

PLAT OF:
 9.0001± ACRES, (8.9999± AC. PIC. CO. / 0.0002± AC. MAD. CO.), VMS 464 & 10772,
 DARBY TOWNSHIP/PICKAWAY COUNTY,
 PLEASANT TOWNSHIP/MADISON COUNTY, OHIO.
 SURVEYED FOR FRED BROWN.

SCALE: 1"=200'

200' 100' 0 200'

JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143

PH. (740) 869-3811

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

James R. Cottrill

9/02/04

DATE

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

The following described 9.0001 acre tract is situated in the State of Ohio, Darby Township in Pickaway County, Pleasant Township in Madison County, VMS 464 and VMS 10772, and being part of a 181.3437 original acre tract conveyed to B. Alex Brown, John Brown, and Fred T. Brown by official record 521 page 195 in Pickaway County (B06-0-001-00-121-01) and official record 161 page 467 in Madison County, and being more particularly described as follows:

Commencing at a point in the centerline of US Route 62 and State Route 3 (80 ft. right-of-way) said point being the south east corner of a 12.3337 acre tract conveyed to Benjamin F. Stage by volume 296 page 636;

Thence, with said centerline, South 16° 18 minutes 00 seconds West a distance of 913.83 ft. to the true point of beginning;

Thence, continuing with said centerline, South 16° 18 minutes 00 seconds West a distance of 199.39 ft. to a point in said at the northeast corner of a 9.3322 acre tract surveyed by this surveyor and not recorded to date;

Thence, with the north line of said 9.3322 acre tract, North 81° 02 minutes 09 seconds West, passing an iron pin and cap set at 40.33 ft., also passing the Madison/Pickaway County line at 2047.59 ft., a total distance of 2051.67 ft. to an iron pin and cap previously set in the southeast line of the CSX Railroad;

Thence, with said railroad the following four courses:

- 1) North 49° 33 minutes 22 seconds East, passing the Madison/Pickaway County line at 5.92 ft., a total distance of 67.08 ft.
- 2) North 47° 57 minutes 36 seconds East a distance of 180.00 ft.
- 3) North 42° 02 minutes 24 seconds West a distance of 5.00 ft.
- 4) North 47° 57 minutes 36 seconds East a distance of 4.87 ft.

Thence, with a new line across said original 181.3437 acre tract, South 81° 02 minutes 09 seconds East, passing an iron pin and cap set at 1880.71 ft., a total distance a 1921.04 ft. returning to the true point beginning containing 9.0001 acres more or less, of which 0.0002 acres more or less are in Madison County, and 8.9999 acres more or less are in Pickaway County.

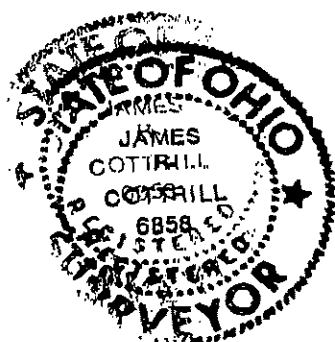
Bearings are based on the centerline of US 62/State Route 3 (North 16° 18 minutes East) as shown on ODOT right-of-way plan Madison and Pickaway County SH 50 section F-2. and G.(pt) sheet ¼.

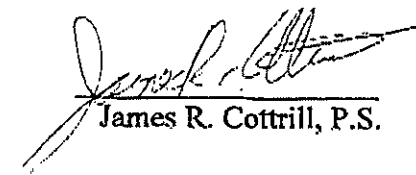
Subject to and with the benefit of a 22 ft. and 60 ft. ingress and egress easement as shown all in plat accompanying this legal description;

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 March 29, 2004 by James R. Cottrill registration #6858. (Job #S040308)




James R. Cottrill, P.S.