

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
<b>SITE BASE STATION GROSS (3001) LOCAL SITE SETTINGS</b>						
GROSS (3001)	39°54'07.33233"N	83°28'01.55579"W	956.822	694220.120	1697179.408	1064.694
<b>GROUND SCALE FACTOR: 1.0000690007</b>			<b>LOCAL GROUND COORDINATES</b>			
<b>GEOID MODEL: GEOID03 (CONUS)</b>			NORTHING	EASTING	ELEVATION	NAVD 88
			694220.120	1697179.408	1064.694	
UNITS ARE IN U.S. SURVEY FEET (SFT)						

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

**BLUEBIRD RETIREMENT COMMUNITY, LLC**  
O.R. 296, PAGE 2201  
6.773 Ac.  
S.R. 280-14  
P.N. 31-00662.003

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

**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

**ROBERT ALAN PARSONS, JR. AND JAMIE LYN PARSONS**  
O.R. 301, PAGE 1992  
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 DECEMBER 23, 2014  
SCALE 1"=60'  
DEED REFERENCE  
OFFICIAL RECORD 263 PAGE 328  
TOWNSHIP  
MILITARY SURVEY NUMBER 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"
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ CLEAN OUT
- ⊕ CATCH BASIN
- ST — STORM SEWER
- SAN — SANITARY SEWER

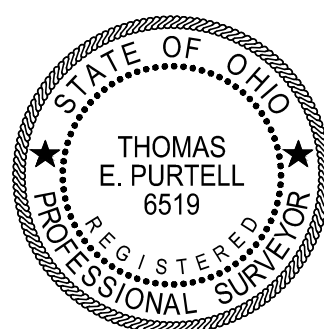


**2.833 Ac.**

**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 DECEMBER 2014.

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



**SURVEY FOR PAUL J. GROSS**

CITY OF LONDON  
MADISON COUNTY, OHIO  
V.M.S. No. 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  
REV. DEC. 26, 2014 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
DECEMBER 23, 2014	1"=60	S14-752A

L:\current Projects\2014\14-752 Paul J. Gross\CAD\14-752 AutoCAD Project\dwg\14752A Survey Plat.dwg, 12/26/2014 10:39:27 AM, DWG To PDF.pc3

# 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

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File No. S14-752A

December 23, 2014

### LEGAL DESCRIPTION

Paul J. Gross

2.833 Acres Tract

Situated in the City of London, County of Madison, State of Ohio, being a part of V.M.S. No. 5897, being a part of the original 40.538 acres "Parcel Two", <sup>Parcel # 31-00662.000,</sup> 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:

Commencing 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), 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, and being a corner to the 6.773 acres tract as conveyed to Bluebird Retirement Community LLC (O.R. 296, Page 2201) as found in Madison County Engineer's Survey Record No. 280-14;

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 the southeasterly line of the 6.773 acres tract as conveyed to Bluebird Retirement Community LLC (O.R. 296, Page 2201) S 43°59'04" W, passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 345.03 feet to a 5/8" iron pin (set) marking the true point of beginning of the herein described tract;

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

- (1) S 34°47'46" E, a distance of 173.72 feet to a 5/8" iron pin (set);
- (2) S 43°59'04" W, a distance of 512.72 feet to a 5/8" iron pin (set);
- (3) N 40°01'21" W, a distance of 453.56 feet to a 5/8" iron pin (set), said iron pin being a corner to the 6.773 acres tract as conveyed to Bluebird Retirement Community LLC (O.R. 296, Page 2201) ;

thence with the southerly line of Bluebird Retirement Community LLC S 83°49'16" E, a distance of 355.26 feet to a 5/8" iron pin (set);

thence with the southeasterly line of Bluebird Retirement Community LLC N 43°59'04" E, a distance of 281.40 feet to the true point of beginning, containing 2.833 acres of land.

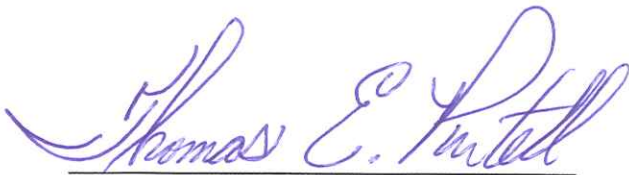
Subject to all legal easements and rights-of-way of record.

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 December 2014, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey

plat of which is referred to as Project No. S14-752A 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

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File No. S14-752A

December 24, 2014

### LEGAL DESCRIPTION

Paul J. Gross

Access and Utility Easement

Situated in the City of London, County of Madison, State of Ohio, being a part of V.M.S. No. 5897, being a part of the 6.773 acres tract as conveyed to Bluebird Retirement Community, LLC and recorded in Official Record Volume 296, Page 2201 of the Madison County Recorder's Office as found in Madison County Engineer's Survey Record No. 280-14, being an easement for access and utilities over an asphalt driveway, said easement 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), 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, and being a corner to the 6.773 acres tract as conveyed to Bluebird Retirement Community LLC (O.R. 296, Page 2201) as found in Madison County Engineer's Survey Record No. 280-14;

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 the southeasterly line of the 6.773 acres tract as conveyed to Bluebird Retirement Community LLC (O.R. 296, Page 2201) S 43°59'04" W, passing a 5/8" iron pin (set) at 25.00 feet, passing another 5/8" iron pin (set) at 345.03 feet, a total distance of 390.03 feet to a point;

thence with the southwesterly terminus of said easement N 46°00'56" W, a distance of 100.00 feet to a point;

thence with the northwesterly line of the herein described easement N 43°59'04" E, passing a 5/8" iron pin (found) marking the southerly 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 at 54.64 feet and continuing with the line of said 2.000 acres tract, passing a 5/8" iron pin (found) at 384.25 feet, a total distance of 410.15 feet to the beginning, containing 0.919 acres within said easement.

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 December 2014, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S14-752A 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*

Thomas E. Purtell, P.S. 6519

