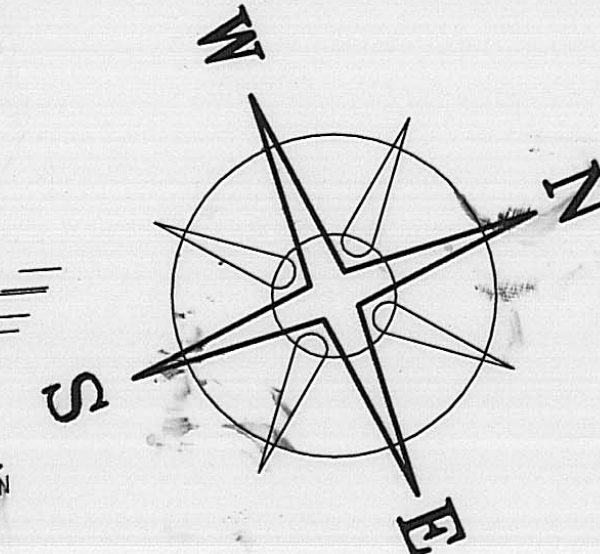


BEARINGS BASED ON THE C OF US 62 - SR 3  
(N16°18'E) AS SHOWN ON D. D. T. R/W  
PLAN MADISON & PICKAWAY COUNTY S. H. 50  
SEC. F-2. & G(P) SHEET 1/4.

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  
(18,390.7± ACRES MAD. CO.)

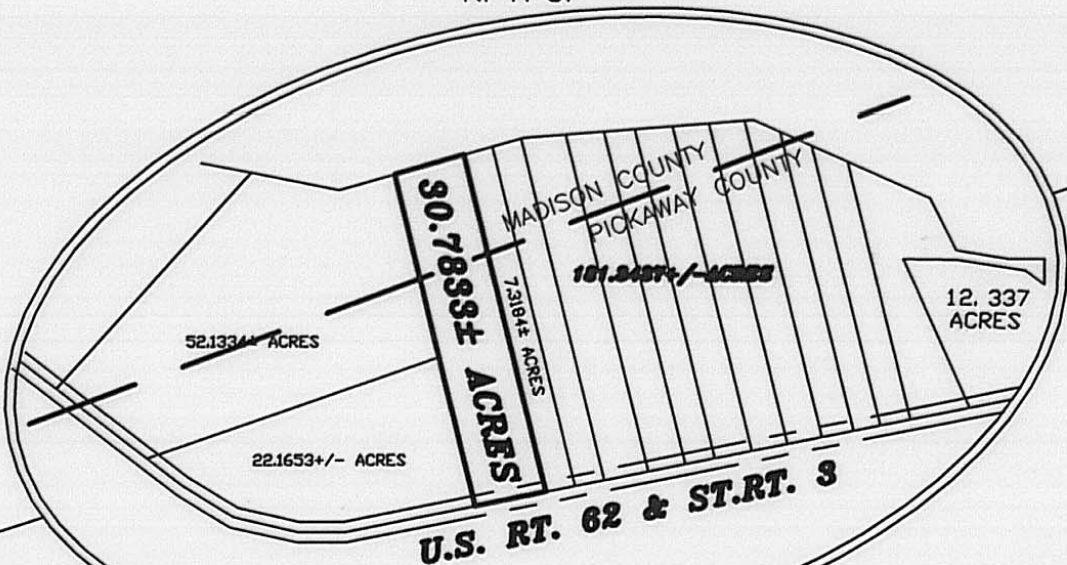
MADISON COUNTY  
PICKAWAY COUNTY

(18,390.7± ACRES)  
(33,742.7± 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.



CLINTON LEE & KAREN E. BORROR  
D. R. 558, P. 2568  
22,165.3± ACRES

30.7833± ACRES

MICHAEL S. WILLIAMS  
D. R. 559, P. 1513  
7,318.4 AC.

**DEED REFERENCE**  
**FRED T., JOHN E. & B. ALEX BROWN**  
**PICKAWAY CO.**  
**OR 558, P. 2565**  
**18,180.6 ACRES TOTAL**  
A 14,928 AC. PIC. CO.  
(B06-0-001-00-121-10)  
**OR , P.**  
**12,602.7 ACRES TOTAL**  
B 10,661.0 AC. PIC. CO.  
(B06-0-001-00-121-01)

**MADISON CO.**  
**OR , P.**  
**18,180.6 ACRES TOTAL**  
C 3,252.9± ACRES IN MADISON CO.  
**OR , P.**  
**12,602.7 ACRES TOTAL**  
D 1,941.7± ACRES IN MADISON CO.

BENJAMIN F. STAGE  
12,337 ACRES (PARCEL #2)  
VOL. 296 PG. 636

**LEGEND**

- WFP WOOD FENCE POST (FOUND)
- 3" IRON PIPE FENCE POST (FOUND)
- R/W 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)

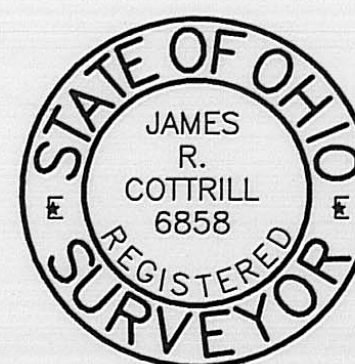
ALL MONUMENTS FOUND OR SET ARE IN GOOD  
CONDITION UNLESS OTHERWISE NOTED.

○ TAX MAP PARCEL NUMBER

IRON PIN FOUND  
@ POINT OF INTERSECTION

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

S990116B



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

DATE: 3/28/05

**COTTRILL SURVEYING. L.L.C.**

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

**30.7833± ACRES,**  
**VMS 464, DARBY TWP./ PICKAWAY CO.,**  
**PLEASANT TWP./MADISON CO., OHIO**  
**SURVEYED FOR DR. BROWN.**

DATE DRAWN:  
3/15/05  
JOB #S0503120  
F. B. # FILE

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

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

63-05  
74-05



30.7833 acres  
Surveyed for Dr. Brown

The following described 30.7833 acre tract is situated in the state of Ohio, Darby Township of Pickaway County, and Pleasant Township of Madison County, VMS 464, being all of a 18.1806 acre tract (14.9277 acres are in Pickaway County and 3.2529 acres are in Madison County)(Pickaway County auditors' number B06-0-001-00-121-10) conveyed to B. Alex Brown, John Brown, and Fred T. Brown by Official Record 558, Page 2565 in Pickaway County, and Official Record \_\_\_\_\_, Page \_\_\_\_\_ in Madison County and also being all of a 12.6027 acre tract (10.6610 acres are in Pickaway County and 1.9417 acres are in Madison County)(Pickaway County auditors' number B06-0-001-00-121-01) conveyed to Fred T., John E., and B. Alex Brown by official record \_\_\_\_\_, page \_\_\_\_\_, in Pickaway County, and official record \_\_\_\_\_, page \_\_\_\_\_ 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, passing the east corner common to said 12.6027 and said 18.1806 acre tract at 257.50 ft., a total distance of 629.50 ft. to a point in the northeast corner of a 22.1653 acre tract conveyed to Clinton Lee & Karen E. Borrer by official record 558 page 2568 (in Pickaway County);

Thence, with the north line of said 22.1653 acre tract, North 81 degrees 02 minutes 09 seconds West, passing an iron pin and cap set at 40.32 feet, also passing an iron pin and cap previously set at the northeast corner of a 52.133 acre tract conveyed to Clinton Lee and Karen E. Borrer by official record 558 page 2568 Pickaway County and official record \_\_\_\_\_, page \_\_\_\_\_ in Madison County, also passing the Madison-Pickaway County line at 1729.35 ft., a total distance of 2125.83 ft. to an iron pin and cap set in the east line of a 58.547 acre tract conveyed to Margaret H. Remy by Deed Book 288 page 273;

Thence, with the east line of said 58.547 acre tract the following 2 courses:

- 1) North 08 degrees 54 minutes 42 seconds East a distance of 246.79 ft. to a 3" diameter iron pipe fence post (found);
- 2) North 18 degrees 09 minutes 52 seconds East, passing an iron pin and cap previously set at the west corner common to said 18.1806 acres and 12.6027 acres at 123.75 ft., a total distance of 382.47 ft. 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 30.7833 acres more or less of which 5.1946 acres more or less is in Madison County and 25.887 acres more or less is in Pickaway County.

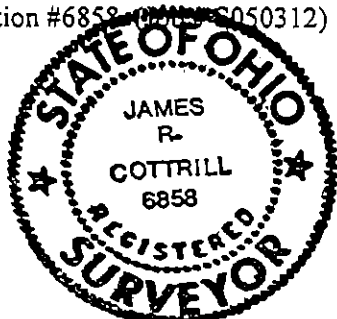
Subject to and with the benefit of all of the ingress/egress easements shown on the plat accompanying this legal description.

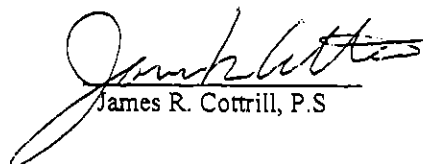
Bearings are based on the centerline of US Route 62 and State Route 3 (North 16 deg. 18 min. East) as shown on a O.D.O.T. right-of-way plan Madison & Pickaway County S.H. 50, SEC.F-2 & G(PT) sheet ¼.

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 (DATE 050312)



  
James R. Cottrill, P.S.