

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

MARGARET H. REMY  
58.547 ACRES  
VOL. 288 PG. 273

WITTICH FARMS  
51.0 ACRES  
VOL. 256 PG. 489

VOID BETWEEN DEEDS CREATED BY R. I. BAKER S-05539  
FEB. 07, 1990. VOID IS BETWEEN REMY'S 58.547 AC. &  
BROWN'S 318.75 AC. TRACT. CURRENT OWNER OF VOID  
IS OTIS REMY ET AL. D.B. 281 PG. 489.

BAKER USED POSSESSION LINE (FENCED)  
INSTEAD OF DEED LINE.

MADISON COUNTY  
PICKAWAY COUNTY

181.3437+/- ACRES

22.1653+/- ACRES

U.S. RT. 62 & ST. RT. 3 (80' R/W)

VMS 464  
VMS 10772

LEGEND

- ⊙ WOOD FENCE POST (FOUND)
  - 3" IRON PIPE FENCE POST (FOUND)
  - ⊙ 6" CONC. R/W MONUMENT (FOUND)
  - SOLID IRON PIN (FOUND)
  - △ RECORD CORNER STONE (FOUND)
  - RAIL ROAD SPIKE
  - POINT
  - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1146.37'	823.47'	805.88'	S 46°52'43" W	41°09'26"	430.40'
C2	1528.43'	266.76'	266.42'	S 21°18'00" W	10°00'00"	133.72'

IRON PIN FOUND  
& POINT OF INTERSECTION

SCIDD - DARBY RD. (CR 22)

DEED REFERENCE

B. ALEX BROWN, JOHN BROWN,  
& FRED T. BROWN  
VOL. 319, PG. 311  
(PICKAWAY COUNTY)  
VOL. 284, PG. 192  
(MADISON COUNTY)  
464.297 AC. (PARCEL TWO)  
92 ACRES (PARCEL THREE)  
30 ACRES (PARCEL FOUR)

ACREAGE BREAK DOWN

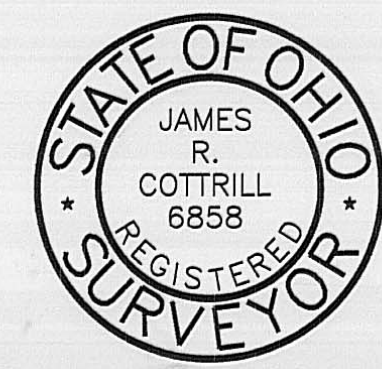
TRACT	ACREAGE	VMS	COUNTY/TOWNSHIP	PICKAWAY COUNTY PARCEL # / ACRES
(A)	143.9393+/- ACRES			
(B)	11.8622+/- ACRES			
(C)	25.5422+/- ACRES			
	28.3945+/- ACRES		MADISON/PLEASANT	
	152.9492+/- ACRES		PICKAWAY/DARBY	
	16.0213+/- ACRES	10772		
	165.3224+/- ACRES	464		
	136.9279+/- ACRES			B06-0-001-00-121-00 214.4 ACRES
	16.0213+/- ACRES			B06-0-001-00-119-00 137.7 ACRES

RICHARD HAVENS  
3.06 ACRES  
VOL. 262 PG. 421

DEER CREEK

NICK E. CONLEY  
D.R. 13, PG. 155  
2.07 ACRES

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



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

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

PLAT OF  
**22.1653± & 181.3437± ACRES, VMS 464 & 10772, DARBY TOWNSHIP/PICKAWAY COUNTY, PLEASANT TOWNSHIP/MADISON COUNTY, STATE OF OHIO.**  
SURVEYED FOR FRED BROWN.

DATE DRAWN: 2-26-99 SCALE: 1" = 200'  
JOB# S990116 200' 100' 0' 200'  
F.B. # 21 CREW: RC, MW, EJ, EM  
DWN. BY: RC, EM  
CK. BY:

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 3-30-99

54-03

Description of a 22.1653 acre  
Surveyed for Fred Brown

The following described 22.1653 acre tract is situated in the State of Ohio, Darby Township in Pickaway County, V.M.S. 464 and being part of a 464.297 acre tract (Parcel Two) conveyed to B. Alex Brown, John Brown, and Fred T. Brown by Volume 319 Page 311 and being more particularly described as follows:

Beginning at a point near the centerline of U.S. 62 and State Route 3 said point being in the South line of said 464.297 acre tract and being the North line of a 103.54 acre tract conveyed to Opal Towler by Deed Book 314 Page 313 said point bears North 75 deg. 29 min. 41 sec. East a distance of 1103.60 feet from the Southwest corner of said 464.297 acre tract and the southeast corner of a 51.0 acre tract conveyed to Wittich Farms by Volume 256 Page 489 of Madison County said point also bears North 75 deg. 29 min. 41 sec. East a distance of 937.27 feet from the intersection of said South line of said 464.297 acre tract with the line between Madison and Pickaway County;

Thence, across said 464.297 acre tract the following two new courses:

- 1) North 04 deg. 34 min. 03 sec. East, passing an iron pin and cap set at 51.82 feet, a total distance of 1525.61 feet to an iron pin and cap set
- 2) South 81 deg. 02 min. 09 sec. East, passing an iron pin and cap set at 850.64 feet, a total distance of 890.96 feet to a point in the centerline of U.S. 62 and State Route 3;

Thence, with said centerline the following three courses:

- 1) South 16 deg. 18 min. 00 sec. West a distance of 540.99 feet to the point of curvature
- 2) With a curve to right said curve has a radius of 1528.43 feet, Arc length of 266.76 feet and chord bears South 21 deg. 18 min. 00 sec. West a distance of 266.42 feet to a point in said centerline
- 3) with a radius of 1146.37 feet, arc length 823.47 feet and chord bears South 46 deg. 52 min. 43 sec. West a distance of 805.88 feet to a point in said centerline

Thence, across said 464.297 acre tract South 22 deg. 32 min. 34 sec. East a distance of 20.53 feet to a railroad spike set at an angle point in the North line of said Towler's 103.54 acre tract,

Thence, with said Towler's line South 75 deg. 29 min. 41 sec. West a distance of 178.29 feet returning to the point of beginning containing 22.1653 acres more or less.

Bearings are based on the centerline of U.S. 62 State Route 3 (North 16 deg. 18 min. East) as shown on O.D.O.T. right-of-way plans Madison & Pickaway County S.H. 50 Sec. F-2. & G(PT) Sheet 1 / 4.

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 February 26, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.

Description of 181.3437 acre tract  
Surveyed for Fred Brown

The following described 181.3437 acre tract is situated in the State of Ohio, Pleasant Township in Madison County, and Darby Township in Pickaway County, V.M.S. 464 and 10772, and being part of a 464.297 acre tract (Parcel Two), and part of a 92 acre tract (Parcel Three) and all that remains of 30 acre tract (Parcel Four) all three tracts conveyed to B. Alex Brown, John Brown, and Fred T. Brown by Volume 319 Page 311 in Pickaway County, and Volume 284 Page 192 in Madison County, and being more particularly described as follows:

Beginning at the southwest corner of said 464.297 acre tract also being the southeast corner of a 51.0 acre tract conveyed to Wittich Farms by Volume 256 Page 489 in Madison County, also being the North line of a 103.54 acre tract conveyed to Opal Towler by Deed Book 280 Page 826 in Madison County and Volume 314 Page 313 in Pickaway County;

Thence, with the line between said 464.297 acre tract and 51 acre tract North 22 deg. 22 min. 35 sec. West, passing an iron pin and cap set at 69.93 feet, also passing a wood fence post found at 632.92 feet a total distance of 907.47 feet to an iron pin and cap set on the South bank of a mill race running parallel to and East and Southeast of the old State Route 3 (now abandoned)

Thence, with the South bank of said Mill Race North 43 deg. 49 min. 52 sec. East a distance of 233.31 feet to a corner stone found on said bank also corner to a 58.547 acre tract conveyed to Otis Remy et.al. by Deed Book 281 Page 489;

Thence, North 08 deg. 54 min. 42 sec. East with the East line of said 58.547 acre tract a distance of 1240.95 feet to a 3 inch metal fence post filled with concrete (found) corner to said 58.547 acre tract also corner to a 58.547 conveyed to Margaret H. Remy by Volume 288 Page 273 (see plat for description of void created by R.I. Baker); said pipe is also in the East line of Old State Route 3;

Thence, with said East line North 18 deg. 09 min. 52 sec. East a distance of 1154.75 feet to a 3 inch diameter metal fence post filled with concrete (found) corner to said 58.547 acre tract;

Thence, with the North line of said 58.547 acre tract South 75 deg. 39 min. 24 sec. West a distance of 13.89 feet to an iron pin and cap set in the centerline of Old State Route 3 and corner to the CSX Railroad;

Thence, with the centerline of Old State Route 3 and the East line of said railroad North 19 deg. 35 min. 03 sec. East a distance of 314.57 feet to an iron pin and cap set at the intersection of said old centerline with the intersection of the Southeast line of said railroad ;

Thence, with said Southeast right-of-way line of said railroad the following 7 courses:

- 1) North 49 deg. 33 min. 22 sec. East, passing the Madison /Pickaway County line at 118.35 feet, a total distance of 179.51 feet to a point
- 2) North 47 deg. 57 min. 36 sec. East a distance of 180.00 feet
- 3) North 42 deg. 02 min. 24 sec. West a distance of 5.00 feet
- 4) North 47 deg. 57 min. 36 sec. East a distance of 345.00 feet
- 5) South 42 deg. 02 min. 24 sec. East a distance of 5.00 feet
- 6) North 47 deg. 57 min. 36 sec. East a distance of 575.00 feet
- 7) North 46 deg. 13 min. 12 sec. East a distance of 164.68 feet to the intersection of said southeast right-of-way with the centerline of old State Route 3

Thence, with said old State Route 3 the following five courses:

- 1) North 78 deg. 47 min. 54 sec. East, passing an iron pin and cap set at a corner to a 3.06 acre tract conveyed to Richard Havens by Volume 262 Page 421 at 39.02 feet, a total distance of 116.72 feet to an iron pin and cap set
- 2) North 74 deg. 57 min. 52 sec. East, a distance of 153.96 feet to an iron pin and cap set at the southern most corner of a 2.07 acre tract conveyed to Nick E. Conley by Official Record 13 Page 155;
- 3) North 75 deg. 12 min. 36 sec. East a distance of 170.28 feet to an iron pin and cap set
- 4) North 43 deg. 12 min. 36 sec. East a distance of 139.92 feet to an iron pin and cap set
- 5) North 20 deg. 03 min. 41 sec. East a distance of 419.15 feet to an iron pin and cap set in the Southeast right-of-way line of the CSX Railroad

Thence, with said southeast right-of-way line North 47 deg. 57 min. 36 sec. East a distance of 11.08 feet to an iron pin and cap set at the northern line of said 92 acre tract

Thence, with said line South 74 deg. 44 min. 05 sec. East a distance of 64.49 feet to a solid iron pin (found) at the northeast corner of a 12.3337 acre tract (Parcel Two) conveyed to Benjamin F. Stage by Volume 296 Page 636;

Thence, with said 12.3337 acre tract the following three courses:

- 1) South 61 deg. 26 min. 42 sec. West a distance of 74.05 feet to an iron pin (found)
- 2) South 21 deg. 41 min. 08 sec. West a distance of 684.88 feet to a wood fence post found
- 3) South 85 deg. 58 min. 12 sec. East, passing a wood fence post found at the southeast corner of said 12.3337 acre tract at 893.47 feet, a total distance of 934.74 feet to a point in the centerline of U.S. Route 62 and State Route 3 (80 foot right-of-way)

Thence, with said centerline South 16 deg. 18 min. 00 sec. West, passing the line between said 464.297 and 92 acre tract at 616.03 feet, a total distance of 2903.63 feet to a point in said centerline;

Thence, across said 464.297 acre tract the following two new courses:

- 1) North 81 deg. 02 min. 09 sec. West, passing an iron pin and cap set at 40.32 feet, a total distance of 890.96 feet to an iron pin and cap set
- 2) South 04 deg. 34 min. 03 sec. West, passing an iron pin and cap set at 1473.79 feet, a total distance of 1525.61 feet, to a point near the centerline of U.S. 62 and State Route 3 said point being in the South line of said 464.297 acre tract and in the North line of Towler's 103.54 acre tract;

Thence, with said North line South 75 deg. 29 min. 41 sec. West passing the Madison/Pickaway County line at 937.27 feet, a total distance of 1103.60 feet returning to the point of beginning containing 181.3437 acres more or less, of which 143.9393 acres is from said 464.297 acre tract, and 11.8622 acres is from said 92 acre tract, and 25.5422 acres is all that remains of said 30 acre tract, also 28.3945 acres is in Madison County, Pleasant Township and 152.9492 acres is in Darby Township, Pickaway County; also 16.0213 acres is in V.M.S. 10772 and 165.3224 acres is in V.M.S. 464;

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This description is based on a field survey performed February 26, 1999 by James R. Cottrill registration #6858.

