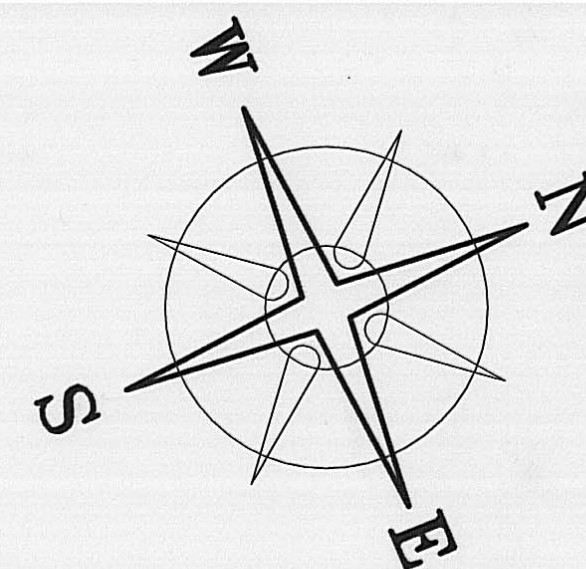


BEARINGS BASED ON THE L OF US 62 - SR 3
(N16°18'E) AS SHOWN ON D. D. T. R/W
PLAN MADISON & PICKAWAY COUNTY S. H. 50
SEC. F-2, & G(PT) SHEET 1/4.

MARGARET H. REMY
58.547 ACRES
VOL. 288 PG. 273
(MADISON CO.)



MADISON COUNTY 0.8765± ACRES IN MADISON CO.
PICKAWAY COUNTY 6.4251± ACRES IN PICKAWAY CO.

DEED REFERENCE

B. ALEX BROWN, JOHN BROWN,
& FRED T. BROWN
PICKAWAY CO.
VOL. 521, PG. 195
181.3437+/- ACRES
(152.9492± ACRES)
(B06-0-001-00-121-01)
MADISON CO.
VOL. 161, PG. 467
(28.3945± ACRES)

7.3016± ACRES
S 81°02'08" E 2135.40'
N 81°02'08" W 2140.34'

12.4950± ACRES
(NOT RECORDED AS OF (12/11/03))

12.4577± ACRES
(NOT RECORDED AS OF (12/11/03))

7.3001± ACRES

INGRESS/EGRESS
EASEMENT

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

LEGEND

- WFP 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 & S030409

JAMES R. COTTRILL P.S.

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

7.3016± ACRES, VMS 464,
DARBY TWP. / PICKAWAY CO.,
PLEASANT TWP. / MADISON CO., OH.
SURVEYED FOR DR. BROWN.

DATE DRAWN: 12/12/03	SCALE: 1" = 200' 200' 100' 0 200'	CREW: MW
JOB #S031205		DWN. BY: MW
F. B. # FILE		CHK. BY: RC

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

DATE: 12/22/03



7.3016 acres
Surveyed for Dr. Brown

The following described 7.3016 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 B06-0-001-00-121-01, 146.079 acres) conveyed to B. Alex Brown, John Brown, and Fred T. Brown by Official Record 521, Page 195 in Pickaway County, and Official Record 161, Page 467 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 degrees 18 minutes 00 seconds West a distance of 2124.13 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 a new line across said 181.3437 acres, North 81 degrees 02 minutes 09 seconds West, passing an iron pin and cap set at 40.32 feet, also passing the Madison – Pickaway County line at 1867.90 feet, a total distance of 2140.34 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 58.547 acres, North 18 degrees 09 minutes 52 seconds East a distance of 150.71 feet to an iron pin and cap set;

Thence, with a new line across said 181.3437 acres, South 81 degrees 02 minutes 09 seconds East, passing the Madison – Pickaway County line at 240.83 feet, also passing an iron pin and cap set at 2095.06 feet, a total distance of 2135.40 feet to a point in said centerline;

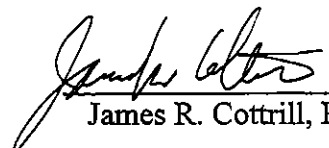
Thence, with said centerline, South 16 degrees 18 minutes 00 seconds West a distance of 150.00 feet, returning to the point of beginning, containing 7.3016 acres more or less, of which 0.8765 acres more or less being in Madison County and 6.425 acres more or less being in Pickaway County.

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 9 December, 2003 by James R. Cottrill registration #6858. (Job # S031205)


James R. Cottrill, P.S.

