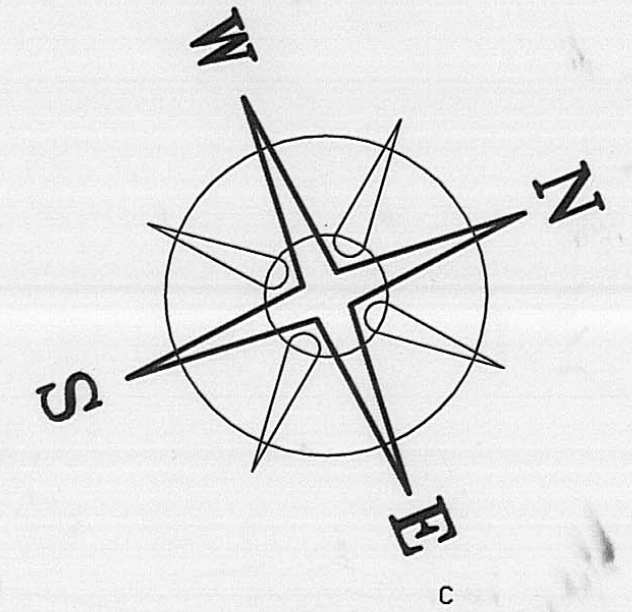


BEARINGS BASED ON THE L OF US 62 - SR 3
(N16°18'E) AS SHOWN ON O.D.O.T. R/W
PLAN MADISON & PICKAWAY COUNTY S. H. 50
SEC. F-2, & G(P.T) SHEET 1/4.



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

CEMETERY ROAD (CR 57)
CSX RAILROAD

LARRY R. & SHANNON J. KITCHEN
OFFICIAL RECORDED 163 PAGE 2240
7.3001± ACRES
0.429 ACRES (MAD. CO.)
(529)

MADISON COUNTY
PICKAWAY COUNTY

DEER CREEK

DEED REFERENCE

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

LARRY R. & SHANNON J. KITCHEN
OFFICIAL RECORDED 524 PAGE 2009
7.3001± ACRES
6.87 ACRES (PIC. CO.)
PARCEL# B06-0-001-00-121-03

LOT #8 9.3322± ACRES

LEGEND

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

INGRESS/EGRESS EASEMENT

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



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

DATE: 1/26/04

REFERENCE S990116 & S030409

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

9.3322± ACRES, VMS 464,
DARBY TWP./ PICKAWAY CO.,
PLEASANT TWP./MADISON CO., OH.
SURVEYED FOR DOC BROWN.

DATE DRAWN:
1/15/04
JOB #S031212
F. B. # 34

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

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

38.04

Description of a 9.3322 Acre Tract
Surveyed for Fred Brown

The following described 9.3322 acres is situated in the State of Ohio, Pleasant Township in Madison County, Darby Township in Pickaway County, V.M.S. 464 and V.M.S. 10772, and being part of a 146.079 Acre Tract conveyed to B. Alex Brown, John Brown, and Fred T. Brown by Official Record 521 Page 195 (Parcel Number B06-0-001-00-121-01) in Pickaway County and Volume 161 Page 467 in Madison County, and being more particularly described as follows;

Beginning at a point in the centerline of U.S. Route 62 (State Route 3) (80 foot right-of-way), said point bears South 16 degrees 18 minutes 00 seconds East a distance of 1113.22 feet from the northeast corner of said 146.079 acres and the southeast corner of a 12.3337 Acre Tract conveyed to Benjamin F. and Carolyn S. Stage by Official Record 136 Page 133;

Thence, with said centerline, South 16 Degrees 18 Minutes 00 Seconds West a distance of 195.00 feet the northeast corner of a 6.87 Acre Tract conveyed to Larry R. and Shannon J. Kitchen by Official Record 524 Page 2009;

Thence, with said 6.87 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 2012.92 feet, a total distance of 2120.18 feet to an iron pin and cap set in the old centerline of State Route 3;

Thence, with said centerline, North 19 Degrees 35 Minutes 03 Seconds East a distance of 109.91 feet to an iron pin and cap set in the southeast right-of-way line of the CSX Railroad;

Thence, with said railroad North 49 Degrees 33 Minutes 22 Seconds East a distance of 112.43 feet to an iron pin and cap set;

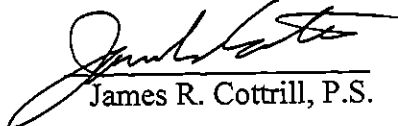
Thence, with a new line across said 146.079 acres, South 81 Degrees 02 Minutes 09 Seconds East, passing the Madison – Pickaway County line at 4.08 feet, also passing an iron pin and cap set at 2011.34 feet, a total distance of 2051.67 feet, returning to the point of beginning, containing 9.3322 acres more or less, of which 0.3180 acres more or less being in Madison County and 9.0142 acres more or less being in Pickaway County, 8.9486 acres more or less being in V.M.S. 464 and 0.3836 acres more or less being in V.M.S. 10772.

Bearings are based on the centerline of U.S. Route 62 (North 16 degrees 18 minutes East) as shown on O.D.O.T. Right-of-way plans Madison-Pickaway County S.H. 50 Sec. F-2 and G sheet 1 of 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 13 January 2004 by James R. Cottrill registration #6858. (Job #S031212)


James R. Cottrill, P.S.

