

BEARINGS BASED ON THE C. 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

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

CLINTON LEE & KAREN E.
BORROR
D. R. _____, P. _____
MADISON COUNTY
52.133 ACRES
(18.3907± ACRES MAD. CO.)

MADISON COUNTY
3.2529± ACRES
PICKAWAY COUNTY
14.9277± ACRES

MADISON COUNTY
0.9844 ACRES
PICKAWAY COUNTY
6.3340 ACRES

DEED REFERENCE

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

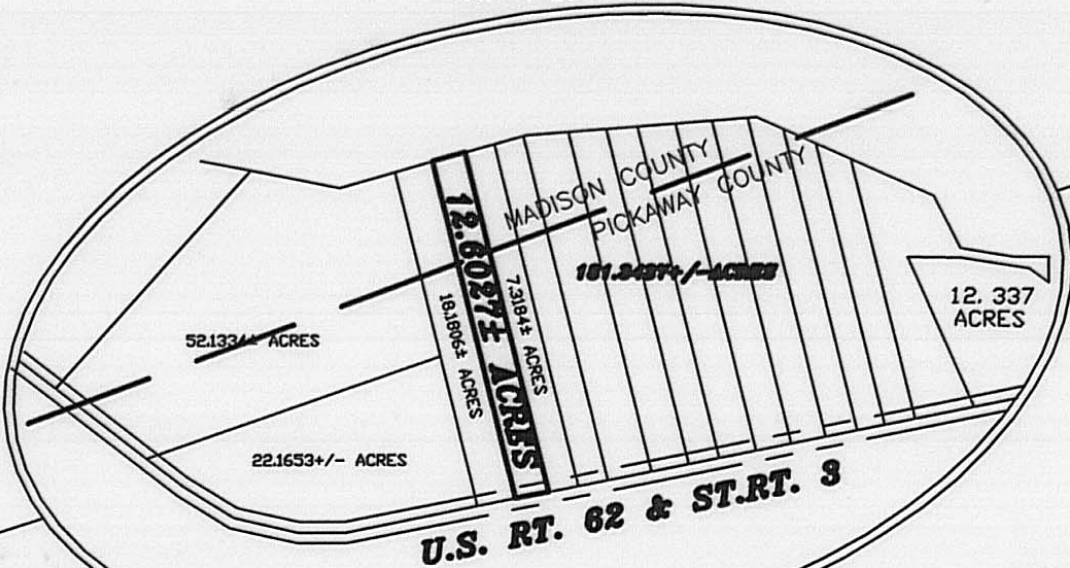
PICKAWAY CO.
VOL 521 PAGE 195
① 181.3437± ACRES
(152.9492± ACRES)
(B06-0-Q01-00-121-01)
MADISON CO.
VOL. 161 PAGE 467
(28.3945± ACRES)

MADISON COUNTY
PICKAWAY COUNTY
52.1334± ACRES

DEER CREEK

CLINTON LEE & KAREN E.
BORROR
D. R. 558, P. 2568
PICKAWAY COUNTY
52.133 ACRES
(33.743 AC. PIC CO.)

LOCATION MAP
N. T. S.



FRED T. BROWN, JOHN E. & B. ALEX
BORROR, P. 1806 AC. CD.
D. R. 558, P. 1806 AC. CD.
14.928 AC.

MICHAEL S. WILLIAMS
D. R. 559, P. 1513
7.3184 AC.

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

CLINTON LEE & KAREN E.
BORROR
D. R. 558, P. 2568
22.1653± ACRES

LEGEND

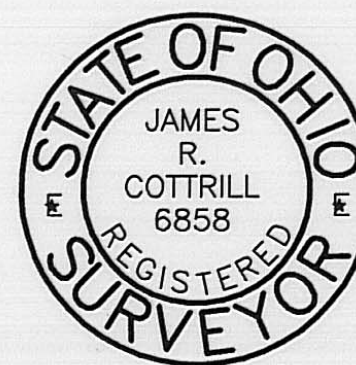
- ⊙ WOOD FENCE POST (FOUND)
- 3" IRON PIPE FENCE POST (FOUND)
- ⊙ 6" CONC. R/W MONUMENT (FOUND)
- SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- POINT
- ⊙ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

○ TAX MAP PARCEL NUMBER

IRON PIN FOUND
@ POINT OF INTERSECTION

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: _____

S990116B

COTTRILL SURVEYING. L.L.C.

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

12.6027± ACRES,
VMS 464, DARBY TWP./ PICKAWAY CO.,
PLEASANT TWP./MADISON CO., OHIO
SURVEYED FOR DR. BROWN.

DATE DRAWN:
3/15/05
JOB #S050312
F. B. # FILE

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

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

62-05

12.6027 acres
Surveyed for Dr. Brown

The following described 12.6027 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 (146.079 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 South 16 degrees 18 minutes 00 seconds West a distance of 2274.13 feet from the northeast corner of said 181.3437 acre tract, also the southeast corner of a 12.3337 acre tract (Parcel 2) conveyed to Benjamin F. Stage by Volume 296 Page 636, said point is also the southeast corner of a 7.3184 acre tract conveyed to Michael S. Williams by official record 559 page 1513 (in Pickaway County) and official record 191, page 1585 (in Madison County);

Thence, with said centerline, South 16° 18 minutes 00 seconds West a distance of 257.50 ft. to the northeast corner of a 18.1806 acre tract conveyed to Fred T., John E., and B. Alex Brown by official record 558 page 2565 (in Pickaway County) and official record _____, page _____ (in Madison County);

Thence, with the north line of said 18.1806 acre tract, North 81 degrees 02 minutes 09 seconds West, passing an iron pin and cap set at 40.33 feet, also passing the Madison – Pickaway County line at 1795.47 feet, a total distance of 2153.77 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, North 18 degrees 09 minutes 52 seconds East a distance of 258.72 feet to an iron pin and cap set at the southwest corner of said 7.3184 acre tract;

Thence, with the south line said 7.3184 acre tract, South 81 degrees 02 minutes 09 seconds East, passing the Madison – Pickaway County line at 304.04 feet, also passing an iron pin and cap set at 2104.97 feet, a total distance of 2145.29 feet returning to the point beginning containing 12.6027 acres more or less of which 1.9417 acres more or less is in Madison County and 10.6610 acres more or less is in Pickaway County.

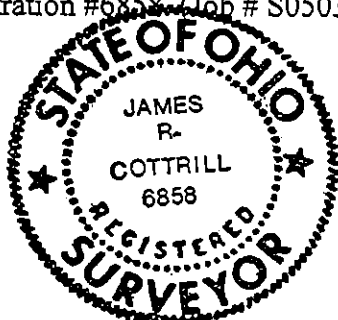
Subject to and with the benefit of all of the ingress/egress easements shown on the plat accompanying this legal description.

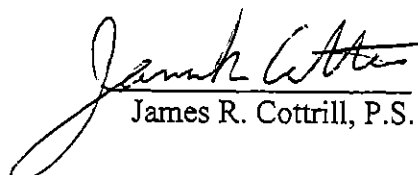
Bearings are based on the centerline of US Route 62 and State Route 3 (North 16 deg. 18 min. East) as shown on a O.D.O.T. right-of-way plan Madison & Pickaway County S.H. 50, SEC.F-2 & G(PT) sheet ¼.

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 March 23, 2005 by James R. Cottrill registration #6858 (Job # S050312)




James R. Cottrill, P.S.