

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	ELLIPSOID LONGITUDE	OHIO STATE PLANE COORDINATES NAVD 88 HEIGHT	NORTHING	EASTING	ELEVATION
MADISON COUNTY CORS (OHMD)	39°52'28.79992"N	83°28'45.11272"W	988.485	684287.1813	1693676.9965	1096.119
RESIDUALS ΔH = 0.000 SFT ΔV = -						
MAD 1	39°56'00.26535"N	83°28'03.53995"W	964.693	705648.4804	1697147.2422	1072.898
MAD 05-036	39°53'12.92681"N	83°23'23.06491"W	899.581	688492.1515	1718827.4621	1007.28
LOCAL CONTROL MONUMENT "HERDMAN 36" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT HERDMAN 36	39°54'39.55608"N	83°22'25.13575"W	889.753	697213.356	1723427.592	997.788
GROUND SCALE FACTOR: 1.0000643764 LOCAL GROUND COORDINATES NAVD 88						
GEOID MODEL: GEOID12A (CONUS)			NORTHING	EASTING	ELEVATION	
			697213.356	1723427.592	997.788	
UNITS ARE IN U.S. SURVEY FEET (SFT)						

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
MADISON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE FEBRUARY 26, 2020  
SCALE 1"=300'  
DEED REFERENCE  
OFFICIAL RECORD 353 PAGE 2267  
TOWNSHIP DEER CREEK  
MILITARY SURVEY NUMBER 6781

**LARRY FRY**  
D.B. 271, PAGE 38  
1.110 Ac.  
S.R. DE-23B

**MARILYN K. STEINER**  
AND  
**ROBERT E. STEINER, JR.**  
O.R. 243, PAGE 1480  
2.0037 Ac.  
S.R. 8-85

**TIMOTHY R. EATON**  
AND  
**PATRICIA J. EATON**  
D.B. 286, PAGE 814  
1.110 Ac.  
S.R. DE-23B

**RHODA L. SMITH**  
O.R. 321, PAGE 67  
1.110 Ac.  
S.R. DE-23B

**RONALD K. ROUSE**  
AND  
**LINDA L. ROUSE**  
D.B. 214, PAGE 455  
1.110 Ac.  
S.R. DE-23B

**MARY E. ANDRIX,**  
TRUSTEE OF THE  
**MARY E. ANDRIX**  
**TRUST**  
O.R. 317, PAGE 836  
97 Ac.  
S.R. DE-23B

**VICKY D. JOOS**  
O.R. 297, PAGE 1847  
1.7364 Ac.  
S.R. DE-23B

**STEVEN G. RINEHART**  
AND  
**LORI G. RINEHART**  
O.R. 236, PAGE 171  
1.7365 Ac.  
S.R. DE-23B

**COGNAC FARM LLC**  
O.R. 314, PAGE 335  
FIRST TRACT  
ORIG. 370 Ac.

**CHRISTOPHER C. LEWIS**  
AND  
**JULIE A. LEWIS**  
O.R. 89, PAGE 18  
2.8346 Ac.  
S.R. DE-23B

**MYRTLE M. SUMMERS,**  
TRUSTOR AND TRUSTEE OF THE  
**MYRTLE MAE SUMMERS**  
**REVOCABLE LIVING TRUST**  
O.R. 187, PAGE 88  
PARCEL NUMBER FOUR  
5.190 Ac.  
S.R. DE-23B

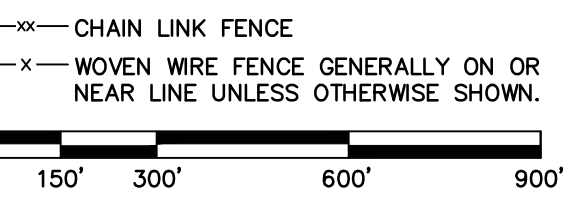
**JAMES LEE ADELSBERGER**  
AND  
**ELIZABETH ANNE ADELSBERGER,**  
CO-TRUSTEES OF THE  
**JAMES LEE ADELSBERGER TRUST, U/T/D**  
(1/2 INTEREST)  
AND THE  
**ELIZABETH ANNE ADELSBERGER TRUST, U/T/D**  
(1/2 INTEREST)  
O.R. 280, PAGE 994  
TRACT ONE  
ORIG. 206.00 Ac.

**GAYLA S. WATT**  
O.R. 208, PAGE 1517  
1.99 Ac.  
S.R. DE-2D

DEED REFERENCES:  
**RUTH ANN PRITT**  
AND  
**TERRY L. HERDMAN**  
O.R. 353, PAGE 2267  
ORIG. 108 Ac.  
P.N. 05-00250.000

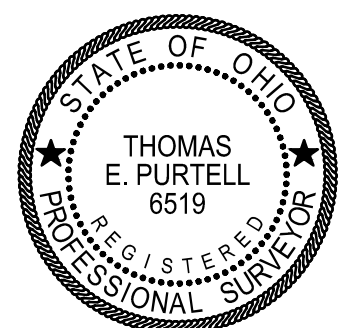
**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- ◇ POST (FOUND)
- ⊠ MONUMENT BOX
- ⊙ 3/4" R/W MONUMENT
- ⊗ 3/4" IRON PIN (FOUND)
- 3/4" IRON PIPE (FOUND)
- MAG NAIL (SET)
- 1" IRON PIN (FOUND)
- ◇ POST (FOUND)
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "HERDMAN (36)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



**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, 2020.  
*Thomas E. Purtell*  
THOMAS E. PURTELL, P.S. 6519



SURVEY FOR  
**TERRY L. HERDMAN**  
DEER CREEK TOWNSHIP  
MADISON COUNTY, OHIO  
V.M.S. No. 6781

**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.
FEBRUARY 26, 2020	1"=300'	S20-752

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 66°30'56.9") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHMD" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "HERDMAN 36" AND DERIVED FROM GPS OBSERVATIONS TAKEN FEBRUARY 14, 2020, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 20752 02-14-20)

P.O.B. N 697,103.232' E1,723,257.010'  
MAD 1 TO P.O.B. S 71°52'40" E - 27,472.55'  
MAD 05-036 TO P.O.B. N 27°13'17" E - 9,683.57'

REVISIONS
2/26/20

# 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

Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

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File No. S20-752  
February 26, 2020

## LEGAL DESCRIPTION

Terry L. Herdman  
101.266 Acres Tract

Situated in the Township of Deer Creek, County of Madison, State of Ohio, being a part of V.M.S. No. 6781, and being all that remains of the original 108 acres tract (Parcel No. 05-00250.000) as described in a deed to Ruth Ann Pritt and Terry L. Herdman and recorded in Official Record 353, Page 2267 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 the centerline of Simpson Road (County Road No. 104) and State Route 142;

thence with the centerline of State Route 142 N 68°05'39" E, a distance of 966.15 feet to a mag nail (set) marking a southeasterly corner of a 5.5962 acres tract as described in a deed to Teresa S. Funk and Gary M. Funk (O.R. 232, Page 960) and being the true point of beginning of the tract of land herein described;

thence with the easterly line of the aforesaid 5.5962 acres tract N 19°33'02" W passing a 5/8" iron pin (set) at 38.00 feet, a total distance of 535.04 feet to a 5/8" iron pin (set);

thence with the northerly line of the aforesaid 5.5962 acres tract S 68°20'51" W, a distance of 432.83 feet to a 5/8" iron pin (set) marking a northerly most corner of a 2.0037 acres tract as described in a deed to Marilyn K. Steiner and Robert E. Steiner, Jr. (O.R. 243, Page 1480) and found in Survey Record 8-85 of the Madison County Engineer's Record of Land Surveys and the easterly most corner of a 1.7365 acres tract as described in a deed to Steven G. Rinehart and Lori G. Rinehart

(O.R. 236, Page 171) and found in Survey Record DE-23B of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 1.7365 acres tract N 16°14'42" W passing a 3/4" iron pipe (found) at 144.00 feet marking a easterly most corner of and continuing with the easterly line of a 1.7364 acres tract as described in a deed to Vicky D. Joos (O.R. 297, Page 1847) and found in Survey Record DE-23B of the Madison County Engineer's Record of Land Surveys and passing the easterly corners of a 1.7325 acres "Tract 2", a 1.7278 acres "Tract 1", and a 5.190 acres "Parcel Number Four" as described in a deed to Myrtle M. Summers, Trustor and Trustee of the Myrtle Mae Summers Revocable Living Trust (O.R. 187, Page 88) and found in Survey Record DE-23B of the Madison County Engineer's Record of Land Surveys, a total distance of 1012.50 feet to a 8" wood post (found) marking a southeasterly corner of a 2.8346 acres tract as described in a deed to Christopher C. Lewis and Julie A. Lewis (O.R. 89, Page 18) and found in Survey Record DE-23B of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 2.8346 acres tract N 12°52'13" W, a distance of 363.91 feet to a 4" by 6" steel post (found) marking a southeasterly corner of a 0.97 acre tract as described in a deed to Mary E. Andrix, Trustee of the Mary E. Andrix Trust (O.R. 317, Page 836) and found in Survey Record DE-23B of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 0.97 acre tract N 24°37'46" W passing a 2" by 3 1/2" steel post (found) at 261.09 feet, a total distance of 318.96 feet to a 3/4" iron pin (found) near the easterly edge of the existing pavement of Simpson Road marking a southwesterly corner of a 1.110 acres tract as described in a deed to Ronald K. Rouse and Linda L. Rouse (D.B. 214, Page 455) and found in Survey Record DE-23B of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 1.110 acres tract N 65°17'57" E passing a 3/4" iron pin (found) at 29.95 feet and a 4" by

6" steel post (found) at 31.26 feet, a total distance of 293.71 feet to a 5/8" iron pin (set);

thence with the easterly line of the aforesaid 1.110 acres tract N 24°44'05" W passing a 1" iron pin (found) at 165.00 feet marking the easterly most corner to and continuing with the easterly line of a 1.110 acres tract as described in a deed to Rhoda L. Smith (O.R. 321, Page 67) and found in Survey Record DE-23B of the Madison County Engineer's Record of Land Surveys, passing the easterly most corner to and continuing with the easterly line of a 1.110 acres tract as described in a deed to Timothy R. Eaton and Patricia J. Eaton (D.B. 286, Page 814) and found in Survey Record DE-23B of the Madison County Engineer's Record of Land Surveys, and passing a 1" iron pin (found) at 494.65 feet marking the easterly most corner to and continuing with the easterly line of a 1.110 acres tract as described in a deed to Larry Fry (D.B. 271, Page 38) and found in Survey Record DE-23B of the Madison County Engineer's Record of Land Surveys, a total distance of 659.89 feet to a 3/4" iron pipe (found) marking a southerly corner of a 66.456 acres tract as described in a deed to Bruce A. Roberts (O.R. 254, Page 2360) and found in Survey Record 53-01 of the Madison County Engineer's Record of Land Surveys;

thence with a southerly line of the aforesaid 66.456 acres tract N 65°04'03" E, a distance of 1487.94 feet to a 5/8" iron pin (found) in the westerly line of an original 206.00 acres "Tract One" as described in a deed to James Lee Adelsberger and Elizabeth Anne Adelsberger, Co-Trustees of the James Lee Adelsberger Trust, U/T/D (1/2 interest) and the Elizabeth Anne Adelsberger Trust, U/T/D (1/2 interest), said iron pin being in a westerly line of V.M.S. No. 10454;

thence with the westerly line of the aforesaid original 206.00 acres "Tract One" and the westerly line of V.M.S. No. 10454 S 15°54'06" E passing a 5/8" iron pin (set) at 2959.94 feet, a total distance of 2990.44 feet to a mag nail (set) in the centerline of State Route 142;

thence with the centerline of State Route 142 S 68°05'39" W, a distance of 1164.89 feet to the true point of beginning, **containing 101.266 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az 66° 30' 56.9") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Local Control Monument "HERDMAN 36" and derived from GPS observations taken February 14, 2020, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February 2020, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S20-752 on file in the office of McCarty Associates, LLC, Hillsboro, 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

