

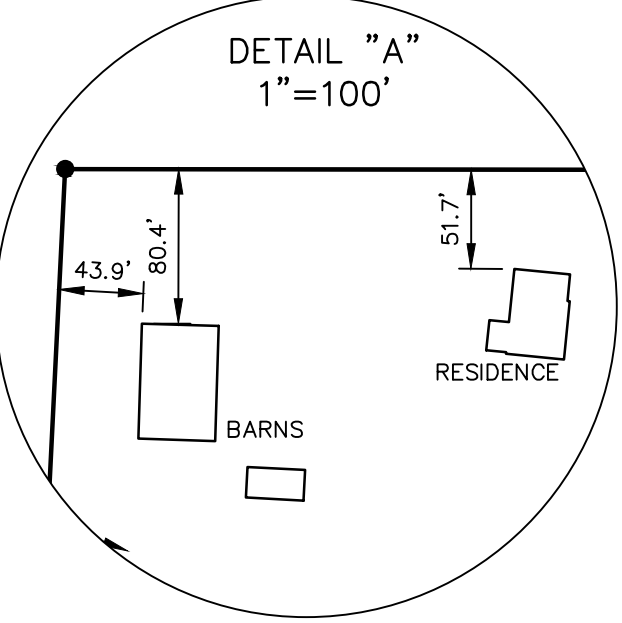
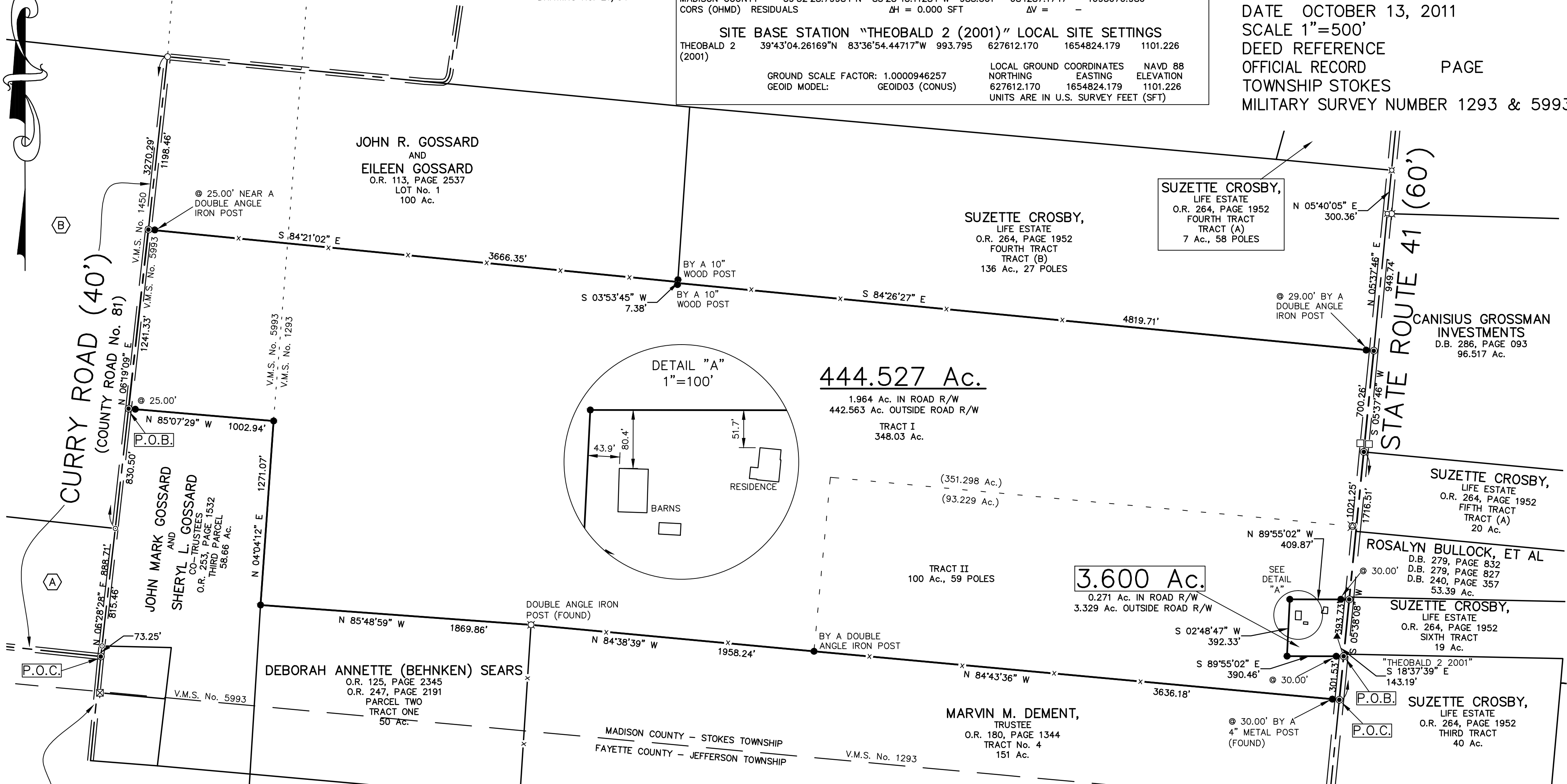
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 341° 02' 49.0) BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS OF FAYTOWER AND SOUTH CHARLESTON AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 3, 2011, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

(A) ZORA K. GORDIN, TOD BARBARA G. COTTRELL, BETTY J. WALLS, AND SHERRI J. BURKE
O.R. 258, PAGE 1718
ORIG. 550.85 Ac.

(B) SUNNY LANE FARMS, LLC
O.R. 201, PAGE 2279
187.815 Ac.
DRAWING No. 21/04

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS							
NAME	NAD 83 (NSRS2007) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION	
SOUTH CHARLESTON	39°45'37.40061"N	83°40'31.84821"W	975.939	643321.1378	1638039.8144	1083.987	
FAYTOWER	39°37'22.81874"N	83°36'42.89646"W	954.141	593056.5960	1655301.2727	1061.021	
RESIDUALS							
			ΔH = 0.092 SFT			ΔV = -0.131 SFT	
FAYETTE COUNTY CORS (OHFA)	39°31'33.29097"N	83°28'31.21457"W	919.368	557249.77778	1693388.3750	-	
MADISON COUNTY CORS (OHMD)	39°52'28.79984"N	83°28'45.11284"W	988.501	684287.1747	1693676.986	-	
RESIDUALS							
			ΔH = 0.000 SFT			ΔV = -	
SITE BASE STATION "THEOBALD 2 (2001)" LOCAL SITE SETTINGS							
THEOBALD 2 (2001)	39°43'04.26169"N	83°36'54.44717"W	993.795	627612.170	1654824.179	1101.226	
GROUND SCALE FACTOR: 1.0000946257							
LOCAL GROUND COORDINATES							
			NORTHING	EASTING	ELEVATION		
			627612.170	1654824.179	1101.226		
UNITS ARE IN U.S. SURVEY FEET (SFT)							

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE OCTOBER 13, 2011
SCALE 1"=500'
DEED REFERENCE
OFFICIAL RECORD PAGE
TOWNSHIP STOKES
MILITARY SURVEY NUMBER 1293 & 5993



444.527 Ac.
1.964 Ac. IN ROAD R/W
442.563 Ac. OUTSIDE ROAD R/W
TRACT I
348.03 Ac.

3.600 Ac.
0.271 Ac. IN ROAD R/W
3.329 Ac. OUTSIDE ROAD R/W

SHADY GROVE ROAD (MADISON CO.) (TWP. RD. No. 158)
PLEASANT VIEW ROAD (FAYETTE CO.) (TWP. RD. No. 95)

LEGEND

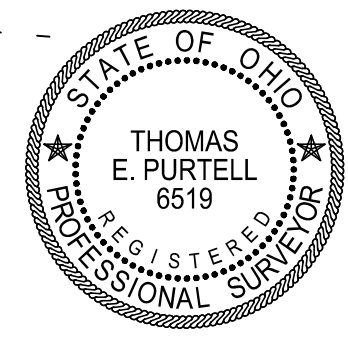
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - ⊗ ANGLE IRON (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊗ SPIKE (FOUND) UNDER THE PAVEMENT
 - ⊗ POST (FOUND)
 - ⊙ MAG NAIL (FOUND)
 - ⊗ 1 1/4" IRON PIPE (FOUND)
 - x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
 - CONCRETE R/W MONUMENT (FOUND) AT 30.00'
 - ⊗ COUNTY LINE MONUMENT (FOUND)
 - ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "THEOBALD 2001", 5/8" IRON PIN (SET) WITH A PLASTIC CAP STAMPED "McCARTY TRAVERSE".
- NOTES**
- THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
- NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

GEORGE HOWARD THEOBALD (61.11%)
D.B. 153, PAGE 169
D.B. 153, PAGE 361
D.B. 160, PAGE 418
D.B. 237, PAGE 153
D.B. 225, PAGE 298
O.R. 118, PAGE 375
O.R. 118, PAGE 379
TRACT I
348.03 Ac.
TRACT II
100 Ac., 59 POLES

ROBERTA ANN CASE (22.23%)
D.B. 153, PAGE 361
D.B. 265, PAGE 406
O.R. 003, PAGE 1241
TRACT I
348.03 Ac.
TRACT II
100 Ac., 59 POLES

DAVID B. WOODMANSEE AND KAREN WOODMANSEE TITUS (16.66%)
D.B. 153, PAGE 361
D.B. 190, PAGE 164
O.R. 148, PAGE 1161
TRACT I
348.03 Ac.
TRACT II
100 Ac., 59 POLES

O.R. 180, PAGE 1344
TRACT No. 1
139.66 Ac.



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN OCTOBER, 2011.

Thomas E. Purcell
THOMAS E. PURCELL, P.S. 6519

SURVEY FOR GEORGE HOWARD THEOBALD ESTATE

STOKES TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. Nos. 1293 AND 5993

McCARTY ASSOCIATES, LLC
ARCHITECTS—ENGINEERS—SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828

DATE	SCALE	PROJECT NO.
OCTOBER 13, 2011	1"=500'	S11-788

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480

Michael L. McCarty, P.E., P.S.— Thomas E. Purtell, P.S.— Loren M. Puckett, P.E.— Eric N. Lutz, P.S.— Jerrold B. Bradley, AIA

File No. S11-788

October 15, 2011

LEGAL DESCRIPTION

George Howard Theobald Estate
444.527 Acres Tract

Situated in the Township of Stokes, County of Madison, State of Ohio, being a part of V.M.S. Nos. 1293 and 5993, being all (351.298 acres) of the 348.03 acres "Tract I" and 93.229 acres of the 100 acres, 59 poles "Tract II" as conveyed to George Howard Theobald (61.11%) and recorded in Deed Book 153, Page 169, Deed Book 153, Page 361, Deed Book 160, Page 418, Deed Book 237, Page 153, Deed Book 225, Page 298, Official Record Volume 118, Page 375, and Official Record Volume 118, Page 379, conveyed to Roberta Ann Case (22.23%) and recorded in Deed Book 153, Page 361, Deed Book 265, Page 406, Official Record Volume 003, Page 1241, and conveyed to David B. Woodmansee and Karen Woodmansee Titus (16.66%) and recorded in Deed Book 153, Page 361, Deed Book 190, Page 164, and Official Record Volume 148, Page 1161 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at an Mag nail (set) replacing a P.K. nail marking the centerline intersection of Shady Grove Road (Township Road No. 158) and Curry Road (County Road No. 81);

thence with the centerline of Curry Road N 06°28'28" E, a distance of 888.71 feet to a Mag nail (found);

thence also with the centerline of Curry Road N 06°19'09" E, a distance of 830.50 feet to a Mag nail (set), said Mag nail being the northwesterly corner of the 58.66 acres "Third Parcel

" as conveyed to John Mark Gossard and Sheryl L. Gossard, Co-Trustees (O.R. 253, Page 1532) and marking the true point of beginning of the tract of land herein described;

thence continuing with the centerline of Curry Road N 06°19'09" E, a distance of 1241.33 feet to a Mag nail (set), said Mag nail being the southwesterly corner of the 100 acres "Lot No. 1" as conveyed to John R. Gossard and Eileen Gossard (O.R. 113, Page 2537);

thence with Gossard's southerly line S 84°21'02" E, passing a 5/8" iron pin (set) near a double angle iron post at 25.00 feet, a distance of 3666.35 feet to a 5/8" iron pin (set) by a 10" wood post (found) in the westerly line of the 136 acres, 27 poles "Fourth Tract, Tract (B)" as conveyed to Suzette Crosby, Life Estate (O.R. 264, Page 1952);

thence with Crosby's westerly line S 03°53'45" W, a distance of 7.38 feet to a 5/8" iron pin (set) by a 10" wood post (found), said iron pin being the southwesterly corner of the 136 acres, 27 poles "Fourth Tract, Tract (B)" as conveyed to Suzette Crosby, Life Estate (O.R. 264, Page 1952);

thence with Crosby's southerly line S 84°26'27" E, passing a 5/8" iron pin (set) by a double angle iron post (found) at 4790.71 feet, a total distance of 4819.71 feet to a Mag nail (set) in the centerline of State Route 41;

thence with the centerline of State Route 41 S 05°37'46" W, a distance of 700.26 feet to a Mag nail (set);

thence also with the centerline of State Route 41 S 05°38'08" W, a distance of 1021.25 feet to a Mag nail (set);

thence with a new division line for the next three calls:

- (1) N 89°55'02" W, passing a 5/8" iron pin (set), a total distance of 409.87 feet to a 5/8" iron pin (set);

- (2) S 02°48'47" W, a distance of 392.33 feet to a 5/8" iron pin (set);
- (3) S 89°55'02" E, passing a 5/8" iron pin (set) at 360.46 feet, a total distance of 390.46 feet to a Mag nail (set) in the centerline of State Route 41;

thence with the centerline of State Route 41 S 05°38'08" W, a distance of 301.53 feet to a Mag nail (set), said Mag nail being the northeasterly corner of the 151 acres "Tract No. 4" as conveyed to Marvin M. Dement, Trustee (O.R. 180, Page 1344);

thence with Dement's northerly line N 84°43'36" W, passing a 5/8" iron pin (set) by a 4" metal post (found) at 30.00 feet, a total distance of 3636.18 feet to a 5/8" iron pin (set) by a double angle iron post;

thence also with Dement's northerly line N 84°38'39" W, a distance of 1958.24 feet to a double angle iron post (found), said iron post being the northeasterly corner of the 50 acres "Parcel Two, Tract One" as conveyed to Deborah Annette (Behnken) Sears (O.R. 125, Page 2345 and O.R. 247, Page 2191);

thence with Sears northerly line N 85°48'59" W, a distance of 1869.86 feet to a 5/8" iron pin (set) in the easterly line of the 58.66 acres "Third Parcel " as conveyed to John Mark Gossard and Sheryl L. Gossard, Co-Trustees (O.R. 253, Page 1532);

thence with Gossard's easterly line N 04°04'12" E, a distance of 1271.07 feet to a 5/8" iron pin (set);

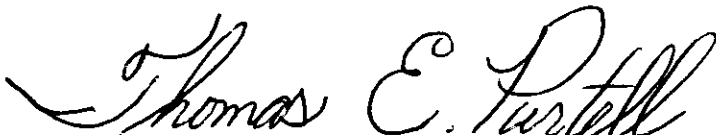
thence with Gossard's northerly line N 85°07'29" W, passing a 5/8" iron pin (set) at 977.94 feet, a total distance of 1002.94 feet to the true point of beginning, containing 444.527 acres of land.

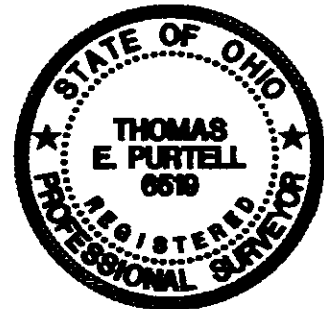
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 341° 02' 49.0") between National Geodetic Survey Monuments "FAYTOWER" and "SOUTH CHARLESTON" and derived from GPS observations taken October 3, 2011, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in October 2011, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S11-788 on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".


Thomas E. Purtell, P.S. 6519



McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND
213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480
Michael L. McCarty, P.E., P.S.— Thomas E. Purtell, P.S.— Loren M. Puckett, P.E.— Eric N. Lutz, P.S.— Jerrold B. Bradley, AIA

File No. S11-788
October 15, 2011

LEGAL DESCRIPTION

George Howard Theobald Estate
3.600 Acres Tract

Situated in the Township of Stokes, County of Madison, State of Ohio, being a part of V.M.S. No. 1293, being a part of the of the 100 acres, 59 poles "Tract II" as conveyed to George Howard Theobald (61.11%) and recorded in Deed Book 153, Page 169, Deed Book 153, Page 361, Deed Book 160, Page 418, Deed Book 237, Page 153, Deed Book 225, Page 298, Official Record Volume 118, Page 375, and Official Record Volume 118, Page 379, conveyed to Roberta Ann Case (22.23%) and recorded in Deed Book 153, Page 361, Deed Book 265, Page 406, Official Record Volume 003, Page 1241, and conveyed to David B. Woodmansee and Karen Woodmansee Titus (16.66%) and recorded in Deed Book 153, Page 361, Deed Book 190, Page 164, and Official Record Volume 148, Page 1161 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at an Mag nail (set) in the centerline of State Route 41, said iron pin being the southeasterly corner of the 100 acres, 59 poles "Tract II" of which this description is a part and the northeasterly corner of the 151 acres "Tract No. 4" as conveyed to Marvin M. Dement, Trustee (O.R. 180, Page 1344);

thence with the centerline of State Route 41 N 05°38'08" E, a distance of 301.53 feet to a Mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with a new division line for the next three calls:

- (1) N 89°55'02" W, passing a 5/8" iron pin (set) at 30.00 feet, a total distance of 390.46 feet to a 5/8" iron pin (set);
- (2) N 02°48'47" E, a distance of 392.33 feet to a 5/8" iron pin (set);
- (3) S 89°55'02" E, passing a 5/8" iron pin (set) at 379.87 feet, a total distance of 409.87 feet to a Mag nail (set) in the centerline of State Route 41;

thence with the centerline of State Route 41 S 05°38'08" W, a distance of 393.73 feet to the true point of beginning, containing 3.600 acres of land.

Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 341° 02' 49.0") between National Geodetic Survey Monuments "FAYTOWER" and "SOUTH CHARLESTON" and derived from GPS observations taken October 3, 2011, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in October 2011, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S11-788 on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



Thomas E. Purtell, P.S. 6519

