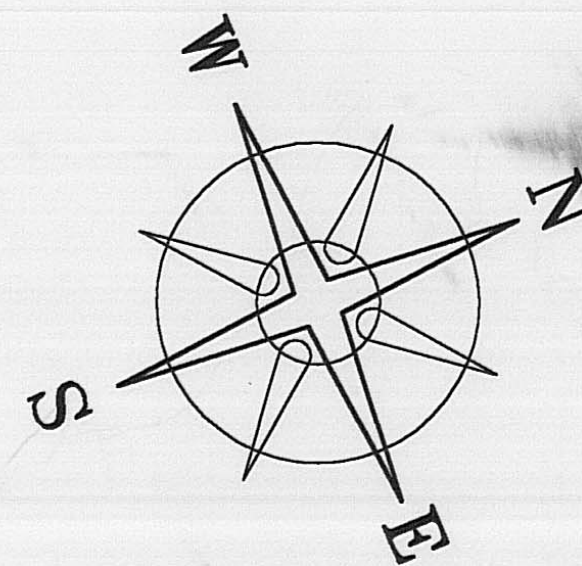


MARGARET H. REMY  
58.547 ACRES  
VOL. 288 PG. 273  
(MADISON CO.)



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

MADISON COUNTY  
1.2530± ACRES IN MADISON CO.  
PICKAWAY COUNTY  
11.2420± ACRES IN PICKAWAY CO.  
DEER CREEK

### DEED REFERENCE

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

12.4950± ACRES, VMS 464,  
DARBY TWP. / PICKAWAY CO.,  
PLEASANT TWP. / MADISON CO., OH.  
SURVEYED FOR DR. BROWN.

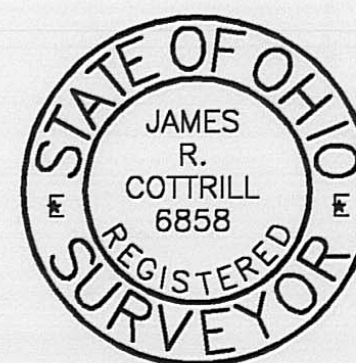
DATE DRAWN:  
4-15-03  
JOB #S030409  
F. B. # FILE

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

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

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

DATE: 1/12/04



26.04



The following described 12.4950 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 original 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) 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 North 16 deg. 18 min. 00 sec. East a distance of 929.50 feet from the southeast corner of said 22.1653 acre tract also 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;

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 1894.56 feet, a total distance of 2135.40 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 east line, North 18 deg. 09 min. 52 sec. East a distance of 258.72 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 186.58 feet, also passing an iron pin and cap set at 2086.58 feet, a total distance of 2126.91 feet to the centerline of US Route 62 and state Route 3;

Thence, with said centerline, South 16 deg. 18 min. 00 sec. West a distance of 257.50 feet returning to the point beginning containing 12.4950 acres more or less of which 1.2530 acres more or less are in Madison County and 11.2420 acres more or less are in Pickaway County.

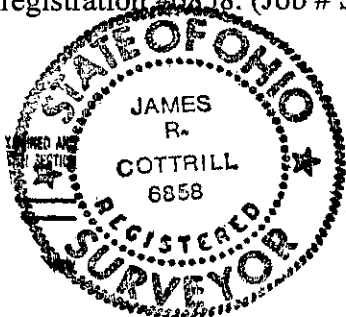
With the benefit of an ingress/egress easements as shown on plat accompanying this legal description;

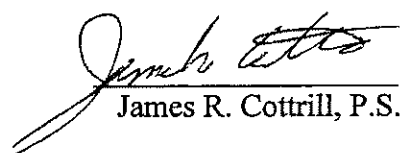
Bearings are based on the centerline of US Route 62 and State Route 3 (North 16 deg. 18 min. East) as shown on a 0.D.O.T. right-of-way plan Madison in Pickaway County S.H. 50, SEC.F-2 & G(PT) sheet ¼.

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 November 12, 2003 by James R. Cottrill registration #6858. (Job # S031104)



  
James R. Cottrill, P.S.