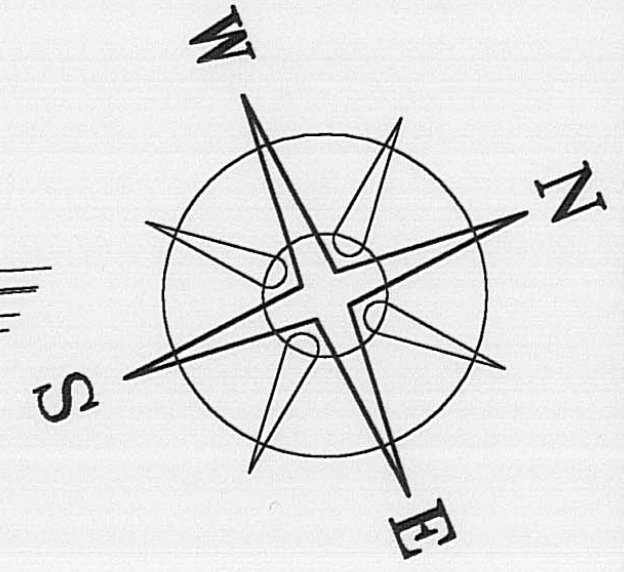


MARGARET H. REMY  
58,547 ACRES  
VOL. 288 PG. 273

VOID BETWEEN DEEDS CREATED BY R. I. BAKER S-05539  
FEB. 07, 1990. VOID IS BETWEEN REMY'S 58,547 AC. &  
BROWN'S 318.75 AC. TRACT. CURRENT OWNER OF VOID  
IS OTIS REMY ET. AL. D. B. 281 PG. 489.

BAKER USED POSSESSION LINE (FENCE)  
INSTEAD OF DEED LINE.



WITTICH FARMS  
51.0 ACRES  
VOL. 256 PG. 489

MADISON COUNTY  
PICKAWAY COUNTY  
DEER CREEK  
52.1334± ACRES  
(18.3907± ACRES)  
(33.7427± ACRES)

MADISON COUNTY  
3.2529± ACRES  
14.9277± ACRES  
PICKAWAY COUNTY

18.1806± ACRES  
LOT #15

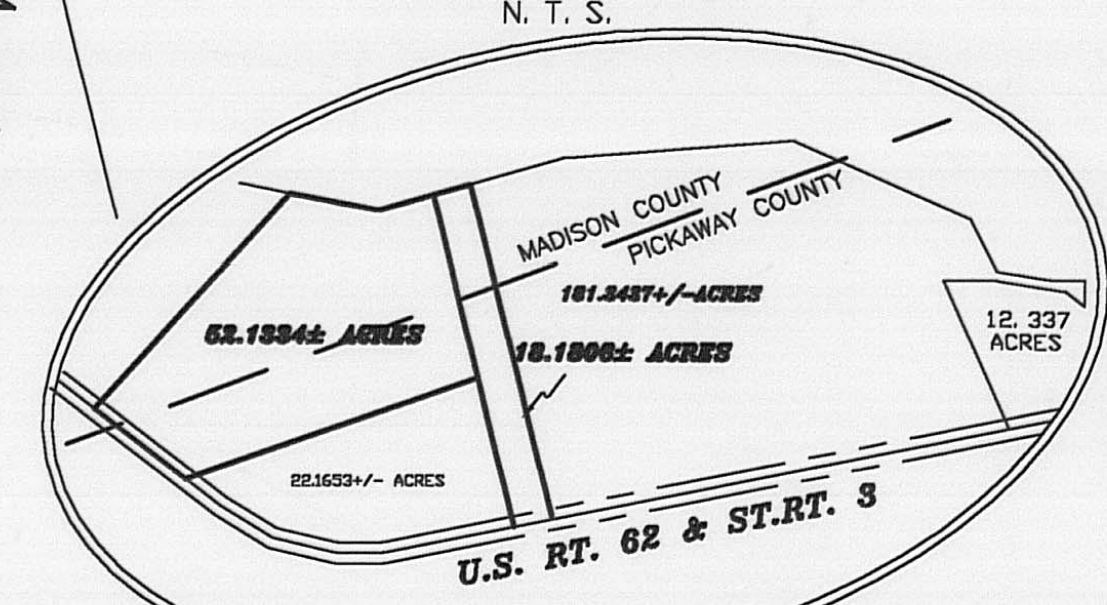
LOT #14  
12.6027± ACRES  
(NOT RECORDED TO DATE)

**DEED REFERENCE**

**B. ALEX BROWN, JOHN BROWN,  
& FRED T. BROWN**

PICKAWAY CO.  
VOL 521 PAGE 195  
① 181.3437± ACRES  
(146.079 ACRES)  
(B06-0-001-00-121-01)  
MADISON CO.  
VOL. 161 PAGE 467  
(28.3945± ACRES)

**LOCATION MAP**



BENJAMIN F. STAGE  
12.3337 ACRES (PARCEL #2)  
VOL. 296 PG. 636

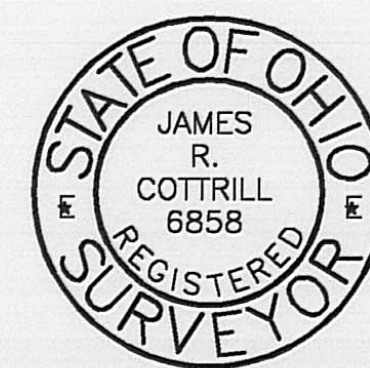
**LEGEND**

- ⊙ WOOD FENCE POST (FOUND)
- 3" IRON PIPE FENCE POST (FOUND)
- ⊕ 6" CONC. R/W MONUMENT (FOUND)
- SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- POINT
- ⊕ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.

○ TAX MAP PARCEL NUMBER

IRON PIN FOUND  
@ POINT OF INTERSECTION



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

DATE: 12/24/03

**JAMES R. COTTRILL P.S.**

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

18.1806 ACRES, & 52.1334 ACRE TRACT  
VMS 464, DARBY TWP./ PICKAWAY CO.,  
PLEASANT TWP./MADISON CO., OH.  
SURVEYED FOR DR. BROWN.

DATE DRAWN:  
12/10/03  
JOB #S031204  
F. B. # FILE

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

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

24-05



18.1806 acres  
Surveyed for Dr. Brown

The following described 18.1806 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 2903.63 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 1729.35 feet, a total distance of 2125.83 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, the following two courses:

- 1) North 08 degrees 54 minutes 42 seconds East a distance of 246.79 feet to a 3 inch diameter metal fence post found
- 2) North 18 degrees 09 minutes 52 seconds East a distance of 123.75 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 358.30 feet, also passing an iron pin and cap set at 2113.44 feet, a total distance of 2153.77 feet to a point in said centerline;

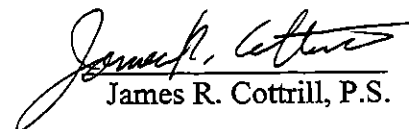
Thence, with said centerline, South 16 degrees 18 minutes 00 seconds West a distance of 372.00 feet, returning to the point of beginning, containing 18.1806 acres more or less, of which 3.2529 acres more or less being in Madison County and 14.9277 acres more or less being in Pickaway County.

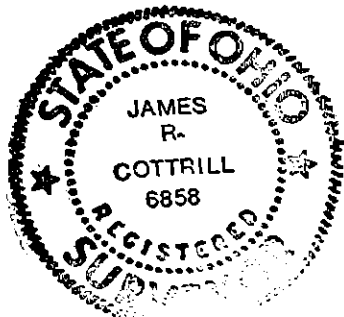
Bearings are based on the centerline of US Route 62 and State Route 3 (North 16 deg. 18 min. East) as shown on a 0.D.O.T. right-of-way plan Madison in Pickaway County S.H. 50, SEC.F-2 & G(PT ) sheet ¼.

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 9 December, 2003 by James R. Cottrill registration #6858. (Job # S031204)

  
James R. Cottrill, P.S.



52.1334 acres  
Surveyed for Dr. Brown

The following described 52.1334 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 being the southernmost corner of said 191.3437 acres and the southeast corner of a 51.0 Acre Tract conveyed to Wittich Farms by Volume 256 Page 489;

Thence, with the east line of said 51.0 acres, North 22 degrees 22 minutes 35 seconds West, passing an iron pin and cap set at 69.93 feet and a wooden fence post found at 632.92 feet, a total distance of 907.47 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, the following two courses:

- 1) North 43 degrees 49 minutes 52 seconds East a distance of 233.31 feet to a record stone found
- 2) North 08 degrees 54 minutes 42 seconds East a distance of 994.15 feet to an iron pin and cap set

Thence, with a new line across said 181.3437 acres, the following two courses

- 1) South 81 degrees 02 minutes 09 seconds East, passing the Madison - Pickaway County line at 396.48 feet, a total distance of 1234.87 feet to an iron pin and cap set
- 2) South 04 degrees 34 minutes 03 seconds West, passing an iron pin and cap set at 1473.79 feet, a total distance of 1525.61 feet to a point in said centerline

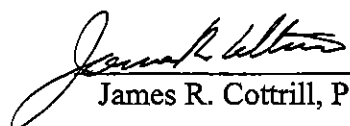
Thence, with said centerline, South 75 degrees 29 minutes 41 seconds West, passing said Madison - Pickaway County line at 937.27 feet, a total distance of 1103.60 feet, returning to the point of beginning, containing 52.1334 acres more or less

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 # S031204B)

  
James R. Cottrill, P.S.

