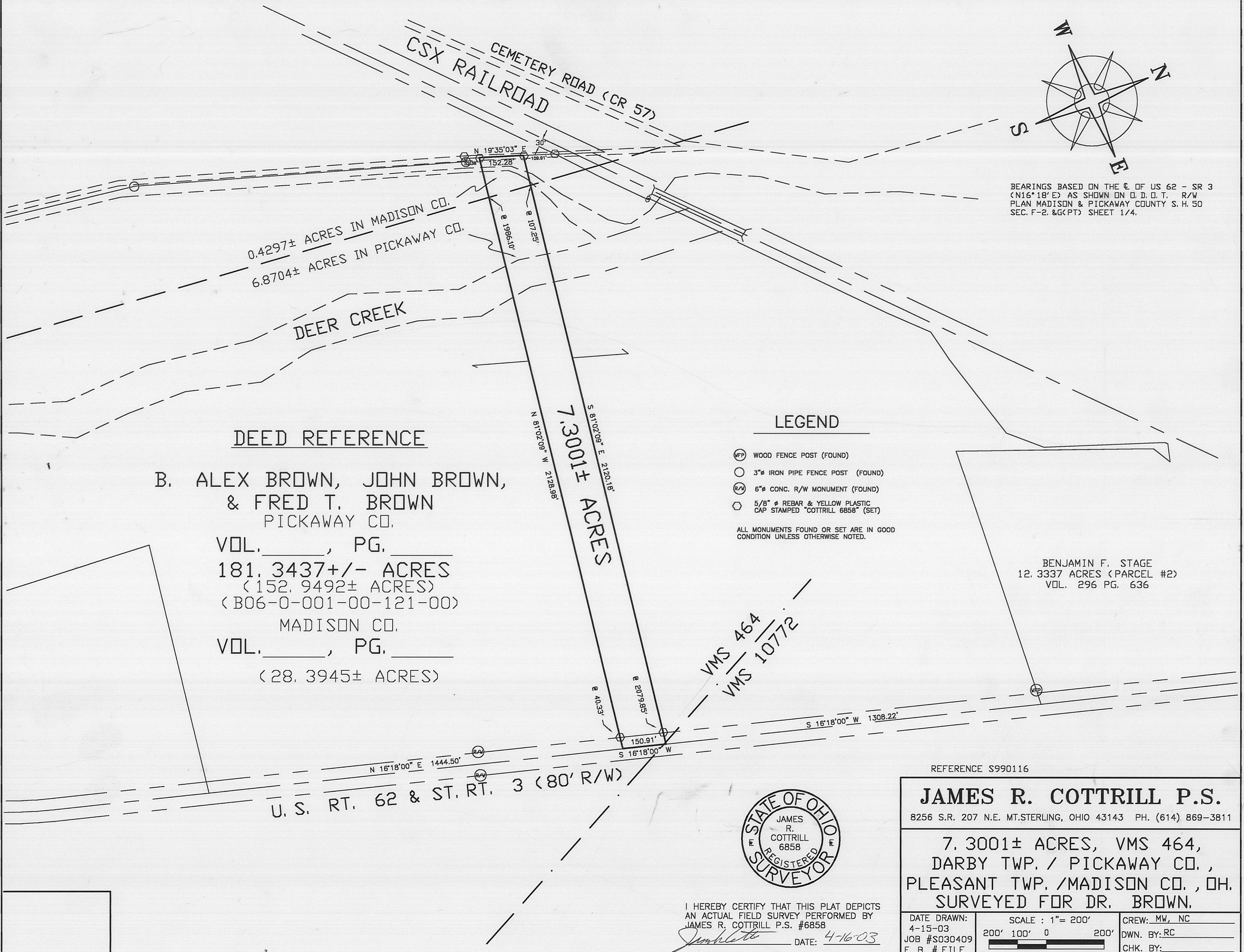


BEARINGS BASED ON THE C. OF US 62 - SR 3  
(N16°18'E) AS SHOWN ON O. D. T. R/W  
PLAN MADISON & PICKAWAY COUNTY S. H. 50  
SEC. F-2, & G(PT) SHEET 1/4.



DEED REFERENCE

B. ALEX BROWN, JOHN BROWN,  
& FRED T. BROWN  
PICKAWAY CO.

VOL. \_\_\_\_\_, PG. \_\_\_\_\_  
181.3437+/- ACRES  
(152.9492± ACRES)  
(B06-0-001-00-121-00)  
MADISON CO.

VOL. \_\_\_\_\_, PG. \_\_\_\_\_  
(28.3945± ACRES)

LEGEND

- ⊙ WOOD FENCE POST (FOUND)
- 3" IRON PIPE FENCE POST (FOUND)
- ⊗ 6" CONC. R/W MONUMENT (FOUND)
- ⊕ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

BENJAMIN F. STAGE  
12.3337 ACRES (PARCEL #2)  
VOL. 296 PG. 636

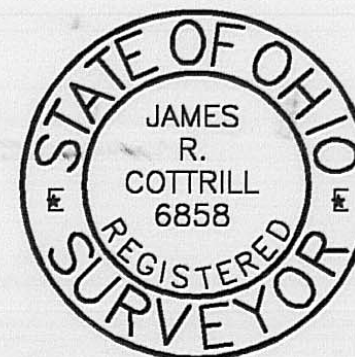
VMS 464  
VMS 10772

REFERENCE S990116

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

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

7.3001± ACRES, VMS 464,  
DARBY TWP. / PICKAWAY CO.,  
PLEASANT TWP. / MADISON CO., OH.  
SURVEYED FOR DR. BROWN.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858

*James R. Cottrill* DATE: 4-16-03

DATE DRAWN:  
4-15-03  
JOB #S030409  
F. B. # FILE

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

CREW: MW, NC  
DWN. BY: RC  
CHK. BY:

7.3001 acres  
Surveyed for Dr. Brown

The following described 7.3001 acre tract is situated in the state of Ohio, Darby Township of Pickaway County, and Pleasant Township of Madison County, VMS 464, being part of a 181.3437 acre tract (152.9492 acres are in Pickaway County and 28.3945 acres are in Madison County)(Pickaway County auditors' number B06-0-001-00-121-00) conveyed to B. Alex Brown, John Brown, and Fred T. Brown by Official Record \_\_\_\_\_, Page \_\_\_\_\_ in Pickaway County, and Official Record \_\_\_\_\_, Page \_\_\_\_\_ in Madison County and being more particularly described as follows:

Beginning at a point in the centerline of US Route 62 and State Route 3 (80 ft. right-of-way) said point bears South 16 deg. 18 min. 00 sec. West a distance of 1308.22 feet from the southeast corner of said 181.3437 acre tract, also the Southwest corner of a 12.3337 acre tract (Parcel 2) conveyed to Benjamin F. Stage by Volume 296 Page 636;

Thence, with said centerline, South 16 deg. 18 min. 00 sec. West a distance of 150.91 feet to a point in said centerline;

Thence, across said 181.3437 acre tract with a new line, North 81 deg. 02 min. 09 sec. West, passing an iron pin and cap set of 40.33 feet, also passing the Madison/Pickaway County line at 1986.10 feet, a total distance of 2128.98 feet to an iron pin and cap set in the east line of a 58.547 acre tract conveyed to Margaret H. Remy by Volume 288 Page 273 in Madison County;

Thence, with said south line, North 19 deg. 35 min. 03 sec. East a distance of 152.28 feet to iron pin and cap set;

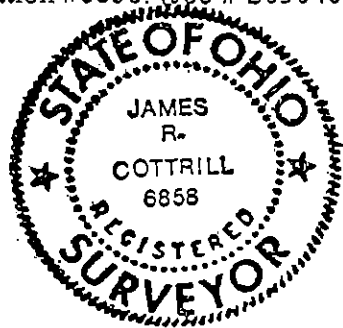
Thence, across said 181.3437 acre tract with a new line, South 81 deg. 02 min. 09 sec. East, passing the Madison Pickaway County line at 107.25 feet, also passing an iron pin and cap set at 2079.85 feet, a total distance of 2120.18 returning to the point beginning containing 7.3001 acres more or less of which 0.4297 acres more or less are in Madison County and 6.8704 acres more or less are in Pickaway County.

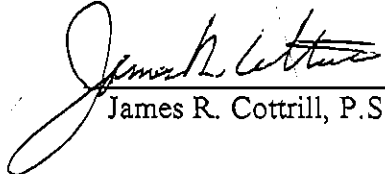
Bearings are based on the centerline of US Route 62 and State Route 3 (North 16 deg. 18 min. East) as shown on a O.D.O.T. right-of-way plan Madison in Pickaway County S.H. 50, SEC.F-2 & G(PT) sheet ¼.

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 April 15, 2003 by James R. Cottrill registration #6858. (Job # S030409)



  
James R. Cottrill, P.S.