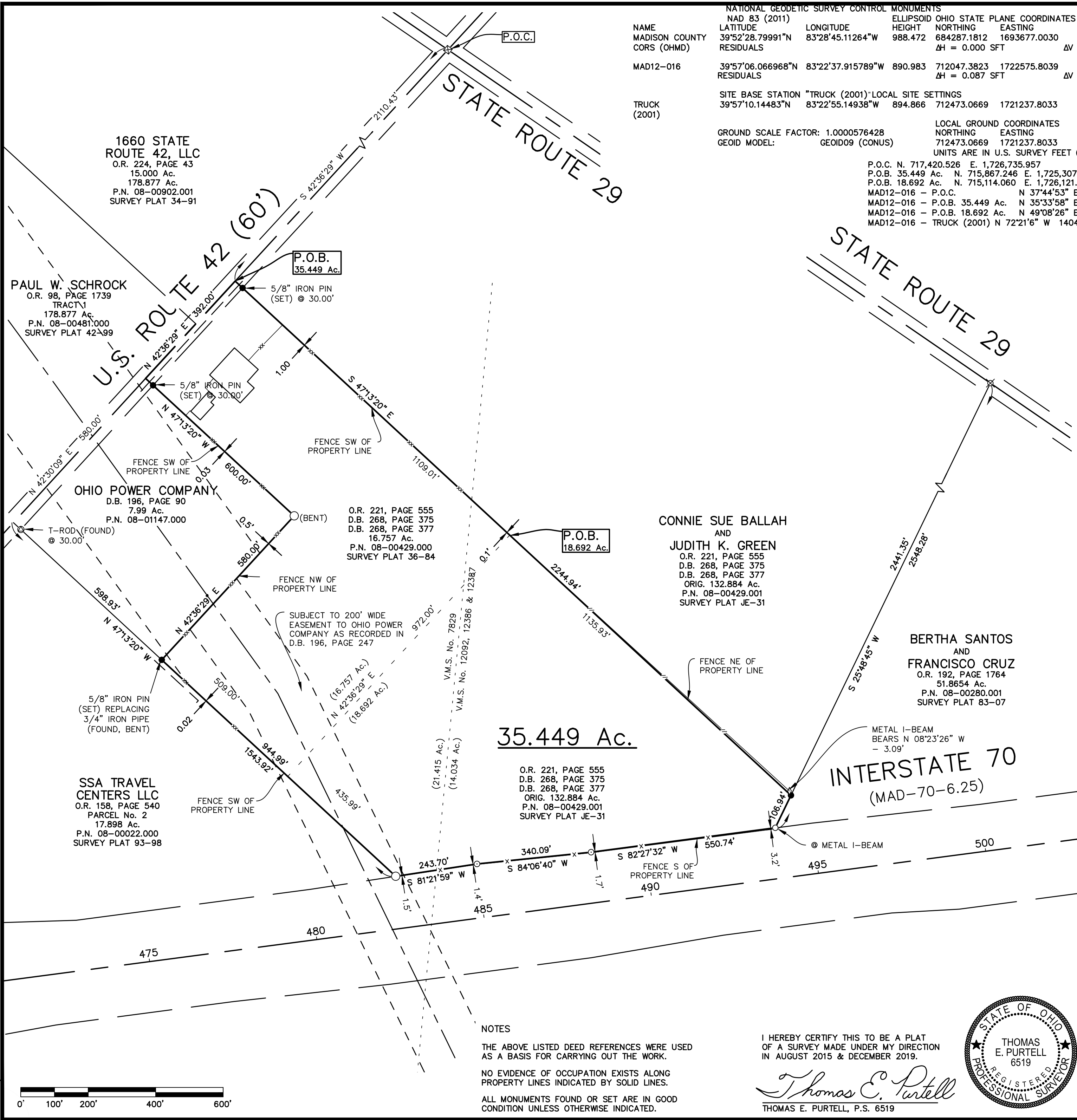


NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					
NAME		LONGITUDE		ELLIPSOID OHIO STATE PLANE COORDINATES	
MADISON COUNTY CORRS (OHMD)		RESIDUALS		NAVD 88 ELEVATION	
MAD12-016		39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812 1693677.0030
TRUCK (2001)		39°57'06.066968"N	83°22'37.915789"W	890.983	712047.3823 1722575.8039
		RESIDUALS		NAVD 88 ELEVATION	
				AV = -	
				AV = +0.034 SFT	

SITE BASE STATION "TRUCK (2001)" LOCAL SITE SETTINGS					
GROUND SCALE FACTOR:		LOCAL GROUND COORDINATES		NAVD 88 ELEVATION	
GEOID MODEL:		GEOID09 (CONUS)		UNITS ARE IN U.S. SURVEY FEET (SFT)	
1.0000576428		712473.0669 1721237.8033		1003.203	

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE DECEMBER 16, 2019  
 SCALE 1"=200'  
 DEED REFERENCE  
 OFFICIAL RECORD PAGE  
 TOWNSHIP JEFFERSON  
 MILITARY SURVEY NUMBER

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 46°09'04.5") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHMD" AND MADISON COUNTY GEODETIC SURVEY MONUMENT "MAD 02-016" AND DERIVED FROM GPS OBSERVATIONS TAKEN JULY 25, 2014, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM).



**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊙ 3/4" IRON PIPE (FOUND)
- ⊠ MONUMENT BOX (FOUND)
- 1" IRON PIPE (FOUND)
- ⊗ T-ROD (FOUND)
- ◇ METAL I-BEAM
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- xx- CHAIN LINK FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- /- ROPE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

**DEED REFERENCE**  
 CONNIE SUE BALLAH  
 AND  
 JUDITH K. GREEN  
 O.R. 221, PAGE 555  
 D.B. 268, PAGE 375  
 D.B. 268, PAGE 377  
 ORIG. 132.884 Ac.  
 P.N. 08-00429.001  
 SURVEY PLAT JE-31  
 16.757 Ac.  
 P.N. 08-00429.000  
 SURVEY PLAT 36-84

REVISIONS
12/17/2019

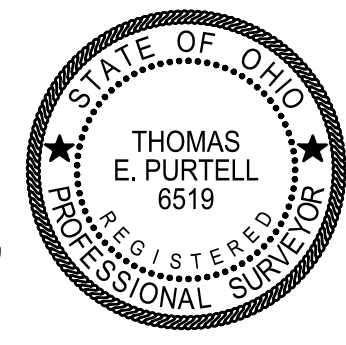
SURVEY FOR  
**CONNIE SUE BALLAH**

JEFFERSON TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. Nos. 7829 & 12092, 12386 & 12387

**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.
DECEMBER 16, 2019	1"=200	S15-779



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN AUGUST 2015 & DECEMBER 2019.

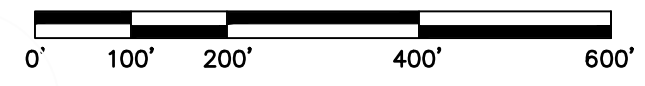
*Thomas E. Purtell*  
 THOMAS E. PURTELL, P.S. 6519

**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.



L:\Current Projects\2015\15-779A Vander Haag's Inc\CAD\AutoCAD\Project\dwg\Survey Plat.dwg, Survey Plat, 12/17/2019 1:55:30 PM, jesh, 1:1

# McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

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

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File No. S15-779  
December 16, 2019

## LEGAL DESCRIPTION

Connie Sue Ballah  
18.692 Acres Tract

Situated in the Township of Jefferson, County of Madison, State of Ohio, being a part of V.M.S. Nos. 7829 and 12092, 12386, and 12387, being a part of the original 132.884 acres tract (Parcel No. 08-00429.001) as conveyed to Connie Sue Ballah and Judith K. Green and recorded in Official Record Volume 221, Page 555, Deed Book 268, Page 377, and Deed Book 268, Page 375 of the Madison County Recorder's Office and found in Survey Plat No. JE-31 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at monument box (found) marking the centerline intersection of State Route 29 and U.S. Route 42;

thence with the centerline of U.S. Route 42 S 42°36'29" W, a distance of 2110.43 feet to a point marking the northerly most corner of the 16.757 acres tract as conveyed to Connie Sue Ballah and Judith K. Green (O.R. 221, Page 555, D.B. 268, Page 377, D.B. 268, Page 375) and found in Survey Plat No. 36-84 of the Madison County Engineer's Record of Land Surveys, and marking a corner of the original 132.884 acres tract of which this is a part;

thence with the northeasterly line of the aforesaid 16.757 acres tract S 47°13'20" E, passing a 5/8" iron pin (set) at 30.00 feet, a total distance of 1109.01 feet to a point marking the easterly most corner of the aforementioned 16.757 acres tract and

being the true point of beginning of the tract of land herein described;

thence with a new division line through the original 132.884 acres tract of which this is a part S 47°13'20" E, a distance of 1135.93 feet to a 5/8" iron pin (set) in the northwesterly line of the 51.8654 acres tract as conveyed to Bertha Santos and Francisco Cruz (O.R. 192, page 1764) and found in Survey Plat No. 83-07 of the Madison County Engineer's Record of Land Surveys;

thence with Santos' northwesterly line S 25°48'45" W, a distance of 106.94 feet to a 5/8" iron pin (found) near an "I" beam post (found) in the northerly limited access right-of-way line of Interstate 70 (MAD 70-6.25);

thence with the northerly limited access right-of-way line of Interstate 70 for the next three calls:

- (1) S 82°27'32" W, a distance of 550.74 feet to a 3/4" iron pipe (found);
- (2) S 84°06'40" W, a distance of 340.09 feet to a 3/4" iron pipe (found);
- (3) S 81°21'59" W, a distance of 243.70 feet to a 1" iron pipe (found), said iron pipe being the easterly most corner of the 17.898 acres "Parcel No. 2" as conveyed to SSA Travel Centers LLC (O.R. 158, Page 540) and found in Survey Plat No. 93-98 of the Madison County Engineer's Record of Land Surveys;

thence with the northeasterly line of SSA Travel Centers LLC N 47°13'20" W, a distance of 435.99 feet to a point, said point being the southerly most corner of the aforementioned 16.757 acres tract;

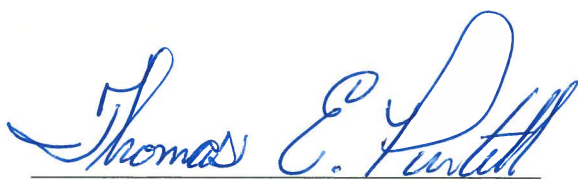
thence with the southeasterly line of the aforesaid 16.757 acres tract N 42°36'29" E, a distance of 972.00 feet to the true point of beginning, containing 16.692 acres of land.

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

Bearings are based upon the Grid Azimuth (AZ. 46° 09' 04.5") between National Geodetic Survey CORS Station "OHMD" and Madison County Geodetic Survey Monument "MAD 02-016" and derived from GPS observations taken July 25, 2014, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in August 2015 and December 2019, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S15-779 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".



Thomas E. Purtell, P.S. 6519



# McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

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

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File No. S15-779  
December 16, 2019

## LEGAL DESCRIPTION

Connie Sue Ballah  
35.449 Acres Tract

Situated in the Township of Jefferson, County of Madison, State of Ohio, being a part of V.M.S. Nos. 7829 and 12092, 12386, and 12387, contains 18.692 acres of the original 132.884 acres tract (Parcel No. 08-00429.001) as conveyed to Connie Sue Ballah and Judith K. Green and recorded in Official Record Volume 221, Page 555, Deed Book 268, Page 377, and Deed Book 268, Page 375 of the Madison County Recorder's Office and found in Survey Plat No. JE-31 of the Madison County Engineer's Record of Land Surveys, and contains all (16.757 acres) of the 16.757 acres tract (Parcel No. 08-00429.000) as conveyed to Connie Sue Ballah and Judith K. Green and recorded in Official Record Volume 221, Page 555, Deed Book 268, Page 377, and Deed Book 268, Page 375 of the Madison County Recorder's Office and found in Survey Plat No. 36-84 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at monument box (found) marking the centerline intersection of State Route 29 and U.S. Route 42;

thence with the centerline of U.S. Route 42 S 42°36'29" W, a distance of 2110.43 feet to a point marking the northerly most corner of the 16.757 acres tract of which this is a part and marking a corner of all that remains of the original 132.884 acres

tract of which this is a part, said point being the true point of beginning of the tract of land herein described;

thence with the line of the original 132.884 acres tract of which this is a part and the northeasterly line of the 16.757 acres tract of which this is a part S 47°13'20" E, passing a 5/8" iron pin (set) at 30.00 feet, passing the easterly most corner of the 16.757 acres tract, and continuing with a new division line, a total distance of 2244.94 feet to a 5/8" iron pin (set) in the northwesterly line of the 51.8654 acres tract as conveyed to Bertha Santos and Francisco Cruz (O.R. 192, page 1764) and found in Survey Plat No. 83-07 of the Madison County Engineer's Record of Land Surveys;

thence with Santos' northwesterly line S 25°48'45" W, a distance of 106.94 feet to a 5/8" iron pin (found) near an "I" beam post (found) in the northerly limited access right-of-way line of Interstate 70 (MAD 70-6.25);

thence with the northerly limited access right-of-way line of Interstate 70 for the next three calls:

- (1) S 82°27'32" W, a distance of 550.74 feet to a 3/4" iron pipe (found);
- (2) S 84°06'40" W, a distance of 340.09 feet to a 3/4" iron pipe (found);
- (3) S 81°21'59" W, a distance of 243.70 feet to a 1" iron pipe (found), said iron pipe being the easterly most corner of the 17.898 acres "Parcel No. 2" as conveyed to SSA Travel Centers LLC (O.R. 158, Page 540) and found in Survey Plat No. 93-98 of the Madison County Engineer's Record of Land Surveys;

thence with the northeasterly line of SSA Travel Centers LLC N 47°13'20" W, a distance of 944.99 feet to a 5/8" iron pin

(set) replacing a 3/4" iron pipe (found, bent), said iron pin being the southerly most corner of the 7.99 acres tract as conveyed to Ohio Power Company (D.B. 196, Page 90);

thence with the southeasterly line of the Ohio Power Company N 42°36'29" E, a distance of 580.00 feet to a 1" iron pipe (found, bent);

thence with the northeasterly line of the Ohio Power Company N 47°13'20" W, passing a 5/8" iron pin (set) at 570.00 feet, a total distance of 600.00 feet to a point in the centerline of U.S. Route 42;

thence with the centerline of U.S. Route 42 N 42°36'29" E, a distance of 392.00 feet to the true point of beginning, containing 35.449 acres of land.

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

Bearings are based upon the Grid Azimuth (AZ. 46° 09' 04.5") between National Geodetic Survey CORS Station "OHMD" and Madison County Geodetic Survey Monument "MAD 02-016" and derived from GPS observations taken July 25, 2014, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in August 2015, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S15-779 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".



Thomas E. Purtell, P.S. 6519

