

| NATIONAL GEODETIC SURVEY CONTROL MONUMENTS | | | | | | |
|--|------------------------|------------------|------------------|---------------------------|---------------------|-------------------|
| NAME | NAD 83 (2011) LATITUDE | LONGITUDE | ELLIPSOID HEIGHT | OHIO STATE PLANE NORTHING | COORDINATES EASTING | NAVD 88 ELEVATION |
| MADISON COUNTY CORS (OHMD) | 39°52'28.79991"N | 83°28'45.11264"W | 988.472 | 684287.1812 | 1693677.0030 | - |
| MAD 1 | 39°56'00.26535"N | 83°28'03.53995"W | 964.692 | 705648.4804 | 1697147.2421 | 1072.927 |
| MAD02-011 | 39°56'01.69544"N | 83°29'31.31151"W | 993.915 | 705867.3675 | 1690312.0773 | 1102.01 |
| GROSS (3001) | 39°54'07.33233"N | 83°28'01.55579"W | 956.822 | 694220.120 | 1697179.408 | 1064.694 |

P.O.B N. 694,175.260 E. 1,697,267.294
MAD 1 - P.O.B. S 00°35'58" E 11,474.64'
MAD02-011 - P.O.B. S 30°44'49" E 13,605.36'

DANIEL J. MOLTZ AND SHARON J. MOLTZ
O.R. 226, PAGE 2461
0.5738 Ac.
S.R. 19-07

TIMOTHY J. RUESCH
O.R. 240, PAGE 410
PARCEL TWO
0.9236 Ac.

STEVE GILKERSON AND BEVERLY GILKERSON
O.R. 61, PAGE 517
TRACT I
10.994 Ac.
S.R. 19-07

TRUSTEES OF UNION TOWNSHIP, MADISON COUNTY, OHIO
O.R. 234, PAGE 2270
2.000 Ac.
S.R. 94-07

PAUL W. GOSSARD AND DELLA G. GOSSARD
O.R. 61, PAGE 511
TRACT I
10.994 Ac.
S.R. 108-97

CONNIE L. MINNICK
O.R. 281, PAGE 751
0.552 Ac.
S.R. 52-83

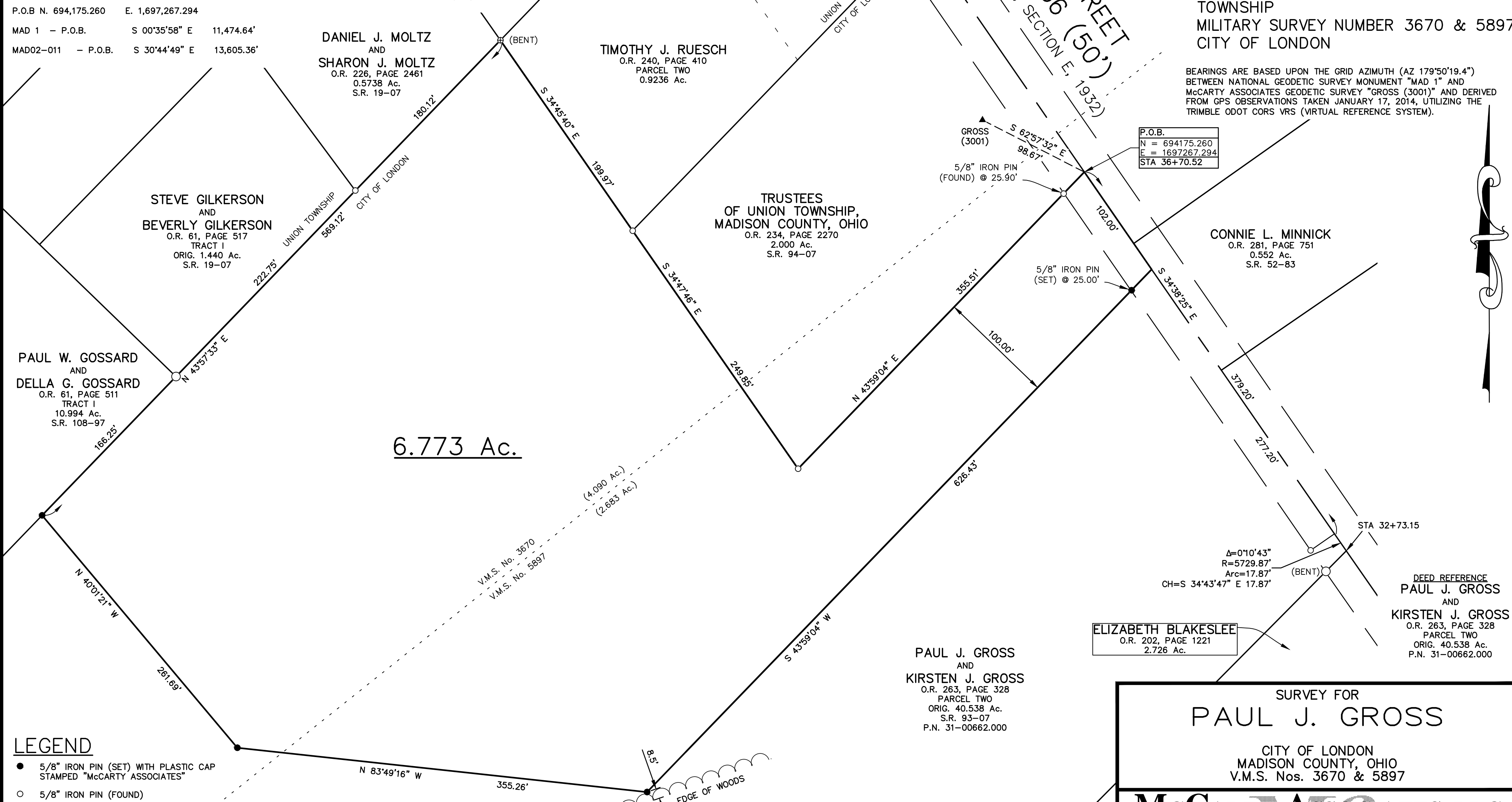
PAUL J. GROSS AND KIRSTEN J. GROSS
O.R. 263, PAGE 328
PARCEL TWO
ORIG. 40.538 Ac.
S.R. 93-07
P.N. 31-00662.000

ELIZABETH BLAKESLEE
O.R. 202, PAGE 1221
2.726 Ac.

DEED REFERENCE
PAUL J. GROSS AND KIRSTEN J. GROSS
O.R. 263, PAGE 328
PARCEL TWO
ORIG. 40.538 Ac.
P.N. 31-00662.000

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S RECORD OF LAND SURVEYS
DATE MARCH 6, 2014
SCALE 1"=60'
DEED REFERENCE
OFFICIAL RECORD 263 PAGE 328
TOWNSHIP
MILITARY SURVEY NUMBER 3670 & 5897
CITY OF LONDON

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 179°50'19.4") BETWEEN NATIONAL GEODETIC SURVEY MONUMENT "MAD 1" AND McCARTY ASSOCIATES GEODETIC SURVEY "GROSS (3001)" AND DERIVED FROM GPS OBSERVATIONS TAKEN JANUARY 17, 2014, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).



- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - ⊗ 1/2" IRON PIN (FOUND)
 - 1" IRON PIPE (FOUND)
 - ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "GROSS (3001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"
 - x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

NOTES

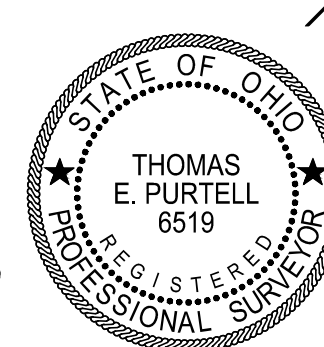
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

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

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN JANUARY 2014.

Thomas E. Purtell
THOMAS E. PURTELL, P.S. 6519



**SURVEY FOR
PAUL J. GROSS**

CITY OF LONDON
MADISON COUNTY, OHIO
V.M.S. Nos. 3670 & 5897

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
www.mccartyassociates.com

| DATE | SCALE | PROJECT NO. |
|---------------|--------|-------------|
| MARCH 6, 2014 | 1"=60' | S14-752 |

L:\Current Projects\2014\14-752 Paul J. Gross\CAD\14-752 AutoCAD Project\dwg\14752 Survey Plat.dwg, PLAT, 3/7/2014 1:40:23 PM, Josh

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. S14-752
March 6, 2014

LEGAL DESCRIPTION

Paul J. Gross
6.773 Acres Tract

Situated in the City of London, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3670 and 5897, being a part of the original 40.538 acres "Parcel Two" as conveyed to Paul J. Gross and Kirsten J. Gross and recorded in Official Record Volume 263, Page 328 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a point in the centerline of State Route 56 (North Main Street) having Ohio State Plane Coordinates Northing 694,175.260 feet, Easting 1,697,267.294 feet South Zone and based upon NAD 83 (2011), said point marking Station 36+70.52 of the Right-of-Way Survey of State Route 56 (Ohio Department of Transportation Madison County S.H. 194, Section E, dated 1932) and being the easterly most corner of the 2.000 acres tract as conveyed to the Trustees of Union Township, Madison County, Ohio (O.R. 234, Page 2270) as found in Madison County Engineer's Survey Record No. 94-07, from which a 5/8" iron pin (found) bears S 43°59'04" W, a distance of 25.90 feet;

thence with the centerline of State Route 56 (North Main Street) S 34°38'25" E, a distance of 102.00 feet to a point;

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

- (1) S 43°59'04" W, passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 626.43 feet to a 5/8" iron pin (set);

(2) N 83°49'16" W, a distance of 355.26 feet to a 5/8" iron pin (set);

(3) N 40°01'21" W, a distance of 261.69 feet to a 5/8" iron pin (set) in the southeasterly line of the 10.994 acres "Tract I" as conveyed to Paul W. Gossard and Della G. Gossard (O.R. 61, Page 511) as found in Madison County Engineer's Survey Record No. 108-97;

thence with Gossard's southeasterly line N 43°57'33" E, passing a 1" iron pipe (found) marking Gossard's corner at 166.25 feet, and continuing with the southeasterly line of the original 1.440 acres "Tract I" as conveyed to Steve Gilkerson and Beverly Gilkerson (O.R. 61, Page 517) as found in Madison County Engineer's Survey Record No. 19-07, passing a 5/8" iron pin (found) marking Gilkerson's corner at 389.00 feet, and continuing with the southeasterly line of the 0.5738 acres tract as conveyed to Daniel J. Moltz and Sharon J. Moltz (O.R. 226, Page 2461) as found in Madison County Engineer's Survey Record No. 19-07, a total distance of 569.12 feet to a 1/2" iron pin (found, bent), said iron pin being the southerly most corner of the 0.974 acres tract as conveyed to James Richard Smith and Golda Smith (O.R. 191, Page 980) and the westerly most corner of the 0.9236 acres "Parcel Two" as conveyed to Timothy J. Ruesch (O.R. 240, Page 410);

thence with Ruesch's southwesterly line S 34°45'40" E, a distance of 199.97 feet to a 5/8" iron pin (found), said iron pin being the westerly most corner of the 2.000 acres tract as conveyed to the Trustees of Union Township, Madison County, Ohio (O.R. 234, Page 2270) as found in Madison County Engineer's Survey Record No. 94-07;

thence with the line of the Trustees of Union Township,
Madison County, Ohio S 34°47'46" E, a distance of 249.85 feet to
a 5/8" iron pin (found);


thence also with the line of the Trustees of Union Township,
Madison County, Ohio N 43°59'04" E, passing a 5/8" iron pin
(found) at 329.61 feet, a total distance of 355.51 feet to the
beginning, containing 6.773 acres of land of which 4.090 acres
are a part of V.M.S. No. 3670 and 2.683 acres are a part of
V.M.S. No. 5897.

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

Bearings are based upon the Grid Azimuth (AZ. 179° 50' 19.4")
between National Geodetic Survey Monument "MAD 1" and McCarty
Associates Geodetic Survey Monument "GROSS (3001)" and derived
from GPS observations taken January 17, 2014, utilizing the
Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in January 2014, under the direction of Thomas
E. Purtell, Registered Professional Surveyor No. 6519, the survey
plat of which is referred to as Project No. S14-752 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

