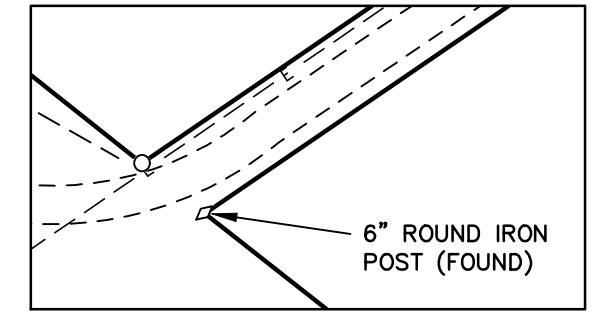


VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 17, 2017
 SCALE 1"=400'
 DEED REFERENCE
 OFFICIAL RECORD 334 PAGE 295
 TOWNSHIP PLEASANT
 MILITARY SURVEY NUMBER 462

BEARINGS ARE BASED UPON THE GRID
 AZIMUTH (AZ 224° 30' 21.1") BETWEEN NATIONAL
 GEODETIC SURVEY CORRS STATION "COLB" AND
 MCCARTY ASSOCIATES SURVEY CONTROL
 MONUMENT "SUGAR RUN (2001)" AND DERIVED
 FROM GPS OBSERVATIONS TAKEN NOVEMBER 5,
 2017, UTILIZING THE TRIMBLE ODOT CORRS VRS
 (VIRTUAL REFERENCE SYSTEM).

NIOGA-TOOPS ROAD
 (COUNTY ROAD No. 60)



DETAIL "B"
 SCALE: 1"=50'

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					
NAME	NAD 83 (NSRS2007) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES NAVD 88 EASTING ELEVATION
COLUMBUS CORRS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865 -
RESIDUALS				ΔH = 0.000 SFT	ΔV = -
MAD05-035	39°47'09.10330"N	83°16'20.49991"W	828.332	651377.092	1751449.8218 935.89
RESIDUALS				ΔH = 0.033 SFT	ΔV = -0.137 SFT
SITE BASE STATION "SUGAR RUN (2001)" LOCAL SITE SETTINGS					
SUGAR RUN (2001)	39°46'05.43896"N	83°17'11.51786"W	799.191	644969.990	1747411.271 906.635
LOCAL GROUND COORDINATES NAVD 88					
GROUND SCALE FACTOR: 1.0000798468	GEIOD MODEL: GEIOD12A (CONUS)		NORTHING	EASTING	ELEVATION
			644969.990	1747411.271	906.635
UNITS ARE IN U.S. SURVEY FEET (SFT)					

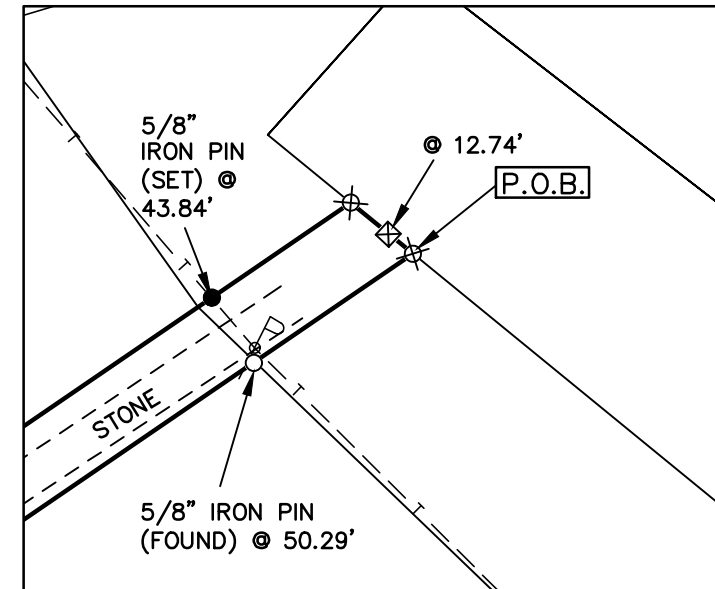
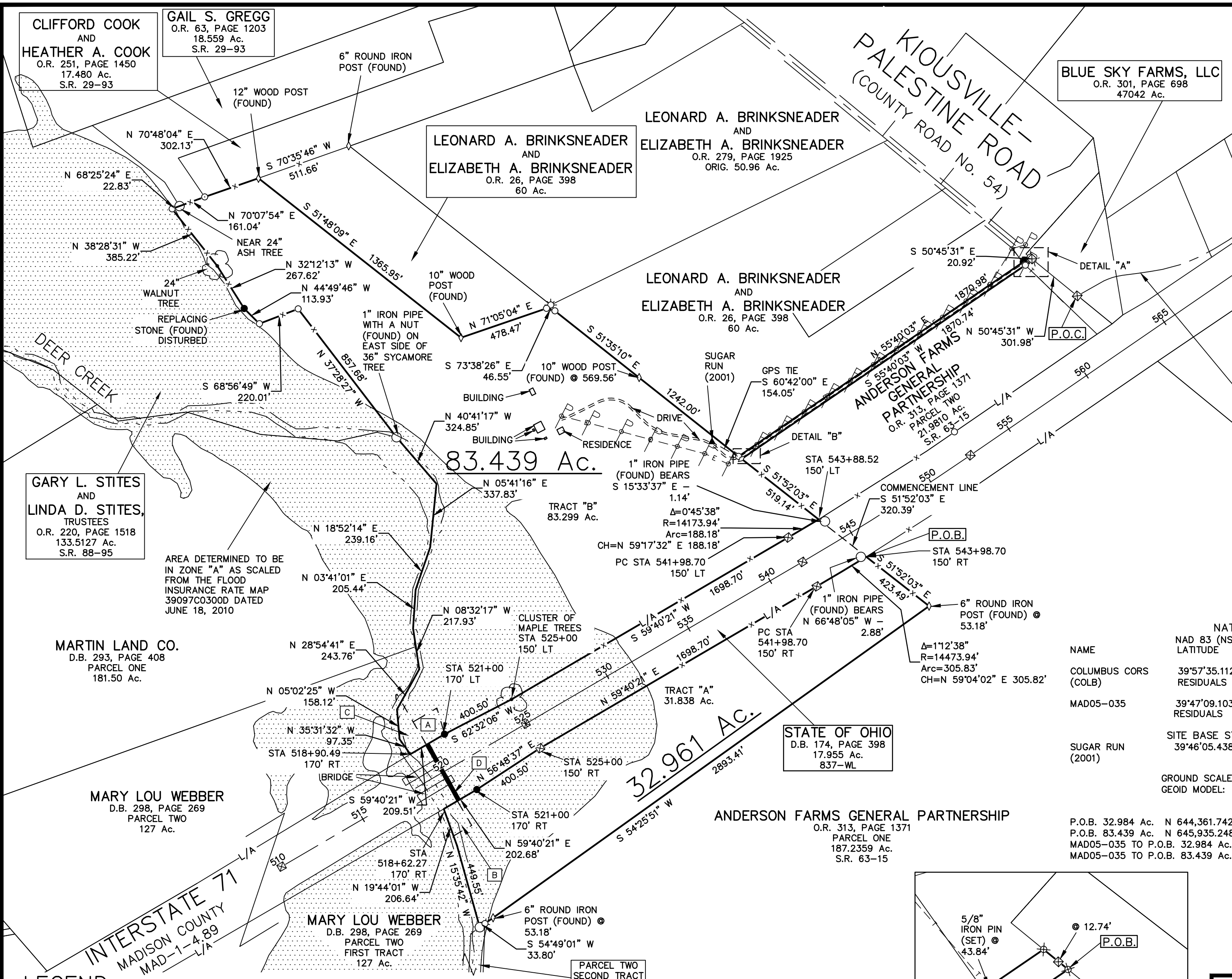
P.O.B. 32.984 Ac. N 644,361.742' E 1,748,228.461'
 P.O.B. 83.439 Ac. N 645,935.248' E 1,749,112.897'
 MAD05-035 TO P.O.B. 32.984 Ac. S 24°39'50" W - 7,719.60'
 MAD05-035 TO P.O.B. 83.439 Ac. S 23°14'27" W - 5,922.46'

DEED REFERENCE
 JOY L. MILLER
 O.R. 334, PAGE 295
 TRACT "A"
 31.838 Ac.
 TRACT "B"
 83.299 Ac.
 P.N. 17-00278.000

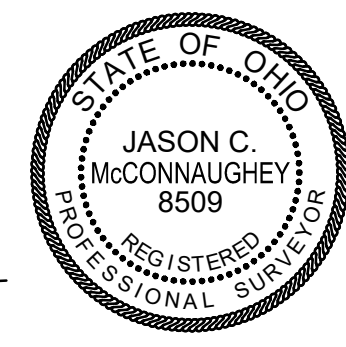
SURVEY FOR
PAUL J. GROSS
 PLEASANT TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 462

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. 11/20/17 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
NOVEMBER 17, 2017	1"=400'	S17-794



DETAIL "A"
 SCALE: 1"=50'



I HEREBY CERTIFY THIS TO BE A PLAT
 OF A SURVEY MADE UNDER MY DIRECTION
 IN SEPTEMBER, 2017.

Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8509

EASEMENTS & ACCESS
 TO THE STATE OF OHIO, JOURNAL ENTRY No. 22123,
 D.B. 174, PAGE 398

A (837) HIGHWAY EASEMENT
 B (837) CHANNEL EASEMENT
 C (837) CHANNEL EASEMENT
 D 20' WIDE ACCESS EASEMENT-DRIVE B
 DESCRIBED IN 837-WL

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.

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊗ MONUMENT BOX (FOUND)
- 1" IRON PIPE (FOUND)
- ⊗ 3/4" IRON PIN (FOUND)
- 3/4" IRON PIPE (FOUND)
- ◇ POST (FOUND)
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "GLADE RUN (2217)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- E --- OVERHEAD ELECTRIC LINE
- T --- TELEPHONE LINE
- C --- CREEK
- S --- EDGE OF STONE
- E --- EASEMENT
- L/A --- LIMITED ACCESS HIGHWAY
- C --- CENTERLINE OF ROAD
- R --- RIGHT OF WAY
- U --- UTILITY POLE



L:\Current Projects\2017\17-794 Paul J. Gross\CAD\AutoCAD Project\dwg\17794 Survey Plat.dwg, 11/20/2017 10:01:01 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. Jerrold B. Bradley, AIA

File No. S17-794
November 20, 2017

LEGAL DESCRIPTION

Paul J. Gross
32.961 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. No. 462, and being the same real estate referred to as 31.838 acres "Tract A" (Parcel No. 17-00278.000) as conveyed to Joy L. Miller and recorded in Deed Book 334, Page 295 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a monument box (found) at the intersection of Nioga-Toops Road and Kiousville-Palestine Road;

thence with the centerline of Kiousville-Palestine Road N $50^{\circ}45'31''$ W, a distance of 301.98 feet to a railroad spike (found) marking a northerly corner to a 21.9810 acres "Parcel Two" as conveyed to Anderson Farms General Partnership (O.R. 313, Page 1371) and found in Survey Record 63-15 of the Madison County Engineer's Record of Land Surveys,

thence with the northwesterly line of the aforesaid 21.9810 acres "Parcel Two" S $55^{\circ}40'03''$ W passing a $5/8''$ iron pin (found) at 50.29 feet, a total distance of 1870.74 feet to a 6" iron post (found);

thence with the westerly line of the aforesaid 21.9810 acres "Parcel Two" S $51^{\circ}52'03''$ E, a distance of 519.16 feet to a point in the northerly limited access right-of-way of Interstate Highway 71 (MAD-1-4.89), being 150.00 feet left of Centerline Station

543+88.52, from which a 1" iron pipe (found) bears S 15°33'37" E, a distance of 1.14 feet;

thence with a commencement line across the limited access right-of-way of Interstate Highway 71 S 51°52'03" E, a distance of 320.39 feet to a point in the southerly limited access right-of-way of Interstate Highway 71, being 150.00 feet right of Centerline Station 543+98.70 marking a northwesterly corner of a 187.2359 acres "Parcel One" as conveyed to Anderson Farms General Partnership (O.R. 313, Page 1371) and found in Survey Record 63-15 of the Madison County Engineer's Record of Land Surveys, from which a 1" iron pipe (found) bears S 66°48'05" E, a distance of 2.88 feet, said point being the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 644,361.742 feet, Easting 1,748,228.461 feet South Zone and based upon NAD 83 (2011);

thence with a westerly line of the aforesaid 187.2359 acres "Parcel One" S 51°52'03" E, a distance of 423.49 feet to a 6" iron post (found);

thence with a northerly line of the aforesaid 187.2359 acres "Parcel One" S 54°25'51" W passing a 6" iron post at 2840.23 feet, a total distance of 2893.41 feet to a 3/4" iron pin (found) marking a northeasterly corner to a 7 2/5 acres tract as conveyed to Mary Lou Webber (D.B. 298, Page 269);

thence with the northerly line of Webber's 7 2/5 acres tract S 54°49'01" W, a distance of 33.80 feet to a 1" iron pin (found) near the east bank of Deer Creek;

thence N 15°35'42" W, a distance of 449.55 feet to a point in the centerline of Deer Creek;

thence with the centerline of Deer Creek N 19°44'01" W, a distance of 206.64 feet to a point in the southerly limited access

right-of-way of Interstate Highway 71, being 170.00 feet right of Centerline Station 518+62.27;

thence with the southerly limited access right-of-way of Interstate Highway 71 for the next three calls;

1) N 59°40'21" E, a distance of 202.68 feet to a 5/8" iron pin (set), being 170.00 feet right of Centerline Station 521+00;

2) N 56°48'37" E, a distance of 400.50 feet to a 6" concrete monument (found), being 150.00 feet right of Centerline Station 525+00;

3) N 59°40'21" E, a distance of 1698.70 feet to a 6" concrete monument (found), being 150.00 feet right of Centerline Station 541+98.70;

4) with a curve to the left, having a radius of 14473.94 feet, an arc length of 305.83 feet, and a chord bearing N 59°04'02" E, a distance of 305.82 feet to the true point of beginning, containing 32.961 acres of land.

Also an Access Easement 20 feet in width under the bridge of Interstate 71 over Deer Creek, to grant access to and from a 83.439 acres tract lying north of said Interstate 71 and the above described 32.984 tract lying south of said Interstate 71 as shown in Right-of-Way Plans (MAD-1-4.89) referred to as "Drive B", and found in Journal Entry No. 22123 of the Common Pleas Court to The State Of Ohio and recorded in Deed Book 174, Page 398 of the Madison County Recorder's Office.

Subject to Channel Easement 837Y as found in Right-of-Way Plans (MAD-1-4.89) and Journal Entry No. 22123 of the Common Pleas Court and recorded in Deed Book 174, Page 398 of the Madison County Recorder's Office.

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

Bearings are based upon the Grid Azimuth (AZ. 224° 30' 21.1") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Survey Monument "SUGAR RUN (2001)" and derived from GPS observations taken November 5, 2017, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2017, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S17-794 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".




Jason C. McConnaughey, P.S. 8509

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. Jerrold B. Bradley, AIA

File No. S17-794
November 20, 2017

LEGAL DESCRIPTION

Paul Gross
83.439 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. No. 462, and being the same real estate referred to as an original 83.299 acres "Tract B" (Parcel No. 17-00278.000) as conveyed to Joy L. Miller and recorded in Deed Book 334, Page 295 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a monument box (found) at the intersection of Nioga-Toops Road and Kiousville-Palestine Road;

thence with the centerline of Kiousville-Palestine Road N $50^{\circ}45'31''$ W, a distance of 301.98 feet to a railroad spike (found) marking a northerly corner to a 21.9810 acres "Parcel Two" as conveyed to Anderson Farms General Partnership (O.R. 313, Page 1371) and found in Survey Record 63-15 of the Madison County Engineer's Record of Land Surveys, said railroad spike being the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 645,935.248 feet, Easting 1,749,112.897 feet South Zone and based upon NAD 83 (2011);

thence with the northwesterly line of the aforesaid 21.9810 acres "Parcel Two" S $55^{\circ}40'03''$ W passing a $5/8''$ iron pin (found) at 50.29 feet, a total distance of 1870.74 feet to a 6" iron post (found);

thence with the westerly line of the aforesaid 21.9810 acres "Parcel Two" S 51°52'03" E, a distance of 519.16 feet to a point in the northerly limited access right-of-way of Interstate Highway 71 (MAD-1-4.89), being 150.00 feet left of Centerline Station 543+88.52, from which a 1" iron pipe (found) bears S 15°33'37" E, a distance of 1.14 feet;

thence with the northerly limited access right-of-way of Interstate Highway 71 for the next four calls:

- 1) a curve to the right, having a radius of 14173.94 feet, an arc length of 188.18 feet, and a chord bearing S 59°17'32" W, a distance of 188.18 feet to a 6" concrete monument, being 150.00 feet left of Centerline P.C. Station 541+98.70;
- 2) S 59°40'21" W, a distance of 1698.70 feet to a point in a Maple tree cluster, being 150.00 feet left of Centerline Station 525+00;
- 3) S 62°32'06" W, a distance of 400.50 feet to a 5/8" iron pin (set) being 170.00 feet left of Centerline Station 521+00;
- 4) S 59°40'21" W, a distance of 209.51 feet to a point in Deer Creek, being 170.00 feet left of Centerline Station 518+62.27;

thence with the centerline of Deer Creek for the next eight calls:

- 1) N 35°31'32" W, a distance of 97.35 feet to a point;
- 2) N 05°02'25" W, a distance of 158.12 feet to a point;
- 3) N 28°54'41" E, a distance of 243.76 feet to a point;
- 4) N 08°32'17" W, a distance of 217.93 feet to a point;
- 5) N 03°41'01" E, a distance of 205.44 feet to a point;
- 6) N 18°52'14" E, a distance of 239.16 feet to a point;
- 7) N 05°41'16" E, a distance of 337.83 feet to a point;
- 8) N 40°41'17" W, a distance of 324.85 feet to a 1" iron pipe with nut (found) marking a most southerly corner to a

133.5127 acres tract as conveyed to Gary L. Stites and Linda D. Stites, Trustees (O.R. 220, Page 1518) and found in Survey Record 88-95 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 133.5127 acres tract for the next six calls:

- 1) N 37°28'27" W, a distance of 857.68 feet to a 5/8" iron pin (found);
- 2) S 68°56'49" W, a distance of 220.01 feet to a 5/8" iron pin (found);
- 3) N 44°49'46" W, a distance of 113.93 feet to a 5/8" iron pin (set) replacing a stone (found, disturbed);
- 4) N 32°12'13" W, a distance of 267.62 feet to a point in a 24" Walnut;
- 5) N 38°28'31" W, a distance of 385.22 feet to a 5/8" iron pin (found);
- 6) N 68°25'24" E, a distance of 22.83 feet to a 1" iron pipe (found) near a 24" Ash marking a southwesterly corner to a 18.559 acres tract as conveyed to Gail S. Gregg (O.R. 63, Page 1203) and found in Survey Record 29-93 of the Madison County Engineer's Record of Land Surveys;

thence with a southerly line of Gregg's 18.559 acres tract N 70°07'54" E, a distance of 161.04 feet to a 3/4" iron pin (found) marking a southwesterly corner to a 17.480 acres tract as conveyed to Clifford Cook and Heather A. Cook (O.R. 251, Page 1450) and found in Survey Record 29-93 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of Cook's 17.480 acres tract N 70°48'04" E, a distance of 302.13 feet to a 12" wood post (found) marking a most northwesterly corner to a 60 acres tract as

conveyed to Leonard A. Brinksneader and Elizabeth A. Brinksneader (O.R. 26, Page 398);

thence with the lines of Brinksneader's 60 acres tract for the next five calls:

- 1) S 51°48'09" E, a distance of 1365.95 feet to a 10" wood post (found)
- 2) N 71°05'04" E, a distance of 478.47 feet to a 5/8" iron pin (found);
- 3) S 73°38'26" E, a distance of 46.55 feet to a 5/8" iron pin (found);
- 4) S 51°35'10" E, a distance of 1242.00 feet to a 5/8" iron pin (found);
- 5) N 55°40'03" E passing a 5/8" iron pin (set) at 1827.14 feet, a total distance of 1870.98 feet to a railroad spike (found) in the centerline of Kiousville-Palestine Road;

thence with the centerline of Kiousville-Palestine Road S 50°45'31" E passing a monument box (found) at 12.74 feet, a total distance of 20.92 feet to the true point of beginning, containing 83.439 acres of land.

Also an Access Easement 20 feet in width under the bridge of Interstate 71 over Deer Creek, to grant access to and from a 32.984 tract lying south of said Interstate 71 and the above described 83.439 acres tract lying north of said Interstate 71 as shown in Right-of-Way Plans (MAD-1-4.89) referred to as "Drive B", and found in Journal Entry No. 22123 of the Common Pleas Court to The State Of Ohio and recorded in Deed Book 174, Page 398 of the Madison County Recorder's Office.

Subject to Channel Easement 837Z and Highways Easement 837 as found in Right-of-Way Plans (MAD-1-4.89) and Journal Entry No.

22123 of the Common Pleas Court and recorded in Deed Book 174, Page 398 of the Madison County Recorder's Office.

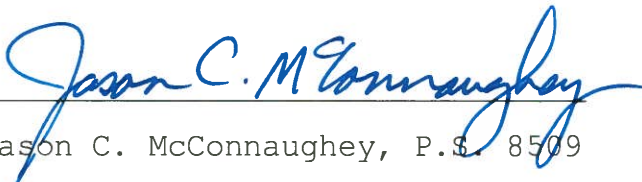
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Jason C. McConnaughey, P.S. 8509