

BEARINGS BASED ON THE C OF HUME-LEVER ROAD (N 4°30'E) AS DESCRIBED IN O.R.34 PG. 489.

DEED REFERENCE

BROWN MANAGEMENT INC.  
O.R. 34 PG. 489  
87.655 AC.

LEGEND

- ▲ MINE SPIKE FOUND
  - 3/4" I.D. IRON PIPE (FOUND)
  - 8" WOOD FENCE POST FOUND
  - △ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "THOMAS ENG. & SURVEYING" FOUND
  - RAIL ROAD SPIKE SET
  - P K NAIL SET OVER IRON PIN FOUND
  - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

REVISED 3-11-97  
ADDED DRAINAGE EASEMENTS FROM DISTANCES PROVIDED BY JOHN BROWN



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

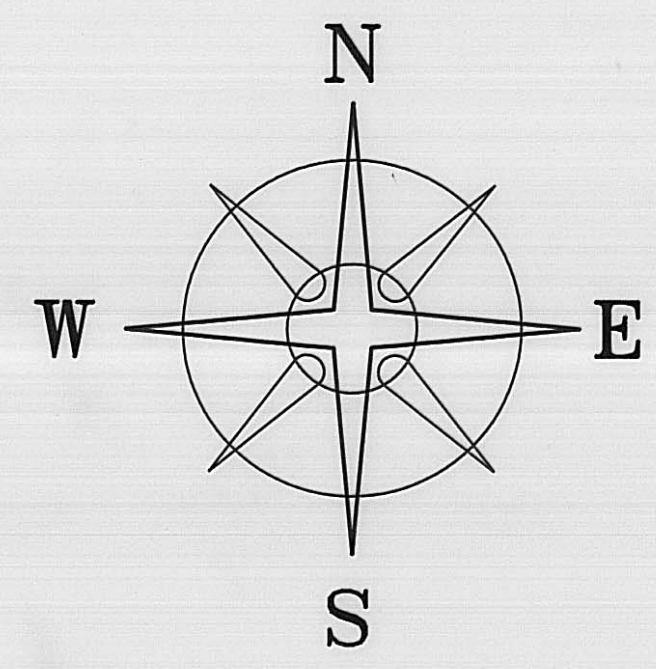
*James R. Cottrill* DATE: 3-11-97

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

87.655 ACRE LOT SPLITS  
VMS 5433, FAIRFIELD TOWNSHIP,  
MADISON COUNTY, OHIO.

SURVEYED FOR JOHN BROWN

DATE DRAWN: 9-11-96	SCALE: 1" = 200'	11 97...A
JOB #S960816A F. B. # 14	200' 100' 0 200'	



BEARINGS BASED ON THE C OF HUME-LEVER ROAD  
(N 4°30'E) AS DESCRIBED IN D.R.34 PG. 489.

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BROWN MANAGEMENT INC.  
D.R. 34 PG. 489  
87.655 AC.

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



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

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**JAMES R. COTTRILL P.S.**  
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VMS 5433, FAIRFIELD TOWNSHIP,  
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DATE DRAWN: 9-11-96 JOB #S960816 F. B. # 14	SCALE : 1" = 200' 200' 100' 0 200'	<b>11 - 97</b>
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## Lot #1

The following described 21.827 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5433, and being part of a 87.655 acre tract conveyed to Brown Management Inc. by Official Record 34 Page 489 and being more particularly described as follows:

Beginning at a nail found at the centerline intersection of Big Plain-Circleville Road (County Road 4)(50 foot right-of-way) with the centerline of Hume-Lever Road (Township Road 63)(50 foot right-of-way);

Thence, with the centerline of Hume-Lever Road North 4 deg. 30 min. 00 sec. East a distance of 492.92 feet to a point in said centerline being the corner to said 87.655 acre tract and also corner to a 5.345 acre tract conveyed to Anthony Kirschener by Deed Book 277 Page 388 and said point being the true point of beginning;

Thence, continuing with the centerline of Hume-Lever Road North 4 deg. 30 min. 00 sec. East a distance of 401.53 feet to a magnetic nail set in said centerline;

Thence, across said 87.655 acre tract the following two courses:

1) South 85 deg. 07 min. 44 sec. East passing an iron pin and cap set at 25.00 feet, a total distance of 1142.79 feet to an iron pin and cap set

2) South 4 deg. 33 min. 02 sec. West, passing an iron pin and cap set at 1137.71 feet, a total distance of 1162.71 feet to a railroad spike set in the centerline of Big Plain-Circleville Road;

Thence, with said centerline the following three courses:

1) North 73 deg. 40 min. 27 sec. West a distance of 355.64 feet to a PK nail found .

2) North 71 deg. 54 min. 25 sec. West a distance of 199.85 feet to a PK nail found

3) North 70 deg. 58 min. 58 sec. West a distance of 247.46 feet to a PK nail found at the Southeast corner of said 5.345 acre tract;

Thence, with said 5.345 acre tract the following four courses:

1) North 14 deg. 30 min. 29 sec. East, passing a 5/8 inch diameter rebar and yellow plastic cap stamped Thomas Engineering and Surveying found at 25.09 feet, a total distance of 412.38 feet to a 5/8 inch diameter rebar and yellow plastic cap found stamped Thomas Engineering and Surveying found

2) South 75 deg. 58 min. 10 sec. East a distance of 32.81 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped Thomas Engineering and Surveying found

3) North 11 deg. 42 min. 55 sec. East a distance of 195.05 feet to a 5/8 inch diameter rebar and yellow plastic cap stamped Thomas Engineering and Surveying found

4) North 86 deg. 22 min. 41 sec. West, passing a 5/8 inch diameter rebar and yellow plastic cap stamped Thomas Engineering and Surveying found at 465.61 feet, a total distance of 488.42 feet returning to the true point of beginning containing 21.827 acres more or less.

Bearings are based on the centerline of Hume-Lever Road (North 4 deg. 30 min. East) as described in Official Record 34 Page 489.

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 Sept. 11, 1996 by James R. Cottrill registration #6858.

Lot #2

The following described 21.826 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5433, and being part of a 87.655 acre tract conveyed to Brown Management Inc. by Official Record 34 Page 489 and being more particularly described as follows:

Beginning at nail found at the centerline intersection of Big Plain-Circleville Road (County Road 4) (50 foot right-of-way) with the centerline of Hume-Lever Road (Township Road 63)(50 foot right-of-way);

Thence, with the centerline of Hume-Lever Road North 4°30'00" East a distance of 894.45 feet to a magnetic nail set in the said centerline said magnetic nail being at the true point of beginning;

Thence, continuing with the centerline of Hume-Lever Road North 4°30'00" East a distance of 476.01 feet to a 3/4 inch diameter pipe found in said centerline at the Southwest corner of a 1.587 acre tract conveyed to Sue Ripley et al. by Official Record 28 Page 1153;

Thence, with the South line of said 1.587 acre tract South 85°07'43" East, passing an 8 inch wood fence post found at 31.07 feet, a total distance of 464.07 feet to an iron pin and cap set at the southeast corner of said 1.587 acre tract;

Thence, with the East line of said 1.587 acre tract North 4°41'55" East, passing the southeast corner of a 4.773 acre tract conveyed to David W. Nardin by Deed Book 258 Page 144 at 150.00 feet, and continuing with the East line of said 4.773 acre tract, a total distance of 599.47 feet to an iron pin and cap set in the South line of a 30 acre tract conveyed to William Nardin by Deed Book 261 Page 617;

Thence, with said South line South 85°07'44" East a distance of 677.59 feet to an iron pin and cap set;

Thence, across said 87.655 acre tract the following two courses:

1) South 4°33'02" West a distance of 1075.49 feet to an iron pin and cap set;

2) North 85°07'44" West, passing an iron pin and cap set at 1117.78 feet, a total distance of 1142.79 feet returning to the true point of beginning CONTAINING 21.826 ACRES more or less.

Bearings are based on the centerline of Hume-Lever Road (North 4°30' East) as described in Official Record 34 Page 489.

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 Sept. 11, 1996 by James R. Cottrill Registration #6858.

### Lot #3

The following described 21.826 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5433, and being part of a 87.655 acre tract conveyed to Brown Management Inc. by Official Record 34 Page 489 and being more particularly described as follows:

Beginning at nail found at the centerline intersection of Hume-Lever Road (Township Road 63)(50 foot right-of-way) and the centerline of Big Plain-Circleville Road (County Road 4)(50 foot right-of-way);

Thence, with the centerline of said Big Plain-Circleville Road the following four courses:

- 1) South 70°53'34" East a distance of 371.86 feet to a PK nail found;
- 2) South 70°58'58" East a distance of 247.46 feet to a PK nail found;
- 3) South 71°54'25" East a distance of 199.85 feet to a PK nail found;
- 4) South 73°40'27" East a distance of 355.64 feet to a railroad spike found in said centerline at the true point of beginning;

Thence, across said 87.655 acre tract North 4°33'02" East, passing an iron pin and cap set at 25.00 feet a total distance of 2238.20 feet to an iron pin and cap set in the South line of a 30 acre tract conveyed to William Nardin by Deed Book 261 Page 617;

Thence, with said South line South 85°07'45" East a distance of 416.91 feet to an iron pin and cap set;

Thence, across said 87.655 acre tract the following new courses South 4°33'01" West, passing an iron pin and cap set at 2297.77 feet, a total distance of 2322.77 feet to a magnetic nail set in the centerline of Big Plain-Circleville Road;

Thence, with said centerline North 73°40'27" West a distance of 425.87 feet returning to the true point of beginning CONTAINING 21.826 ACRES more or less.

Bearings are based on the centerline of Hume-Lever Road (North 4°30' East) as described in Official Record 34 Page 489.

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 Sept. 11, 1996 by James R. Cottrill Registration #6858.

#### Lot #4

The following described 21.826 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, V.M.S. 5433, and being part of a 87.655 acre tract conveyed to Brown Management Inc. by Official Record 34 page 489 and being more particularly described as follows:

Beginning at nail found at the centerline intersection of Hume-Lever Road (Township Road 63) (50 foot right-of-way) with the centerline of Big Plain-Circleville Road (County Road 4) (50 foot right-of-way)

Thence, with the centerline of Big Plain-Circleville Road the following four courses:

1) South 70°53'34" East a distance of 371.86 feet to a PK nail found;

2) South 70°58'58" East a distance of 247.46 feet to a PK nail found;

3) South 71°54'25" East a distance of 199.85 feet to a PK nail found;

4) South 73°40'27" East a distance of 1192.41 feet to a PK nail found in the centerline said PK nail being at the Southeast corner of said 87.655 acre tract and also being the Southwest corner of a 57.42 acre tract conveyed to Miriam Marshall by Deed Book 291 Page 269 said PK nail also being the true point of beginning;

Thence, with the centerline of Big Plain Circleville Road North 73°40'27" West a distance of 410.90 feet to a magnetic nail set in said centerline;

Thence, across said 87.655 acre tract North 4°33'01" East, passing an iron pin and cap set at 25.00 feet, a total distance of 2322.77 feet to an iron pin and cap set in the South line of a 30 acre tract conveyed to William Nardin by Deed Book 261 Page 617;

Thence, with said 30 acre tract South 85°07'45" East a distance of 402.26 feet to an iron pin and cap set at the Northwest corner of an 18.06 acre tract conveyed to Miriam Marshall by Deed Book 291 Page 269;

Thence, with the West line of said Marshall 18.06 acre and 57.42 acre tracts South 4°33'01" West a total distance of 2404.37 feet returning to the true point of beginning containing 21.826 acres more or less.

Bearings are based on the centerline of Hume-Lever Road (North 4°30' East) as described in Official Record 34 Page 489.

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 Sept. 11, 1996 by James R. Cottrill registration #6858.