

BEN-ELEN FARMS CO.
D.B. 234, PAGE 172
PARCEL FIVE
260.80 Ac.

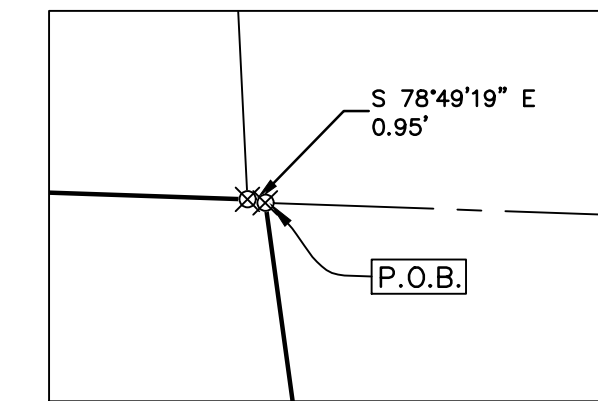
ROBERT T. STEBBINS (1/4 INTEREST)
K. ANN STEBBINS (1/4 INTEREST) AND
RUTH JEAN RAINES (1/2 INTEREST)
D.B. 28, PAGE 155
TRACT FIVE
ORIG. 199.86 Ac.

JEFFREY W. SANDERS
AND
JEAN F. SANDERS
O.R. 159, PAGE 1333
5.4487 Ac.
S.R. 35-03

JAMES R. JAHN,
TRUSTEE
O.R. 330, PAGE 1455
PARCEL 2
99.93 Ac.

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE MARCH 13, 2018
SCALE 1"=500'
DEED REFERENCE
SEE BELOW
TOWNSHIPS OAK RUN AND RANGE
MILITARY SURVEY NUMBERS
8058, 9696, 5890, 8044

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 240°00'13.9") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES SURVEY CONTROL MONUMENT "IRONMAN (2101)" AND DERIVED FROM GPS OBSERVATIONS TAKEN FEBRUARY 28, 2018, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).



DETAIL
SCALE 1"=10'

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS
NAD 83 (2011) ELLIPSOID OHIO STATE PLANE COORDINATES NAVD 88

NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
COLUMBUS CORS (COLB) RESIDUALS	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
MAD05-035 RESIDUALS	39°47'09.10330"N	83°16'20.49991"W	828.332	651377.092	1751449.8218	935.89
MAD05-034 (2101) RESIDUALS	39°46'42.35685"N	83°23'57.34102"W	883.286	649001.0369	1715762.2333	990.35
IRONMAN (2101)	SITE BASE STATION "IRONMAN (2101)" LOCAL SITE SETTINGS					
	39°47'54.83406"N	83°24'05.66457"W	883.316	656340.606	1715185.659	990.472

LOCAL GROUND COORDINATES NAVD 88
GROUND SCALE FACTOR: 1.000801719
GEOID MODEL: GEOD12A (CONUS)

P.O.B. N 656,249.844' E 1,718,157.988'
MAD05-035 TO P.O.B. N 81°40'23" W 33,646.54'
MAD05-034 TO P.O.B. N 181°7'20" E 7,634.45'

DEED REFERENCE

RAY-NOR FARMS, INC.
D.B. 248, PAGE 214
TRACT FOUR
142.678 Ac.
D.B. 254, PAGE 422
108.83 Ac.

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- STONE (FOUND)
- ◇ 3/4" IRON PIPE (FOUND)
- ◆ 18" CONCRETE POST (FOUND)
- △ METAL UTILITY TOWER
- ⊙ 5/8" IRON PIPE (FOUND)
- 1" IRON PIPE (FOUND)
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "IRONMAN (2101)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- E --- E --- OVERHEAD ELECTRIC LINE
- CREEK
- 100 YEAR FLOOD LIMITS
- EASEMENT
- CENTERLINE OF ROAD
- R/W --- RIGHT OF WAY
- TOWNSHIP LINE
- TRACTLINE
- V.M.S. LINE

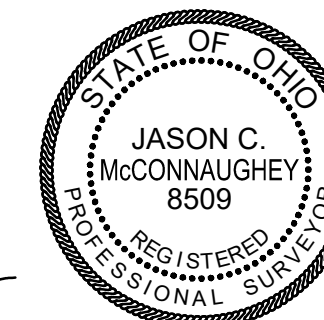


NOTES

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 FEBRUARY, 2018.

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



SURVEY FOR
RAY NOR FARMS, INC.
OAK RUN AND RANGE TOWNSHIPS
MADISON COUNTY, OHIO
V.M.S. No. 8058, 9696, 5890, 8044

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. 3/14/18 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
MARCH 13, 2018	1"=500'	S18-753

L:\Current Projects\2018\18-753 Roy Nor Farms, Inc.\CAD\AutoCAD Project\dwg\18753 Survey\Plat.dwg, 3/14/2018 12:27:17 PM, 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. S18-753
March 14, 2018

LEGAL DESCRIPTION

Ray-Nor Farms, Inc.
251.531 Acres Tract

Situated in the Townships of Oak Run and Range, County of Madison, State of Ohio, being a part of V.M.S. Nos. 8044, 8058, 9696, and 5890, and all (108.863 acres) of a 108.8310 acres tract (Parcel No. 13-00119.000) as conveyed to Ray-Nor Farms, Inc. and recorded in Deed Book 254, Page 422 of the Madison County Recorder's Office and found in Survey Record OA-9B of the Madison County Engineer's Record of Land Surveys and all (142.668 acres) of a 142.678 acres "Tract Four" (Parcel No. 13-00119.000) and Parcel No. 21-00236.000) as conveyed to Ray-Nor Farms, Inc. and recorded in Deed Book 248, Page 214 of the Madison County Recorder's Office and found in Survey Record OA-12A of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at the intersection of Johnston Road (County Road No. 85) and Van Wagner Road (County Road No. 84);

thence with the centerline of Johnston Road N 88°00'26" W, a distance of 1427.52 feet to a railroad spike (found) marking a northwesterly corner to a 107.68 acres "Parcel 2, Second Parcel, Tract 1" as conveyed to James R. Jahn, Trustee of The Trust of James R. Jahn (O.R. 330, Page 1455), said railroad spike being the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 656,249.844 feet,

Easting 1,718,157.988 feet South Zone and based upon NAD 83 (2011);

thence with the westerly line of Jahn's 107.68 acres "Parcel 2, Second Parcel, Tract 1" S 07°53'09" E passing a 5/8" iron pin (set) at 22.46 feet, a total distance of 3231.86 feet to a 10" round boulder marking a northwesterly corner of a 57.42 acres "Parcel Two, Tract One" as conveyed to Jay Phillips and Alice F. Harper Phillips, aka Alice F. Phillips (O.R. 297, Page 2396);

thence with the westerly line of Phillips' 57.42 acres "Parcel Two, Tract One" S 07°35'35" E passing the center of Bradford Fork and the Township Line, a distance of 1615.32 feet to a 1" iron pipe (found) marking a northeasterly corner of a 130.17 acres "Tract 1" as conveyed to Lynn A. Snyder Messenger (O.R. 174, Page 2395) and found in Survey Record RA-3A of the Madison County Engineer's Record of Land Surveys;

thence with a northerly line of Messenger's 130.17 acres "Tract 1" N 86°57'52" W, a distance of 884.47 feet to a point;

thence with another northerly line of Messenger's 130.17 acres "Tract 1" N 73°46'57" W passing a 1" iron pipe (found) at 0.29 feet, a total distance of 218.48 feet to a 1" iron pipe (found) marking a southeasterly corner of an original 204 acres tract as conveyed to James A. James and Blenda J. James, Trustees of the James Family Trust (O.R. 273, Page 388);

thence with the easterly line of James' original 204 acres tract N 08°05'39" W passing a 3/4" iron pipe at 2376.59 feet, a total distance of 2377.54 feet to a point;

thence with the northwesterly line of James' original 204 acres tract S 39°24'11" W, a distance of 580.41 feet to a 5/8" iron pin (found) marking an easterly corner of a 95 acres "Tract One" as conveyed to Ann K. Stebbins, Trustee (1/4 interest-D.B.

28, Page 155) and (1/4 interest-O.R. 306, Page 2123) and Ruth Jean Raines, Trustee ½ interest (O.R. 240, Page 1841);

thence with the northeasterly line of the aforesaid 95 acres "Tract One" N 48°47'17" W, a distance of 1149.16 feet to an 18" concrete post (found) broken at ground;

thence with the northwesterly line of the aforesaid 95 acres "Tract One" S 47°32'27" W, a distance of 340.86 feet to a an 18" concrete post (found) marking an easterly corner of a 206.20 acres "Tract Four" as conveyed to Ann K. Stebbins, Trustee (1/4 interest-D.B. 28, Page 155) and (1/4 interest-O.R. 306, Page 2123) and Ruth Jean Raines, Trustee ½ interest (O.R. 240, Page 1841);

thence with the northeasterly line of the aforesaid 206.20 acres "Tract Four" N 42°27'46" W passing the northeasterly edge of an 18" concrete post (found) at 1386.40 feet and passing a 5/8" iron pin (set) at 2726.17 feet, a total distance of 2749.28 feet to a railroad spike (found) in the centerline of Johnston Road;

thence with the centerline of Johnston Road for the next five calls:

- 1) N 34°24'00" E, a distance of 445.98 feet to a 5/8" iron pipe (found) inside a 1 1/2" PVC pipe with cap marked "Survey Marker" at a point of intersection of the centerline of said road;
- 2) S 88°00'15" E, a distance of 2976.90 feet to a railroad spike (found);
- 3) S 88°04'11" E, a distance of 511.78 feet to a railroad spike (found) marking a southwesterly corner of a 5.4487 acres tract as conveyed to Jeffrey W. Sanders and Jean F. Sanders (O.R. 159, Page 1333) and found in Survey Record 35-03 of the Madison County Engineer's Record of Land Surveys;

4) S 88°00'58" E with the southerly line of Sanders' 5.4487 acres tract, a distance of 372.12 feet to a railroad spike (found) marking a southeasterly corner of Sanders' 5.4487 acres tract;

5) S 78°49'19" E, a distance of 0.95 feet to the point of beginning, containing 251.531 acres of land, of which 243.800 acres being in Oak Run Township and 7.731 acres being in Range Township.

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

Bearings are based upon the Grid Azimuth (AZ. 240° 00' 13.9") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Survey Monument "IRONMAN (2101)" and derived from GPS observations taken February 28, 2018, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February 2018, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S18-753 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