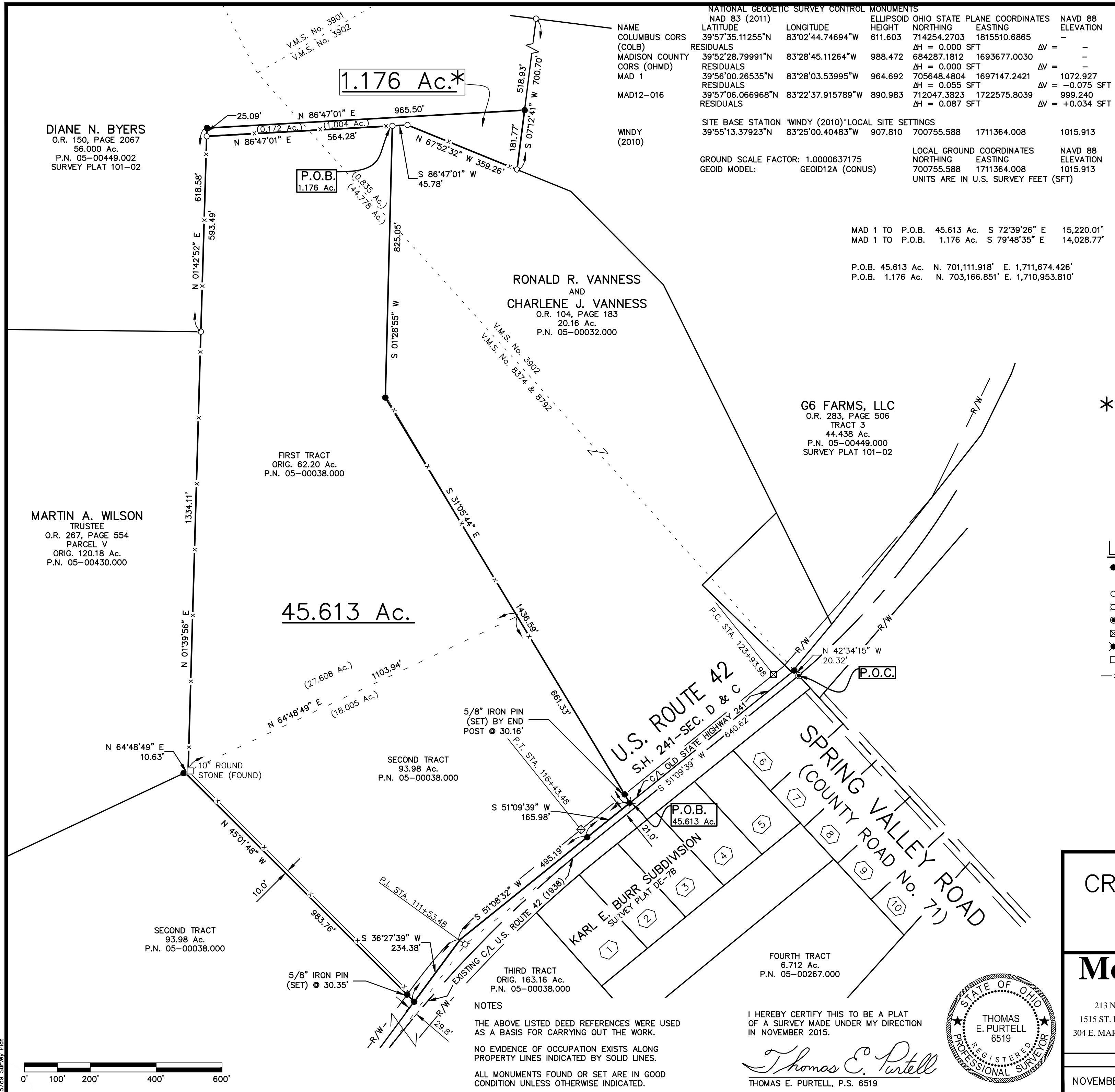


L:\Current Projects\2015\15-789 Crooked Run Farm LLC\AutoCAD\Project\dwg\15789 Survey Plat.dwg, 12/14/2015 1:54:17 PM, DWG To PDF.pc3



NATIONAL GEODETIC SURVEY CONTROL MONUMENTS

NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES NORTHING	EASTING	NAVD 88 ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
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
MAD12-016	39°57'06.066968"N	83°22'37.915789"W	890.983	712047.3823	1722575.8039	999.240
RESIDUALS				ΔH = 0.000 SFT		ΔV = -
RESIDUALS				ΔH = 0.000 SFT		ΔV = -
RESIDUALS				ΔH = 0.055 SFT		ΔV = -0.075 SFT
RESIDUALS				ΔH = 0.087 SFT		ΔV = +0.034 SFT

WINDY (2010)

SITE BASE STATION WINDY (2010) LOCAL SITE SETTINGS

GEOD MODEL:	NORTHING	EASTING	NAVD 88 ELEVATION
39°55'13.37923"N	83°25'00.40483"W	907.810	700755.588
			1711364.008
			1015.913

GROUND SCALE FACTOR: 1.0000637175 LOCAL GROUND COORDINATES

UNITS ARE IN U.S. SURVEY FEET (SFT)

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE NOVEMBER 25, 2015
SCALE 1"=200'
DEED REFERENCE
OFFICIAL RECORD 125 PAGE 1100
TOWNSHIP DEER CREEK
MILITARY SURVEY NUMBER
3901 & 8374 & 8792

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 265° 50' 29.6") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION COLB AND NATIONAL GEODETIC SURVEY CONTROL MONUMENT MAD 1 AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 19, 2015, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

* THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTION B (1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ 3/4" IRON PIN (FOUND)
- MAG NAIL (SET)
- ⊗ R/W MONUMENT BOX (FOUND)
- ⊗ RAILROAD SPIKE (SET)
- STONE (FOUND)
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

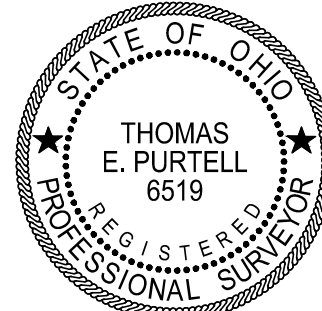
DEED REFERENCE

CROOKED RUN FARM, LLC O.R. 125, PAGE 1100 FIRST TRACT ORIG. 62.20 Ac. SECOND TRACT 93.98 Ac. P.N. 05-00038.000	DIANE N. BYERS O.R. 150, PAGE 2067 56.000 Ac. P.N. 05-00449.002 SURVEY PLAT 101-02
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SURVEY FOR
CROOKED RUN FARM, LLC
 DEER CREEK TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. NOS. 3901 & 8374 & 8792

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.
NOVEMBER 25, 2015	1"=200	S15-789



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER 2015.

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

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.



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. S15-789

December 4, 2015

LEGAL DESCRIPTION

Diane N. Byers

To

G6 Farms, LLC

1.176 Acres Tract

Situated in the Township of Deer Creek, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3902 and 8374-8792, being a part of the 56.000 acres tract (Parcel No. 05-00449.002) as conveyed to Diane N. Byers and recorded in Official Record Book 150, Page 2067 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a Mag nail (set) marking the centerline intersection Spring Valley Road (County Road No. 71) and U.S. Route 42 (formerly State Highway 241, Sections D and C);

thence with the centerline extended of Spring Valley Road N 42°34'15" W, a distance of 20.32 feet to a 5/8" iron pin (set) in the centerline of Old State Highway 241;

thence with the centerline of Old State Highway 241 S 51°09'39" W, a distance of 640.62 feet to a railroad spike 21.0 feet northwest and perpendicular to the existing centerline of U.S. Route 42, said railroad spike being the southwesterly corner of the 20.16 acres tract as conveyed to Ronald R. Vanness and Charlene J. Vanness (O.R. 104, Page 183);

thence with Vanness' line N 31°05'44" W, passing a 5/8" iron pin (set) by an end post at 30.16 feet, a total distance of 1436.59 feet to a 5/8" iron pin (set);

thence also with Vanness' line N 01°28'55" E, a distance of 825.05 feet to a 5/8" iron pin (found), said iron pin being the northeasterly corner of the original 62.20 acres "First Tract" as conveyed to Crooked Run Farm, LLC (O.R. 125, Page 1100) and being the true point of beginning of the tract of land herein described, and having Ohio State Plane Coordinates Northing 703,166.851 feet, Easting 1,710,953.810 feet South Zone and based upon NAD 83 (2011);

thence with the northerly line of Crooked Run Farm, LLC S 86°47'01" W, a distance of 564.28 feet to a 5/8" iron pin (found);

thence with a new division line N 01°42'52" E, a distance of 25.09 feet to a 5/8" iron pin (set);

thence also with a new division line N 86°47'01" E, a distance of 965.50 feet to a 5/8" iron pin (set) in the westerly line of the 44.438 acres "Tract 3" as conveyed to G6 Farms, LLC (O.R. 283, Page 506);

thence with the westerly line of G6 Farms, LLC S 07°12'41" W, a distance of 181.77 feet to a 5/8" iron pin (found) in the northerly line of the of the 20.16 acres tract as conveyed to Ronald R. Vanness and Charlene J. Vanness (O.R. 104, Page 183);

thence with Vanness' northerly line N 67°52'32" W, a distance of 359.26 feet to a 5/8" iron pin (found);

thence also with Vanness' northerly line S 86°47'01" W, a distance of 45.78 feet to the true point of beginning, containing 1.176 acres of land, of which 1.004 acres are a part of V.M.S. No. 3902 and 0.172 acres are a part of V.M.S. No. 8374-8792.

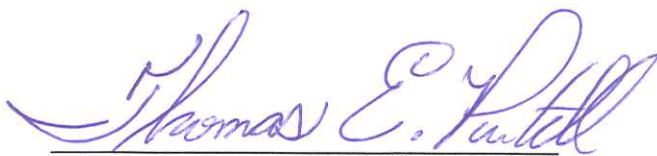
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument "MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S15-789 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".

This conveyance is a transfer between adjoining lot owners made in connection with Section 711.001 Sub-section B (1) of the Ohio Revised Code and does not create any additional building site or violate any zoning regulations or another public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein.



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. S15-789
December 14, 2015

LEGAL DESCRIPTION
Crooked Run Farm, LLC
To
G6 Farms, LLC
18.005 Acres Tract

Situated in the Township of Deer Creek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374-8792, contains 18.005 acres of the 93.98 acres "Second Tract" (Parcel No. 05-00038.000), as conveyed to Crooked Run Farm, LLC and recorded in Official Record Book 125, Page 1100 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a Mag nail (set) marking the centerline intersection Spring Valley Road (County Road No. 71) and U.S. Route 42 (formerly State Highway 241, Sections D and C);

thence with the centerline extended of Spring Valley Road N 42°34'15" W, a distance of 20.32 feet to a 5/8" iron pin (set) in the centerline of Old State Highway 241;

thence with the centerline of Old State Highway 241 S 51°09'39" W, a distance of 640.62 feet to a railroad spike 21.0 feet northwest and perpendicular to the existing centerline of U.S. Route 42, said railroad spike being the southwesterly corner of the 20.16 acres tract as conveyed to Ronald R. Vanness and Charlene J. Vanness (O.R. 104, Page 183) and marking the true point of beginning of the tract of land herein described, and having Ohio State Plane Coordinates Northing 701,111.918 feet,

Easting 1,711,674.426 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Old State Highway 241 S 51°09'39" W, a distance of 165.98 feet to a 5/8" iron pin (set), 21.00 feet left of Station P.T. 116+43.48;

thence also with the centerline of Old State Highway 241 S 51°08'32" W, a distance of 495.19 feet to a point of intersection (P.I.) of the centerline of Old State Highway 241;

thence continuing with the centerline of Old State Highway 241 S 36°27'39" W, a distance of 234.38 feet to a 5/8" iron pin (set), said iron pin being 29.8 feet northwest and perpendicular to the existing centerline of U.S. Route 42;

thence with a new division line 10 feet southwest and parallel to an existing woven wire fence N 45°01'48" W, passing a 5/8" iron pin (set) at 30.33 feet, a total distance of 983.76 feet to a 5/8" iron pin (set) in the southerly line of the original 120.18 acres "Parcel V" as conveyed to Martin A. Wilson, Trustee (O.R. 267, Page 554);

thence with Wilson's southerly line N 64°48'49" E, a distance of 10.63 feet to a 10" round stone (found), said stone being the southeasterly corner of the original 120.18 acres "Parcel V" as conveyed to Martin A. Wilson, Trustee (O.R. 267, Page 554);

thence with the southerly line of the remaining lands of the original 62.20 acres "First Tract" as conveyed to Crooked Run Farm, LLC (O.R. 125, Page 1100) N 64°48'49" E, a distance of 1103.94 feet to a point in the line of the 20.16 acres tract as conveyed to Ronald R. Vanness and Charlene J. Vanness (O.R. 104, Page 183);

thence with Vanness' line S 31°05'44" E, passing a 5/8" iron pin (set) by an end post at 631.17 feet, a total distance of 661.33 feet to the true point of beginning, containing 18.005 acres of land.

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

Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument "MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S15-789 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. S15-789

December 4, 2015

LEGAL DESCRIPTION

Crooked Run Farm, LLC

To

G6 Farms, LLC

45.613 Acres Tract

Situated in the Township of Deer Creek, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3902 and 8374-8792, contains all that remains (27.608 acres) of the original 62.20 acres "First Tract" (Parcel No. 05-00038.000) and contains 18.005 acres of the 93.98 acres "Second Tract" (Parcel No. 05-00038.000), as conveyed to Crooked Run Farm, LLC and recorded in Official Record Book 125, Page 1100 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a Mag nail (set) marking the centerline intersection Spring Valley Road (County Road No. 71) and U.S. Route 42 (formerly State Highway 241, Sections D and C);

thence with the centerline extended of Spring Valley Road N 42°34'15" W, a distance of 20.32 feet to a 5/8" iron pin (set) in the centerline of Old State Highway 241;

thence with the centerline of Old State Highway 241 S 51°09'39" W, a distance of 640.62 feet to a railroad spike 21.0 feet northwest and perpendicular to the existing centerline of U.S. Route 42, said railroad spike being the southwesterly corner of the 20.16 acres tract as conveyed to Ronald R. Vanness and Charlene J. Vanness (O.R. 104, Page 183) and marking the true point of beginning of the tract of land herein described, and having Ohio State Plane Coordinates Northing 701,111.918 feet,

Easting 1,711,674.426 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Old State Highway 241 S 51°09'39" W, a distance of 165.98 feet to a 5/8" iron pin (set), 21.00 feet left of Station P.T. 116+43.48;

thence also with the centerline of Old State Highway 241 S 51°08'32" W, a distance of 495.19 feet to a point of intersection (P.I.) of the centerline of Old State Highway 241;

thence continuing with the centerline of Old State Highway 241 S 36°27'39" W, a distance of 234.38 feet to a 5/8" iron pin (set), said iron pin being 29.8 feet northwest and perpendicular to the existing centerline of U.S. Route 42;

thence with a new division line 10 feet southwest and parallel to an existing woven wire fence N 45°01'48" W, passing a 5/8" iron pin (set) at 30.33 feet, a total distance of 983.76 feet to a 5/8" iron pin (set) in the southerly line of the original 120.18 acres "Parcel V" as conveyed to Martin A. Wilson, Trustee (O.R. 267, Page 554);

thence with Wilson's southerly line N 64°48'49" E, a distance of 10.63 feet to a 10" round stone (found), said stone being the southeasterly corner of the original 120.18 acres "Parcel V" as conveyed to Martin A. Wilson, Trustee (O.R. 267, Page 554);

thence with Wilson's easterly line N 01°39'56" E, a distance of 1334.11 feet to a 5/8" iron pin (found), said iron pin being the southeasterly corner of the 56.000 acres tract as conveyed to Diane N. Byers (O.R. 150, Page 2067) as shown on Survey Plat No. 101-02;

thence with Byers' line N 01°42'52" E, a distance of 593.49 feet to a 5/8" iron pin (found);

thence also with Byers' line N 86°47'01" E, a distance of 564.28 feet to a 5/8" iron pin (found), said iron pin being the northwesterly corner of the 20.16 acres tract as conveyed to Ronald R. Vanness and Charlene J. Vanness (O.R. 104, Page 183);

thence with Vanness' line S 01°28'55" W, a distance of 825.05 feet to a 5/8" iron pin (set);

thence also with Vanness' line S 31°05'44" E, passing a 5/8" iron pin (set) by an end post at 1406.43 feet, a total distance of 1436.59 feet to the true point of beginning, containing 45.613 acres of land of which 0.835 acres are a part of V.M.S. No. 3902 and 44.778 acres are a part of V.M.S. No. 8374-8792.

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

Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument 'MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

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Thomas E. Purtell, P.S. 6519

