

BEARINGS BASED ON THE E. 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 CO.
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)

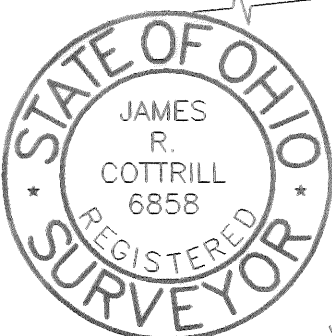


U. S. RT. 62 & ST. RT. 3

LOCATION MP

N. T. S.

INGRESS/EGRESS
EASEMENT



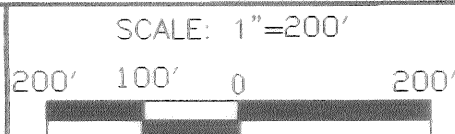
U. S. RT. 62 & ST. RT. 3 (80' R/W)

JOB # S040907

F.B. # S990116A

DATE DWN.: 9/15/04

PLAT OF:
12.4577± ACRES, VMS 464, DARBY TWP. / PICKAWAY CO.,
PLEASANT TWP. / MADISON CO., STATE OF OHIO.
SURVEYED FOR DR. BROWN.



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 9/22/04
DATE

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

12.4577 Acre Tract
Surveyed for Dr. Brown

The following described 12.4577 acre tract is situated in the State of Ohio, Darby Township in Pickaway County, Pleasant Township in Madison County, VMS 464, being part of the original 181.3437 acres (152.9492 acres in Pickaway County, tax parcel number B06-0-001-00-121-01)(28.3945 acres in Madison County) conveyed to B. Alex Brown, John Brown, and Fred T. Brown by deed book 521 page 195 in Pickaway County and deed book 161 page 467 in Madison County, and being more particularly described as follows:

Beginning at a point in the centerline of US 62 and State Route 3 (80 feet right-of-way), said point being the northeast corner of a 12.4950 acre tract conveyed to Wes W. and Melanie Wyatt by official record 542 page 992;

Thence, with the north line of said 12.4950 acre tract, North 81° 02 minutes 09 seconds West, passing an iron pin and cap set at 40.33 ft., also passing the line between Madison and Pickaway County at 1940.33 ft. a total distance of 2126.91 ft. to an iron pin and cap set in the south line of a 58.547 acre tract conveyed to Margaret H. Remy by deed book 288 page 273 in Madison County;

Thence, with said 58.547 acre tract the following 3 courses:

- 1) North 18° 09 minutes 52 seconds East a distance of 212.13 ft. to a 3 in. iron pipe fence post found
- 2) South 75° 39 minutes 24 seconds West a distance of 13.89 ft. to an iron pin and cap set
- 3) North 19° 35 minutes 03 seconds East a distance of 52.38 ft. to an iron pin and cap set at the southwest corner of a 7.3001 acre tract conveyed to Larry R. and Shannon J. kitchen by official record 524 page 2009

Thence, with the south line of said 7.3001 acre tract, South 81° 02 minutes 09 seconds East, passing the Madison Pickaway County line at 142.87 ft., also passing an iron pin and cap set at 2088.65 ft., a total distance of 2128.98 ft. to a point in the centerline of said US 62 and State Route 3;

Thence, with said centerline, South 16° 18 minutes 00 seconds West a distance of 257.50 ft. returning to the point beginning containing 12.4577 acres more or less, of which he 11.5103 acres more or less is in Pickaway County, and 0.9474 acres more or less are in Madison County.

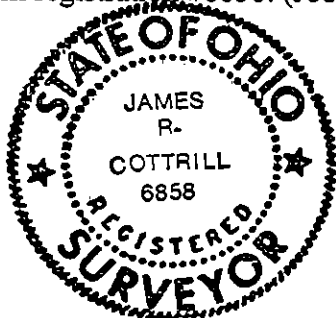
Bearings are based on the centerline of US 62/State Route 3 (North 16° 18 minutes East) as shown on O.D.O.T. right-of-way plan Madison in Pickaway County S.H.50 sec.F-2.&G(PT) sheet ¼.

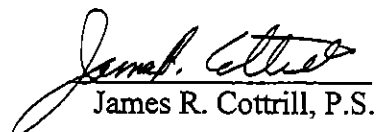
With the benefit of an ingress egress easements along the west line of said US Route 62 and State Route 3 as shown on plat accompanying this legal description.

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 September 15, 2004 by James R. Cottrill registration #6858. (Job #S040907)




James R. Cottrill, P.S.