

VOLUME _____ PLAT NO. _____
 MADISON/FAYETTE COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE AUGUST 25, 2020
 SCALE 1"=400'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIPS RANGE/MADISON
 MILITARY SURVEY NUMBER 9721

BEARINGS ARE BASED UPON THE GRID AZIMUTH
 (AZ 30°33'40.2") BETWEEN NATIONAL GEODETIC
 SURVEY CORRS STATION "OHFY" AND MCCARTY
 ASSOCIATES GEODETIC LOCAL CONTROL
 MONUMENT "3001" AND DERIVED FROM GPS
 OBSERVATIONS TAKEN AUGUST 11, 2020, UTILIZING
 THE TRIMBLE ODOT CORRS VRS (VIRTUAL
 REFERENCE SYSTEM).
 TRIMBLE FILE (20770 08-12-20)

P.O.B. N 621,193.688' E 1,726,933.410'
 MAD 12-37 TO P.O.B. S 57°51'34" W -6,641.85

DEED REFERENCES:

DAVID D. DUFF AND LISA K. DUFF O.R. 293, PAGE 805 (MC) O.R. 193, PAGE 2794 (FC)
TRACT 2 FIRST TRACT ORIG. 97.55 Ac.
SECOND TRACT 38.99 Ac.
THIRD TRACT ORIG. 39.50 Ac.
FOURTH TRACT 37.29 Ac.
FIFTH TRACT 3.8533 Ac.
SIXTH TRACT 13.06 Ac.

REVISIONS

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - STONE (FOUND)
 - 1" IRON PIN (FOUND)
 - ⊗ 3/4" IRON PIN (FOUND)
 - ⊗ 1/2" IRON PIN (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊙ POST (FOUND)
 - ⊗ RAILROAD SPIKE (FOUND)
 - ⊗ SPIKE (FOUND) UNDER PAVEMENT
 - MAG NAIL (FOUND)
 - x— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE
 - //— 2 STRAND ELECTRIC WIRE
 - ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "3001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



NOTES

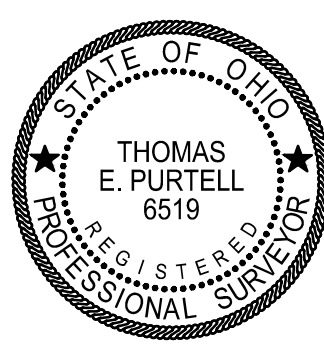
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

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 DECEMBER, 2008, MAY, 2009 AND AUGUST, 2020.

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



SURVEY FOR
DAVID D. DUFF

MADISON TOWNSHIP, FAYETTE COUNTY, OHIO
 RANGE TOWNSHIP, MADISON COUNTY, OHIO
 V.M.S. No. 9721

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.
AUGUST 25, 2020	1"=400'	S20-770

(A)
MICHAEL J. STANTON
 AND
TERESA K. STANTON
 O.R. 161, PAGE 619 (FC)
 PARCEL TWO
 2.322 Ac.
 S.R. 1347 (FC)

(B)
MICHAEL J. STANTON
 AND
TERESA K. STANTON
 O.R. 161, PAGE 619 (FC)
 PARCEL ONE
 1.691 Ac.
 S.R. 1198

(C)
BALDWIN CEMETERY
 (RANGE TOWNSHIP TRUSTEES)
 RECORDING UNKNOWN
 1.00 Ac.

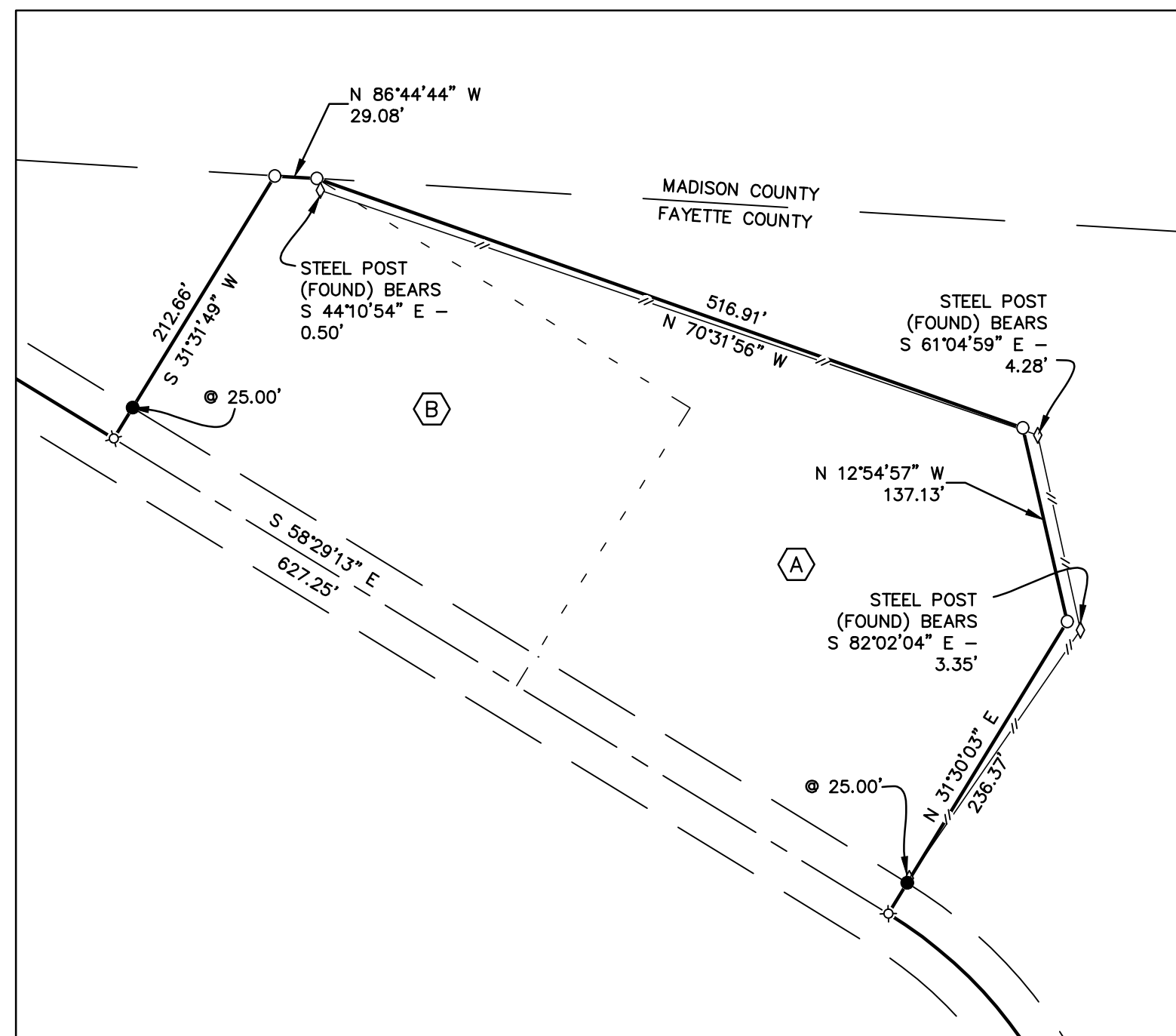
(D)
CHRISTINE BRADEN
 AND
RICHARD BRADEN
 O.R. 351, PAGE 2204 (MC)
 8.4772 Ac.
 S.R. 29-07

(E)
HELEN S. BUCK, (84.9% INTEREST)
 TRUSTEE
 O.R. 169, PAGE 2480
KARL D. BUCK (15.1%)
 O.R. 50, PAGE 340
 O.R. 46, PAGE 1034
 O.R. 92, PAGE 1057
 O.R. 195, PAGE 250
 TRACT FIVE
 ORIG. 46.6 Ac.

(F)
HELEN S. BUCK, (84.9% INTEREST)
 TRUSTEE
 O.R. 169, PAGE 2480
KARL D. BUCK (15.1%)
 O.R. 50, PAGE 340
 O.R. 46, PAGE 1034
 O.R. 92, PAGE 1057
 O.R. 195, PAGE 250
 TRACT FOUR
 13.06 Ac.

NAME	NAD 83 (2011)		ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES NAVD 88 EASTING	ELEVATION
	LATITUDE	LONGITUDE				
MAD 12-37	39°42'44.06067"N	83°20'19.33679"W	831.931	624727.087	1732557.273	938.820
RESIDUALS ΔH = 0.111 SFT ΔV = -0.330 SFT						
FAYETTE COUNTY CORS ARP OHFY	39°31'33.47405"N	83°28'34.39569"W	905.610	557270.993	1693139.337	1011.680
LOCAL CONTROL MONUMENT "3001" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT "3001"	39°41'42.71004"N	83°20'59.97445"W	834.653	618549.569	1729323.350	941.527
LOCAL GROUND COORDINATES NAVD 88						
GROUND SCALE FACTOR: 1.00008932971863						
GEOID MODEL: GEOID18 (CONUS)						
UNITS ARE IN U.S. SURVEY FEET (SFT)						

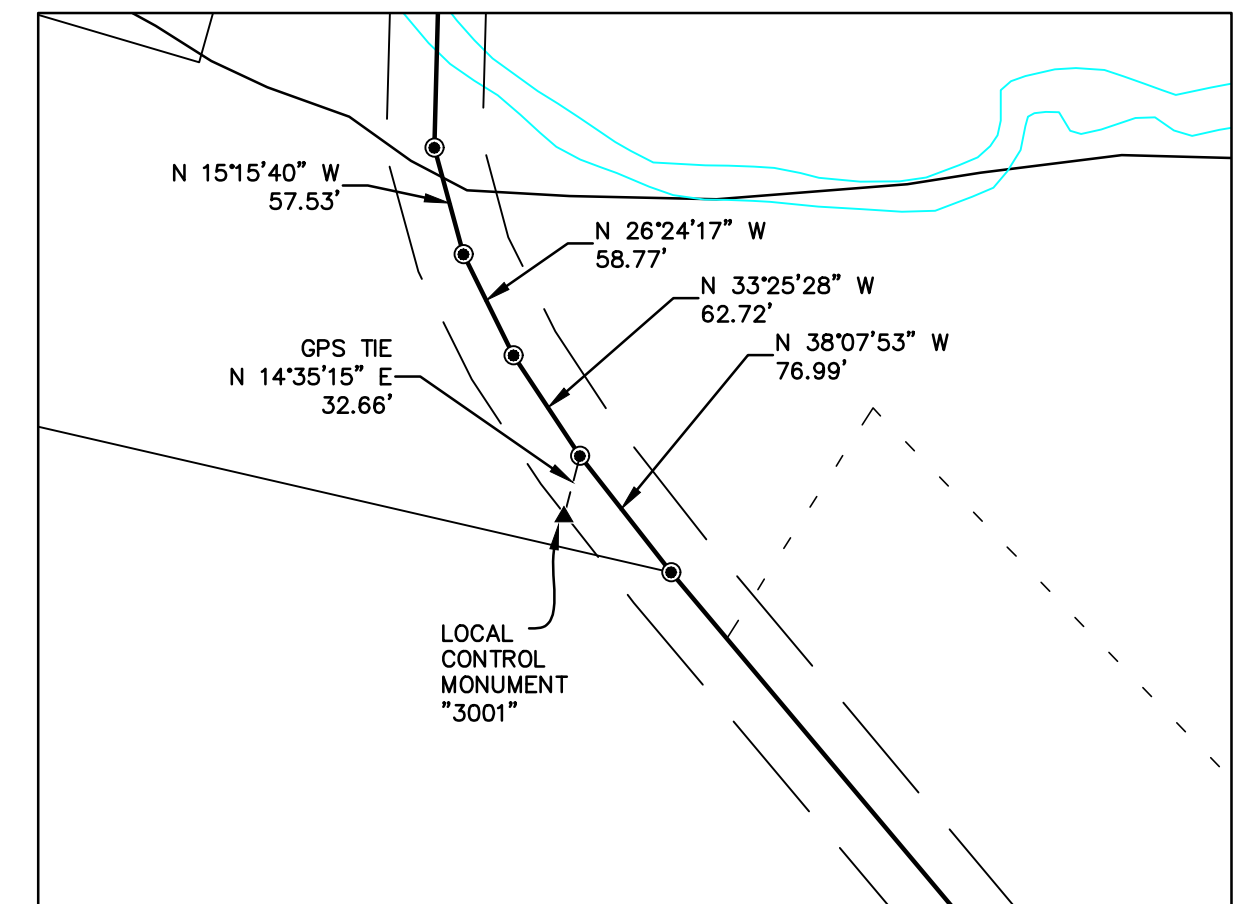
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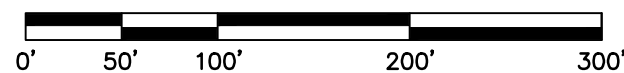
DETAIL "A"
 SCALE: 1"=100'

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- STONE (FOUND)
- ⊙ 1" IRON PIN (FOUND)
- ⊗ 3/4" IRON PIN (FOUND)
- ⊗ 1/2" IRON PIN (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ POST (FOUND)
- ⊙ RAILROAD SPIKE (FOUND)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- MAG NAIL (FOUND)
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE
- /- 2 STRAND ELECTRIC WIRE
- ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "3001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



DETAIL "B"
 SCALE: 1"=100'



REVISIONS

SURVEY FOR
DAVID D. DUFF
 MADISON TOWNSHIP, FAYETTE COUNTY, OHIO
 RANGE TOWNSHIP, MADISON COUNTY, OHIO
 V.M.S. No. 9721

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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

File No. S20-770

August 25, 2020

LEGAL DESCRIPTION

David D. Duff

And

Lisa K. Duff

192.304 Acres

Situated in the Township of Madison, County of Fayette, and the Township of Range, County of Madison, State of Ohio, being a part of V.M.S. No. 9721, being all that remains (74.166 acres) of the original 97.55 acres "Tract 2, First Tract", all (39.319 acres) of the 38.99 acres "Tract 2, Second Tract", all that remains (25.853 acres) of the original 39.50 acres "Tract 2, Third Tract", all (36.685 acres) of the 37.29 acres "Tract 2, Fourth Tract", all (3.408 acres) of the 3.853 acres "Tract 2, Fifth Tract", and all (12.873 acres) of the 13.06 acres "Tract 2, Sixth Tract" as described in a deed to David D. Duff and Lisa K. Duff and recorded in Official Record 193, Page 2794 of the Fayette County Recorder's Office and Official Record 293, Page 805 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a spike (found) under the pavement at the intersection of Kellough Road and Yankeetown-Chenoweth Road (Madison County Road No. 9);

thence with a commencement line S 72°27'48" E, a distance of 1322.03 feet to a 3/4" iron pin (found) in the centerline of Yankeetown-Chenoweth Road marking a southeasterly corner of what remains of an original 46.6 acres "Tract Five" as described in a

deed to Helen S. Buck, Trustee (84.9 % interest) (O.R. 169, Page 2480 M.C.) and Karl D. Buck (15.1% interest) (O.R. 46, Page 1034, O.R. 50, Page 340, O.R. 92, Page 1057, and O.R. 195, Page 250 M.C.) and the southwesterly corner of the 13.06 acres "Tract 2, Sixth Tract" of which this is a part, and said iron pin being the true point of beginning of the herein described tract and having Ohio State Plane Coordinates Northing 621,193.688 feet, Easting 1,726,933.410 feet South Zone and based upon NAD 83 (2011);

thence with the easterly line of what remains of the aforesaid original 46.6 acres "Tract Five" N 00°26'25" W passing a 5/8" iron pin (set) at 37.28 feet and passing a southeasterly corner to and continuing with the easterly line of a 13.06 acres "Tract Four" as described in a deed to Helen S. Buck, Trustee (84.9 % interest) (O.R. 169, Page 2480 M.C.) and Karl D. Buck (15.1% interest) (O.R. 46, Page 1034, O.R. 50, Page 340, O.R. 92, Page 1057, and O.R. 195, Page 250 M.C.), a total distance of 1446.74 feet to a 1" iron pin (found) in the southerly line of a 158.62 acres tract as described in a deed to Duroc Trust (O.R. 312, Page 1618 M.C.);

thence with the southerly line of the aforesaid 158.62 acres tract N 89°41'47" E, a distance of 2381.26 feet to a 5/8" iron pin (set) marking a southwesterly corner of a 78.44 acres tract as described in a deed to Jacqueline M. H. Beebe (O.R. 88, Page 78 M.C.);

thence with the southerly line of the aforesaid 78.44 acres tract N 89°42'20" E, a distance of 770.39 feet to a 5/8" iron pin (set) marking a northwesterly corner of a 59.61 acres "Tract 3" as described in a deed to David D. Duff and Lisa K. Duff (O.R. 193, Page 2794 F.C.) and (O.R. 293, Page 805 M.C.);

thence with the westerly line of the aforesaid 59.61 acres "Tract 3" S 00°22'54" E passing a 8" wood post (found) at 1127.32 feet marking a northwesterly corner to and continuing with the westerly line of a 73.54 acres "Tract II" as described in a deed to Meyer Farm Land LLC (O.R. 264, Page 2081 M.C.) and (O.R. 180, Page 3192 F.C.), passing the line between Madison County and Fayette County at 2328.83 feet, and passing a northwesterly corner to and continuing with a 73.54 acres "Tract I" as described in a deed to Meyer Farm Land LLC (O.R. 264, Page 2081 M.C.) and (O.R. 180, Page 3192 F.C.), a total distance of 4693.83 feet to a 5/8" iron pin (found) marking a northerly most corner of a 1.048 acres tract as described in a deed to Walter R. Gooldin, III (O.R. 174, Page 814 F.C.) and found in Fayette County Engineer's Survey Plat No. 1451;

thence with the northwesterly line of the aforesaid 1.048 acres tract S 40°22'24" W passing a 5/8" iron pin (found) at 175.58 feet, a total distance of 200.21 feet to a mag nail (set) in the centerline of Cook Yankeetown Road (Fayette County Road No. 34);

thence with the centerline of Cook Yankeetown Road for the next eight calls:

- 1) N 40°01'54" W, a distance of 927.16 feet to a mag nail (set);
- 2) N 38°07'53" W, a distance of 76.99 feet to a mag nail (set);
- 3) N 33°25'28" W, a distance of 62.72 feet to a mag nail (set);
- 4) N 26°24'17" W, a distance of 58.77 feet to a mag nail (set);

5) N $15^{\circ}15'40''$ W, a distance of 57.53 feet to a mag nail
(set);

6) N $01^{\circ}32'42''$ E, a distance of 216.29 feet to a mag nail
(set);

7) N $02^{\circ}08'16''$ E, a distance of 694.65 feet to a mag nail
(set);

8) with a curve to the left, having an arc length of 325.63 feet, a radius of 307.75 feet, and a chord bearing N $28^{\circ}10'29''$ W, a distance of 310.65 feet to a spike (found) under the pavement marking a southerly most corner of a 2.322 acres "Parcel Two" as described in a deed to Michael J. Stanton and Teresa K. Stanton (O.R. 161, Page 619 F.C.) and found in Fayette County Engineer's Survey Plat No. 1347;

thence with the lines of the aforesaid 2.322 acres "Parcel Two" for the next three calls:

1) N $31^{\circ}30'03''$ E passing a $5/8''$ iron pin (set) at 25.00 feet, a total distance of 236.37 feet to a $5/8''$ iron pin (found);

2) N $12^{\circ}54'57''$ W, a distance of 137.13 feet to a $5/8''$ iron pin (found);

3) N $70^{\circ}31'56''$ W, a distance of 516.91 feet to a $5/8''$ iron pin (found) marking a northerly corner of a 1.691 acres "Parcel One" as described in a deed to Michael J. Stanton and Teresa K. Stanton (O.R. 161, Page 619 F.C.) and found in Fayette County Engineer's Survey Plat No. 1198;

thence with a northerly line of the aforesaid 1.691 acres "Parcel One" N $86^{\circ}44'44''$ W, a distance of 29.08 feet to $5/8''$ iron pin (found);

thence with the northwesterly line of the aforesaid 1.691 acres "Parcel One" S 31°31'49" W passing a 5/8" iron pin (set) at 187.66 feet, a total distance of 212.66 feet to a spike (found) under the pavement in the centerline of Cook Yankeetown Road;

thence with the centerline of Cook Yankeetown Road N 58°29'13" W, a distance of 400.30 feet to a 1/2" iron pin (found) marking the line between Madison County and Fayette County;

thence with the centerline of Yankeetown-Chenoweth Road for the next five calls:

1) N-58°26'21" W, a distance of 770.58 feet to a mag nail (set);

2) N 55°39'36" W, a distance of 153.96 feet to a mag nail (found);

3) N 56°32'19" W, a distance of 221.31 feet to a mag nail (found);

4) N 71°57'13" W, a distance of 319.56 feet to a railroad spike (found);

5) N 71°45'43" W, a distance of 62.33 feet to the point of beginning, **containing 192.304 acres of land**, of which 44.086 acres being in Fayette County (Parcel No.

10000200000101 and 10000200000200) and 148.218 acres being in Madison County (Parcel No. 23-00015.000).

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

Bearings are based upon the Grid Azimuth (Az 30° 33'40.2") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Control Monument "3001" and derived from GPS observations taken August 11, 2020, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in December 2008, May 2009, and August 2020, under the direction of Thomas E. Purtell, Registered Professional

Surveyor No. 6519, the survey plat of which is referred to as Project No. S20-770 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

