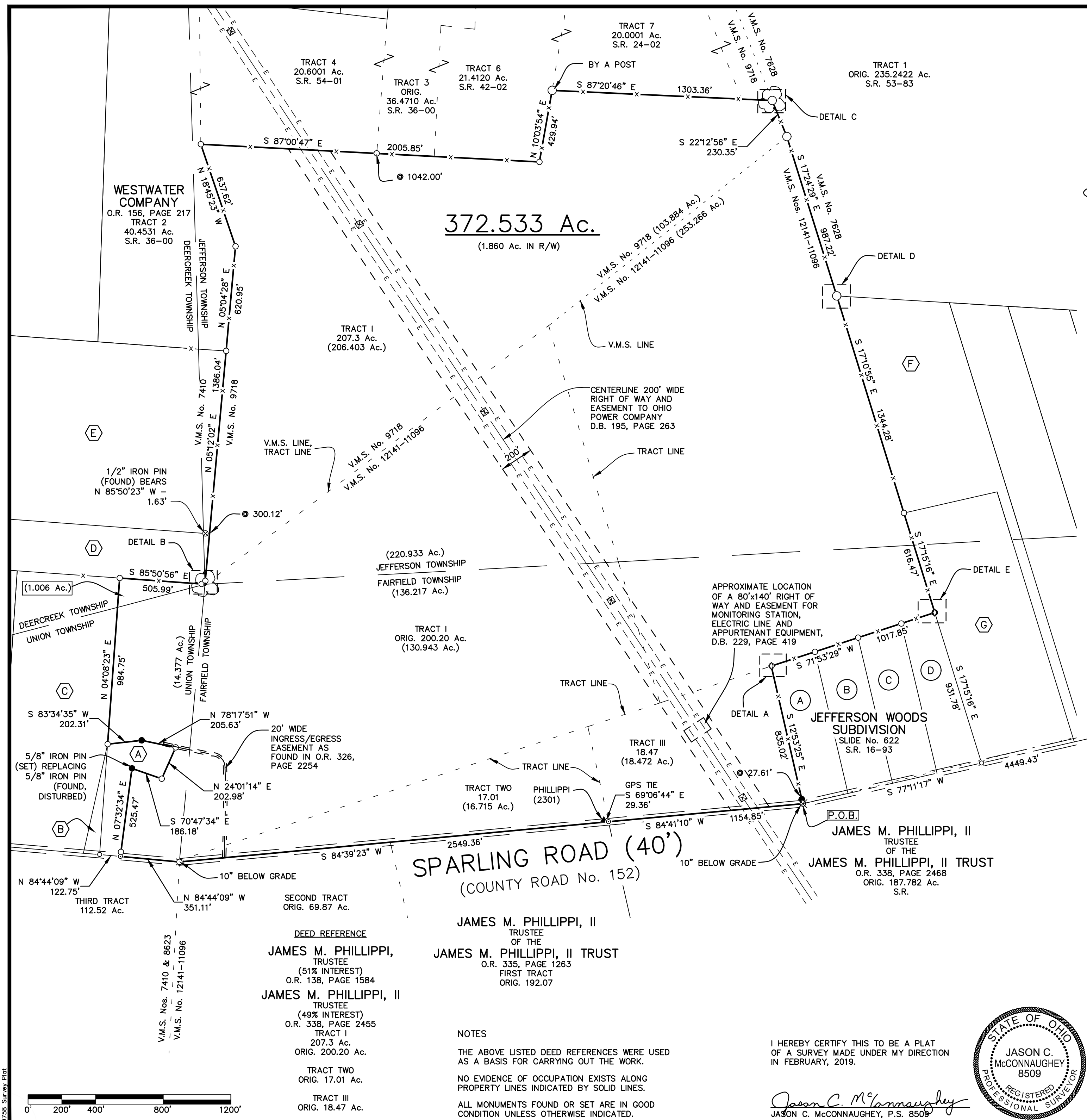


VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE MARCH 4, 2019
 SCALE 1"=400'
 DEED REFERENCE
 OFFICIAL RECORD 338 PAGE 2455
 TOWNSHIPS
 JEFFERSON, FAIRFIELD, UNION & DEERCREEK
 MILITARY SURVEY NUMBER SEE BELOW
 BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ
 254°05'38") BETWEEN NATIONAL GEODETIC SURVEY
 CORS STATION "COLB" AND MCCARTY ASSOCIATES
 SURVEY CONTROL MONUMENT "PHILLIPPI (2301)" AND
 DERIVED FROM GPS OBSERVATIONS TAKEN FEBRUARY
 21, 2019, UTILIZING THE TRIMBLE ODOT CORS VRS
 (VIRTUAL REFERENCE SYSTEM).
 (TRIMBLE FILE 19758 02-28-19)
 P.O.B. N 691,773.067' E 1,737,460.464'
 MAD 12 29 TO P.O.B. S 76°20'7" W 1,702.83'

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
 - ⊠ 5/8" IRON PIN (FOUND)
 - ⊗ RAILROAD SPIKE (FOUND)
 - MAG NAIL (FOUND)
 - ⊠ 3/4" IRON PIN (FOUND)
 - P.K. NAIL (FOUND)
 - ⊗ 1/2" IRON PIN (FOUND)
 - 1" IRON PIPE (FOUND)
 - ⊠ METAL ELECTRIC TOWER
 - LARGE NAIL (FOUND)
 - ◇ POST (FOUND)
 - ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "PHILLIPPI (2301)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
 - x— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.



DEED REFERENCE
 JAMES M. PHILLIPPI, TRUSTEE (51% INTEREST)
 O.R. 138, PAGE 1584
 JAMES M. PHILLIPPI, II TRUSTEE (49% INTEREST)
 O.R. 338, PAGE 2455
 TRACT I 207.3 Ac. ORIG. 200.20 Ac.
 TRACT TWO 17.01 Ac. ORIG. 17.01 Ac.
 TRACT III 18.47 Ac. ORIG. 18.47 Ac.

JAMES M. PHILLIPPI, II TRUSTEE OF THE
 JAMES M. PHILLIPPI, II TRUST
 O.R. 335, PAGE 1263
 FIRST TRACT ORIG. 192.07

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, 2019.
 Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8509



SURVEY FOR
JAMES M. PHILLIPPI
 JEFFERSON, FAIRFIELD, UNION & DEERCREEK TOWNSHIPS
 MADISON COUNTY, OHIO
 V.M.S. Nos. 9718 AND 12141-11096

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

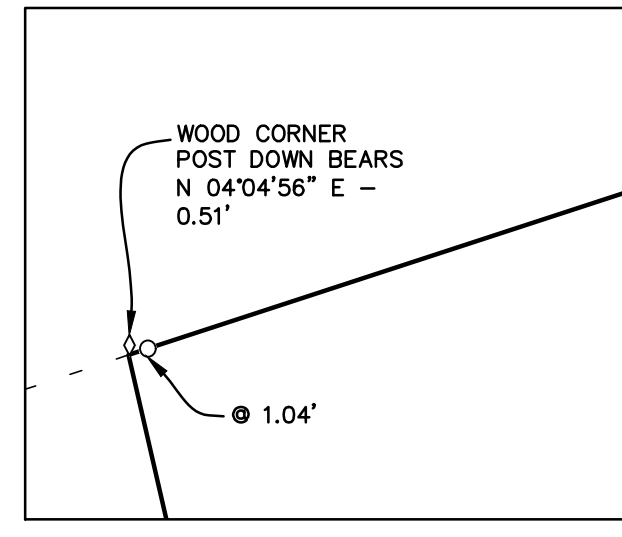
DATE	SCALE	PROJECT NO.
MARCH 8, 2019	1"=400'	S19-758

1/2

L:\Current Projects\2019\19-758 James M. Phillippi AutoCAD Project\dwg\19758 Survey Plat.dwg, 3/13/2019 8:46:40 AM, DWG To PDF.pc3

VOLUME ____ PLAT NO. ____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE MARCH 8, 2019
 SCALE 1"=400'
 DEED REFERENCE
 OFFICIAL RECORD 338 PAGE 2455
 TOWNSHIPS
 JEFFERSON, FAIRFIELD, UNION & DEERCREEK
 MILITARY SURVEY NUMBER SEE BELOW

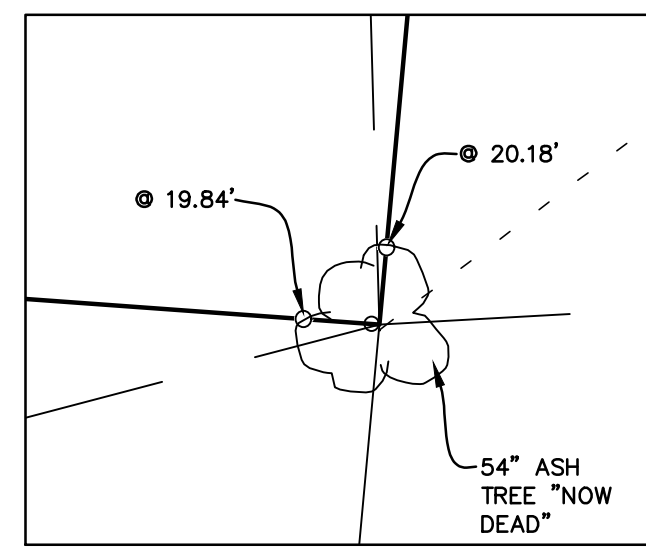
(A)
 HALEY LYNNE PHILLIPPI
 O.R. 326, PAGE 2250
 3.1067 Ac.
 (51/100 INTEREST)
 O.R. 326, PAGE 2246
 (49/100 INTEREST)
 S.R. 23-17



DETAIL A
 SCALE: 1"=10'

(B)
 HALEY LYNNE PHILLIPPI
 O.R. 326, PAGE 2250
 3.1067 Ac.
 (51/100 INTEREST)
 O.R. 326, PAGE 2246
 (49/100 INTEREST)
 S.R. 23-17

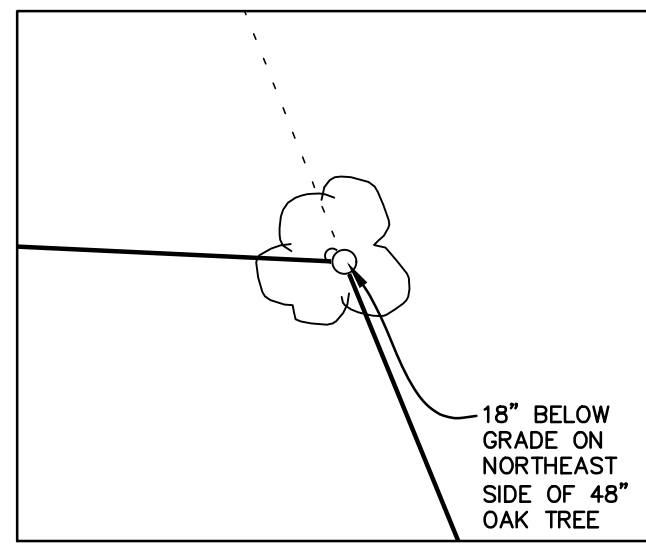
(C)
 JAMES M. PHILLIPPI, II
 TRUSTEE
 OF THE
 JAMES M. PHILLIPPI, II TRUST
 O.R. 338, PAGE 2462
 ORIG. 22.504 Ac.
 S.R. 47-02



DETAIL B
 SCALE: 1"=50'

(D)
 TYSON C. PHILLIPPI
 O.R. 318, PAGE 91
 29.01798 Ac.
 S.R. 37-04

(E)
 PAUL R. PHILLIPPI
 AND
 JUDITH J. PHILLIPPI
 O.R. 175, PAGE 1816
 ORIG. 120.3266 Ac.
 S.R. 50-91

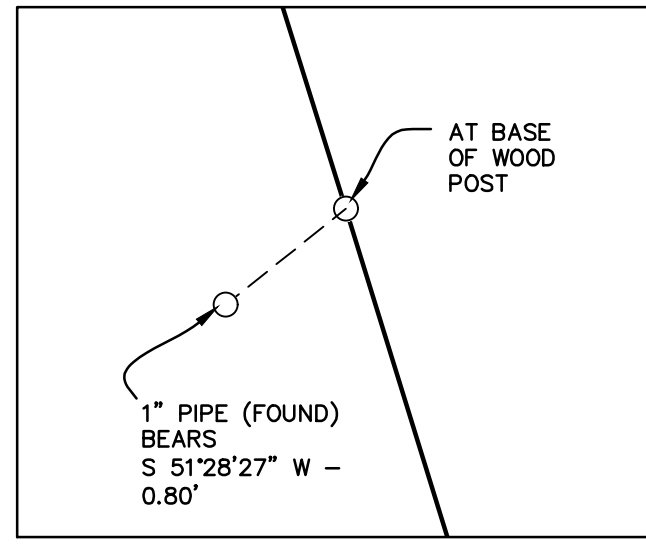


DETAIL C
 SCALE: 1"=50'

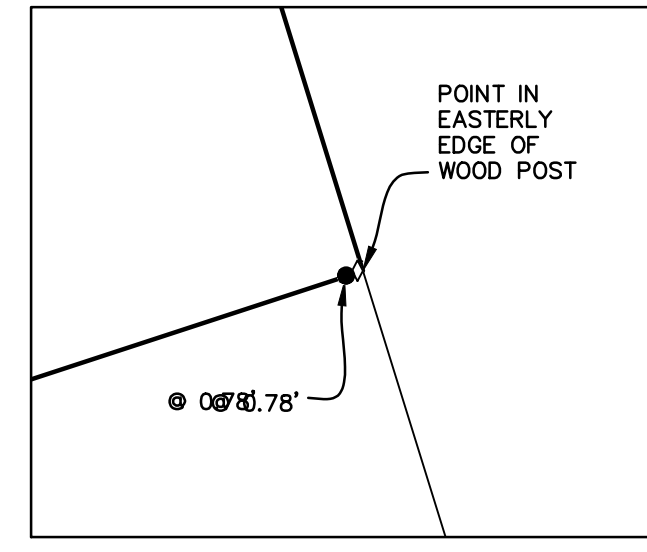
(F)
 MURRAY T. SCHMELZER
 AND
 SUSAN E. SCHMELZER
 O.R. 273, PAGE 1703
 20.001 Ac.
 S.R. 16-93

(G)
 NICHOLAS MILLICAN
 AND
 HEATHER MILLICAN
 O.R. 322, PAGE 921
 20.001 Ac.
 S.R. 20-92
 S.R. 16-93

(H)
 CHERYL A. EDEN
 AND
 ROBERT C. EDEN
 O.R. 217, PAGE 1784
 PARCEL D



DETAIL D
 SCALE: 1"=1'



DETAIL E
 SCALE: 1"=1'

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID		OHIO STATE PLANE COORDINATES NAVD 88		ELEVATION
	NAD 83 (2011) LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING		
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-	-
	RESIDUALS		ΔH = 0.000 sft		ΔV = -		
MAD 12-39	39°53'51.21919"N	83°19'03.23571"W	873.276	692175.1839	1739115.1339	981.18	
	RESIDUALS		ΔH = 0.157 sft		ΔV = +0.054 sft		
FRA CO WE 20	39°51'40.96776"N	83°14'50.65186"W	844.876	678.825.4566	1758691.0232	954.722	
MAD CO	RESIDUALS		ΔH = 0.143 sft		ΔV = -1.807 sft		
PHILLIPPI (2301)	SITE BASE STATION "PHILLIPPI (2301)" LOCAL SITE SETTINGS						
	39°53'46.03691"N	83°19'39.51228"W	871.911	691676.586	1736283.146	979.865	
	LOCAL GROUND COORDINATES NAVD 88						
	GROUND SCALE FACTOR: 1.00006587582639		NORTHING		EASTING		ELEVATION
	GEOID MODEL: Geoid12A (Conus)		691676.586		1736283.146		979.865
	UNITS ARE IN U.S. SURVEY FEET (SFT)						

REVISION
3/13/19
3/11/19

SURVEY FOR
JAMES M. PHILLIPPI
 JEFFERSON, FAIRFIELD, UNION & DEERCREEK TOWNSHIPS
 MADISON COUNTY, OHIO
 V.M.S. Nos. 9718 AND 12141-11096

McCARTY ASSOCIATES, LLC
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DATE	SCALE	PROJECT NO.
MARCH 8, 2019	1"=400'	S19-758

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19758 Survey Plat

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. S19-758

March 11, 2019

LEGAL DESCRIPTION

James M. Phillippi, Trustee
And
James M. Phillippi, II, Trustee
372.533 Acres Tract

Situated in the Townships of Jefferson, Fairfield, Union, and Deercreek, County of Madison, State of Ohio, being a part of V.M.S. Nos. 9718 and 12121-11096, being all (206.403 acres) of the 207.3 acres "Tract I", being all that remains (130.943 acres) of the original 200.20 acres "Tract I", being all (16.715 acres) of the 17.01 acres "Tract Two", and all (18.427 acres) of the 18.47 acres "Tract III" as described in a deed to James M. Phillippi, Trustee (51% interest) and recorded in Official Record 138, Page 1584 of the Madison County Recorder's Office and as described in a deed to James M. Phillippi, II, Trustee (49% interest) and recorded in Official Record 338, Page 2455 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a large nail (found) at the intersection of Wilson Road (County Road No. 103) and Sparling Road (County Road No. 152);

thence with the centerline of Sparling Road S 77°11'17" W, a distance of 4449.43 feet to a railroad spike (found) at a point of intersection of the centerline of said road and marking a southwesterly corner of "Parcel A" of Jefferson Woods Subdivision (Slide No. 622-Survey Record 16-93), said railroad spike being the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 691,773.067 feet, Easting 1,737,460.464 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Sparling Road for the next three calls:

- 1) S 84°41'10" W, a distance of 1154.85 feet to a mag nail (found) at an angle point in said road;
- 2) S 84°39'23" W, a distance of 2549.36 feet to a 3/4" iron pin (found) at a point of intersection of the centerline of said road;
- 3) N 84°44'09" W, a distance of 351.11 feet to a mag nail (found) marking a southeasterly corner of a 3.1067 acres tract as described in a deed to Haley Lynne Phillippi (O.R. 326, Page 2246 and O.R. 326, Page 2250) and found in Survey Record 23-17 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 3.1067 acres tract for the next five calls:

- 1) N 07°32'34" E, a distance of 525.47 feet to a 5/8" iron pin (set) replacing a 5/8" iron pin (found, disturbed);
- 2) S 70°47'34" E, a distance of 186.18 feet to a 5/8" iron pin (found);
- 3) N 24°01'14" E, a distance of 202.98 feet to a 5/8" iron pin (found);
- 4) N 78°17'51" W, a distance of 205.63 feet to a 5/8" iron pin (set);
- 5) S 83°34'35" W, a distance of 202.31 feet to a 5/8" iron pin (found) in the easterly line of an original 22.504 acres tract as described in a deed to James M. Phillippi, II, Trustee of the James M. Phillippi, II Trust (O.R. 338, Page 2462) and found in Survey Record 47-02 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid original 22.504 acres tract N 04°08'23" E, a distance of 984.75 feet to a 5/8" iron pin (found) in the southerly line of a 29.01798 acres tract as described in a deed to Tyson C. Phillippi (O.R. 318, Page 91) and found in Survey Record 37-04 of the Madison County Engineer's Record of Land Surveys;

thence with a southerly line of the aforesaid 29.01798 acres tract S 85°50'56" E passing a 5/8" iron pin (found) at 486.15 feet, a total distance of 505.99 feet to a 54" Ash tree (now dead);

thence with most easterly line of the aforesaid 29.01798 acres tract N 05°12'02" E passing a 5/8" iron pin (found) at 20.18 feet and passing a southeasterly corner to and continuing with the most easterly line of what remains of an original 120.3266 acres tract as described in a deed to Paul R. Phillippi and Judith J. Phillippi (O.R. 175, Page 1816) and found in Survey Record 50-91 of the Madison County Engineer's Record of Land Surveys, a total distance of 1386.04 feet to a 5/8" iron pin (found) marking a southeasterly corner of a 40.4531 acres "Tract 2" as described in a deed to Westwater Company (O.R. 156, Page 217) and found in Survey Record 36-00 of the Madison County Engineer's Record of Land Surveys;

thence with an easterly line of the aforesaid 40.4531 acres "Tract 2" N 05°04'28" E, a distance of 620.95 feet to a 5/8" iron pin (found);

thence with another easterly line of the aforesaid 40.4531 acres "Tract 2" N 18°45'23" W, a distance of 637.62 feet to a 5/8" iron pin (found) marking a southwesterly corner of a 20.6001 acres "Tract 4" as described in a deed to Westwater Company (O.R. 156, Page 217) and found in Survey Record 54-01 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 20.6001 acres "Tract 4" S 87°00'47" E passing a 5/8" iron pin (found) at 1042.00 feet marking a southwesterly corner to and continuing with the southerly line of an original 36.4710 acres "Tract 3" as described in a deed to Westwater Company (O.R. 156, Page 217) and found in Survey Record 36-00 of the Madison County Engineer's Record of Land Surveys and passing a southwesterly corner to and continuing with the southerly line of a 21.4120 acres "Tract 6" as described in a deed to Westwater Company (O.R. 156, Page 217) and found in Survey Record 24-02 of the Madison County Engineer's Record of Land Surveys, a total distance of 2005.85 feet to a 5/8" iron pin (found);

thence with an easterly line of the aforesaid 21.4120 acres "Tract 6" N 10°03'54" E, a distance of 429.94 feet to a 1" iron pipe (found) marking a southwesterly corner of a 20.0001 acres "Tract 7" as described

in a deed to Westwater Company (O.R. 156, Page 217) and found in Survey Record 24-02 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 20.0001 acres "Tract 7" S 87°20'46" E passing a westerly corner to and continuing with a southerly line of what remains of an original 235.2422 acres "Tract 1" as described in a deed to Westwater Company (O.R. 156, Page 217) and found in Survey Record 53-83 of the Madison County Engineer's Record of Land Surveys, a distance of 1303.36 feet to a 1" iron pin (found) on the northeasterly side of a 48" Oak Tree;

thence with a westerly line of the aforesaid original 235.2422 acres "Tract 1" S 22°12'56" E, a distance of 230.35 feet to a 1" iron pipe (found);

thence with another westerly line of the aforesaid original 235.2422 acres "Tract 1" S 17°24'29" E, a distance of 987.22 feet to a 1" iron pipe (found) by a post, said iron pipe marking a northwesterly corner of a 20.001 acres tract as described in a deed to Murray T. Schmelzer and Susan E. Schmelzer (O.R. 273, Page 1703) and found in Survey Records 20-92 and 16-93 of the Madison County Engineer's Record of Land Surveys, from said pipe a 1" iron pipe (found) bears S 51°26'27" E, a distance of 0.80 feet;

thence with the westerly line of the aforesaid 20.001 acres tract S 17°10'55" E, a distance of 1344.28 feet to a 5/8" iron pin (found) marking a northwesterly corner of a 20.001 acres tract as described in a deed to Nicholas Millican and Heather Millican (O.R. 322, Page 921) and found in Survey Records 20-92 and 16-93 of the Madison County Engineer's Record of Land Surveys

thence with the westerly line of the aforesaid 20.001 acres tract S 17°15'16" E, a distance of 616.47 feet to a point on the easterly edge of a wood post (found), said point marking a northeasterly corner of "Parcel D" of the aforementioned Jefferson Woods Subdivision (Slide No. 622- Survey Record 16-93),

thence with the northerly line of Jefferson Woods Subdivision S 71°53'29" W passing a 5/8" iron pin (set) at 0.78 feet and passing a 5/8" iron pin (found) at 1016.81 feet, a total distance of 1017.85 feet to a point marking the northwesterly corner of the aforementioned "Parcel A" of said Subdivision;

thence with the westerly line of the "Parcel A" of the aforesaid Subdivision S 12°53'25" E passing a 5/8" iron pin (set) at 807.41 feet, a total distance of 835.02 feet to the true point of beginning, **containing 372.533 acres of land**, of which 14.377 acres being in Union Township (Parcel No. 29-00372.000), 136.217 acres being in Fairfield Township (Parcel No. 07-00408.000), 220.933 acres being in Jefferson Township (Parcel No. 08-00587.000), and 1.006 acres being in Deercreek Township (Parcel No. 05-00247.000).

Subject to a right-of-way and easement 200 feet in width for electric transmission line as recorded in Deed Book 195, Page 263 of the Madison County Recorder's Office.

Subject to a right-of-way and easement for a monitoring station, electric line, and appurtenant equipment as recorded in Deed Book 229, Page 419 of the Madison County Recorder's Office.

Subject to a permanent non-exclusive easement 20 feet in width for ingress/egress as recorded in Official Record 326, Page 2254 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. 254° 05' 38") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Survey Monument "PHILLIPPI (2301)" and derived from GPS observations taken February 21, 2019, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February 2019, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S19-758 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

Jason C. McConnaughey, P.S. 8509