec. West a distance of 299.97 feet to a $\frac{3}{4}$ inch iron electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) in the northwest line of a 5.0100 acre tract conveyed to Drew M Talik and Shannon M. Valentine by instrument # 28656 H 8

Thence, with said 5.0100 acre tract the following three courses:

- 1) North 37 deg. 02 min. 44 sec. West a distance of 22.74 feet to an iron pin and cap previously set
- 2) South 46 deg. 37 min. 03 sec. West a distance of 466.51 feet to an iron pin and cap previously set
- 3) South 43 deg. 23 min. 42 sec. East a distance of 56.19 feet to a ¾ inch iron electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) at the northern most corner of 2.0176 acre tract conveyed to Dean A. And Dondee L. Knupp by instrument #30874 D 11

Thence, with the northwest line of said 2.0176 acre tract South 47 deg. 35 min. 59 sec. West, passing the northern corner of a 2.0176 acre tract conveyed to Richard L. and Donna J. Ankrum by instrument #17168 C 10 at 198.54 feet, also passing a ¾ inch electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) at the northern most corner of said Ball's 5.008 acre tract at 395.57 feet, a total distance of 693.43 feet to an iron pin and cap set corner to said 5.008 acre tract said iron pin and cap bears North 47 deg. 35 min. 59 sec. East a distance of 21.84 feet from a ¾ inch iron electrical conduit and yellow plastic cap stamped R.I. Baker 5539 (found) set in air;

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 541.85 feet, a total distance of 576.85 feet returning to the point of beginning containing 153.1051 acre tracts more or less, of which 142.8533 acres is part of said 166 acre tract, and 9.0217 acres is part of said 36 acre tract, and 1.2301 acres is part of said 80.06 acre tract, also there is 62.2555 acres in Franklin County and 90.8496 acres in Madison 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.

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 August 11 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.