

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE DECEMBER 21, 2020
 SCALE 1"=400'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP FAIRFIELD
 MILITARY SURVEY NUMBERS
 7812, 7927, 8082, 10430 AND 11096

BEARINGS ARE BASED UPON THE GRID
 AZIMUTH (AZ. 251°17'00.2") BETWEEN
 NATIONAL GEODETIC SURVEY CORS
 STATION "COLB" AND MCCARTY
 ASSOCIATES LOCAL CONTROL
 MONUMENT "2001" AND DERIVED FROM
 GPS OBSERVATIONS TAKEN JULY 2,
 2019, UTILIZING THE TRIMBLE ODOT
 CORS VRS (VIRTUAL REFERENCE
 SYSTEM).
 (TRIMBLE FILE 19773 07-05-19)

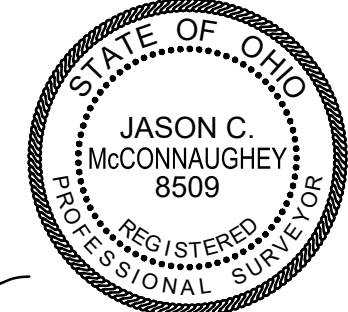
- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - ⊗ RAILROAD SPIKE (FOUND)
 - ⊗ 3" I-BEAM POST (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊗ SPIKE (FOUND) UNDER PAVEMENT
 - 1" IRON PIPE (FOUND)
 - 3/4" IRON PIPE (FOUND)
 - MINER SPIKE (FOUND)
 - ◇ POST (FOUND)
 - ⊗ 1/2" IRON PIN (FOUND)
 - ⊗ IRON GIANT ELECTRIC TRANSMISSION TOWER
 - ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT WINDY "2010", 5/8" IRON (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"

DEED REFERENCE:
 BERNARD S. SNYDER
 TRUSTEE OF THE
 BARBARA H. SNYDER
 MARITAL TRUST #1
 O.R. 186, PAGE 1262
 PARCEL 1
 TRACT 1
 ORIG. 58.75 Ac.
 TRACT 2
 ORIG. 252.3 Ac.
 PARCEL 2
 FIRST TRACT
 ORIG. 90.69 Ac.
 PARCEL 2
 SECOND TRACT
 3.96 Ac.
 P.N. 07-00568.000

REVISIONS
12/22/2020

SURVEY FOR
THOMAS A. COUGHLIN
 FAIRFIELD TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 7812, 7927, 8082, 10430 AND 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



I HEREBY CERTIFY THIS TO BE A PLAT
 OF A SURVEY MADE UNDER MY DIRECTION
 IN JULY, 2019 AND DECEMBER, 2020
Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S.8509

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.
 A PORTION OF THE PREMISES LIES WITHIN
 FLOOD HAZARD ZONE "A" AS PER COMMUNITY
 PANEL No. 39097CO150D

DEAN DeMATTEO
 AND
 ALISA DeMATTEO
 O.R. 256, PAGE 1806
 67.9469 Ac.
 S.R. 28-10
 S.R. 33-90

ERICA L. BEATHARD
 O.R. 302, PAGE 1828
 5.3754 Ac.
 S.R. 76-14

DEAN A. DeMATTEO
 AND
 ALISA K. DeMATTEO
 D.B. 275, PAGE 823
 FIRST TRACT
 126.77 Ac.

WAYNE FRANCIS
 AND
 LAURA FRANCIS
 AND
 GARY SHIPLEY
 AND
 LISA M. SHIPLEY
 O.R. 292, PAGE 157
 THIRD TRACT
 20.40 Ac.

DEAN DeMATTEO
 AND
 ALISA DeMATTEO
 O.R. 244, PAGE 52
 78.736 Ac.
 S.R. 72-88

JAMES E. DURBAN
 AND
 JUDITH M. DURBAN
 O.R. 191, PAGE 2481
 3.2881 Ac.
 S.R. 28-82

CHRISTOPHER ESTEP
 AND
 AMBER ESTEP
 O.R. 243, PAGE 395
 3.384 Ac.
 S.R. 85-92

GARY SHIPLEY
 O.R. 270, PAGE 2101
 50.4411 Ac.
 S.R. 52-11

DEWEY WADE HILDEBRAND
 O.R. 325, PAGE 942
 TRACT 1
 103.8524 Ac.

118.121 Ac.
 (2.036 Ac. IN R/W)
 TRACT 2
 ORIG. 252.3 Ac.
 (118.121 Ac.)

STATE ROUTE 665 (60')

JASON E. SALYERS
 AND
 ANGELA L. SALYERS
 O.R. 151, PAGE 1534
 3/4 Ac.

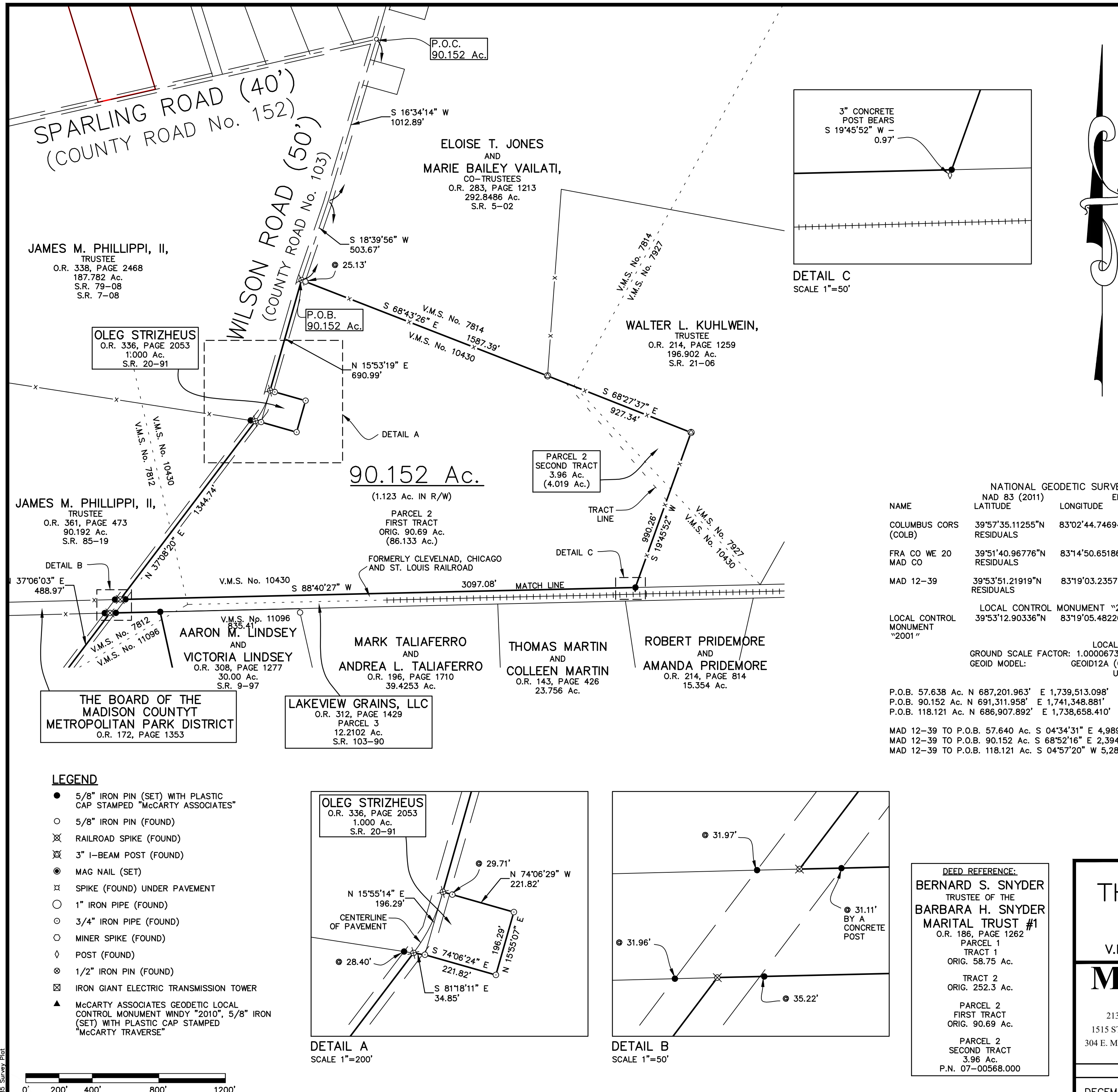
WILSON ROAD (50')
 (COUNTY ROAD No. 103)

LILLY CHAPEL-
 GEORGESVILLE ROAD (45')
 (COUNTY ROAD No. 102)



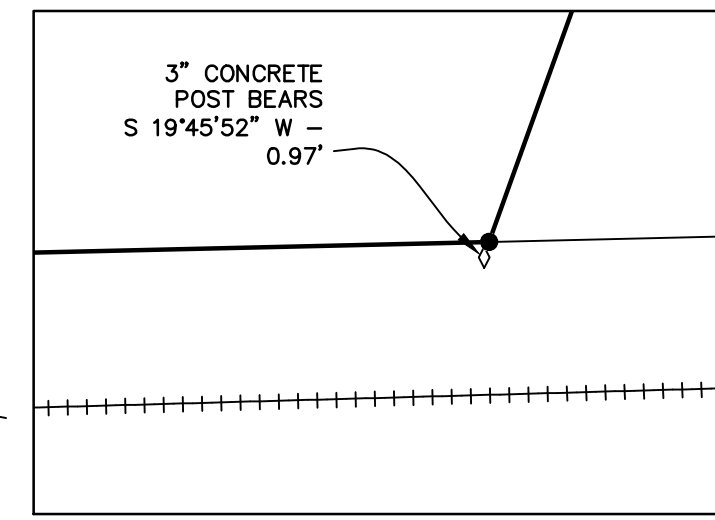
L:\Current\Projects\2020\20-785 Thomas A. Coughlin\AutoCAD\Project\dwg\20785 Survey Plat.dwg, Survey Plat, 12/22/2020 4:49:34 PM, DWG To PDF.pc3

20785 Survey Plat



VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
 DATE DECEMBER 21, 2020
 SCALE 1"=400'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP FAIRFIELD
 MILITARY SURVEY NUMBERS
 7812, 7927, 8082, 10430 AND 11096

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 251°17'00.2") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN JULY 2, 2019, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 19773 07-05-19)



DETAIL C
SCALE 1"=50'

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS

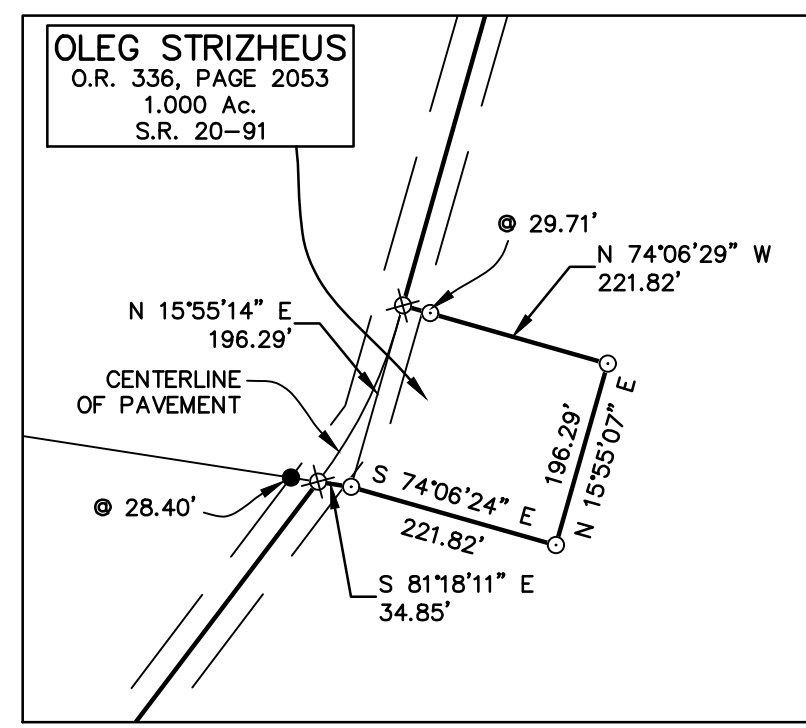
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID OHIO STATE PLANE COORDINATES NAVD 88 HEIGHT	NORTHING	EASTING	ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
FRA CO WE 20 MAD CO	39°51'40.96776"N	83°14'50.65186"W	844.876	678.825.4566	1758691.0232	954.722
MAD 12-39	39°53'51.21919"N	83°19'03.23571"W	873.276	692175.1839	1739115.1339	981.18
LOCAL CONTROL MONUMENT "2001"	39°53'12.90336"N	83°19'05.48220"W	872.933	688299.896	1738904.927	980.823

LOCAL GROUND COORDINATES NAVD 88
 GROUND SCALE FACTOR: 1.00006734619702
 GEOD MODEL: GEOD12A (CONUS)
 NORTHING: 688299.896
 EASTING: 1738904.927
 ELEVATION: 980.823
 UNITS ARE IN U.S. SURVEY FEET (SFT)

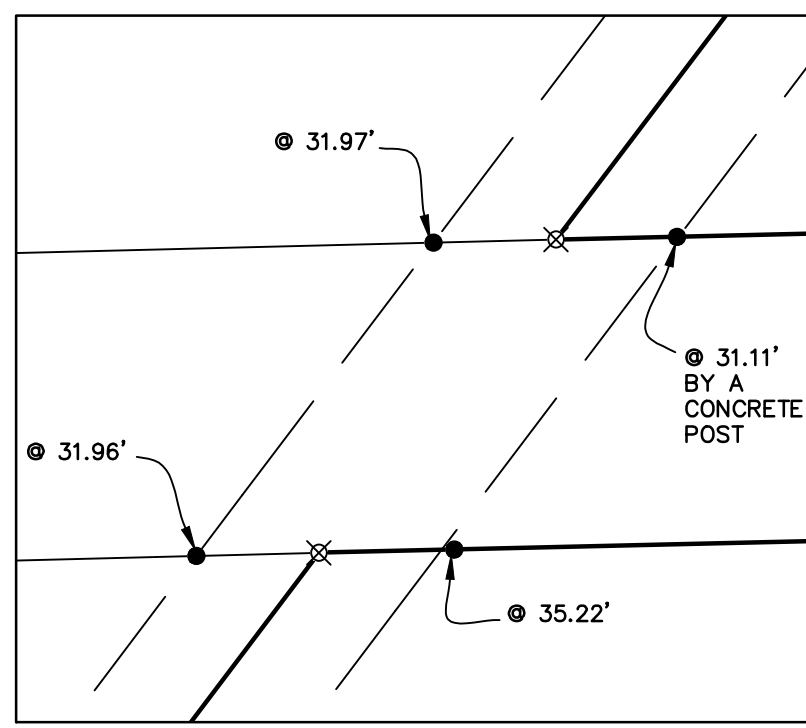
P.O.B. 57.638 Ac. N 687,201.963' E 1,739,513.098'
 P.O.B. 90.152 Ac. N 691,311.958' E 1,741,348.881'
 P.O.B. 118.121 Ac. N 686,907.892' E 1,738,658.410'

MAD 12-39 TO P.O.B. 57.640 Ac. S 04°34'31" E 4,989.12'
 MAD 12-39 TO P.O.B. 90.152 Ac. S 68°52'16" E 2,394.74'
 MAD 12-39 TO P.O.B. 118.121 Ac. S 04°57'20" W 5,287.06'

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - ⊗ RAILROAD SPIKE (FOUND)
 - ⊗ 3" I-BEAM POST (FOUND)
 - ⊗ MAG NAIL (SET)
 - ⊗ SPIKE (FOUND) UNDER PAVEMENT
 - 1" IRON PIPE (FOUND)
 - 3/4" IRON PIPE (FOUND)
 - MINER SPIKE (FOUND)
 - ◇ POST (FOUND)
 - ⊗ 1/2" IRON PIN (FOUND)
 - ⊗ IRON GIANT ELECTRIC TRANSMISSION TOWER
 - ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT WINDY "2010", 5/8" IRON (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



DETAIL A
SCALE 1"=200'



DETAIL B
SCALE 1"=50'

DEED REFERENCE:
BERNARD S. SNYDER
 TRUSTEE OF THE
BARBARA H. SNYDER
MARITAL TRUST #1
 O.R. 186, PAGE 1262
 TRACT 1
 ORIG. 58.75 Ac.
 TRACT 2
 ORIG. 252.3 Ac.
 PARCEL 2
 FIRST TRACT
 ORIG. 90.69 Ac.
 PARCEL 2
 SECOND TRACT
 3.96 Ac.
 P.N. 07-00568.000

REVISIONS
12/22/2020

SURVEY FOR
THOMAS A. COUGHLIN
 FAIRFIELD TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 7812, 7927, 8082, 10430 AND 11096

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 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
DECEMBER 21, 2020	1"=400'	S20-785

2/2

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

File No. S20-785
December 22, 2020

LEGAL DESCRIPTION

Bernard S. Snyder, Trustee
Of the
Barbara H. Snyder Marital Trust #1
57.638 Acres Tract

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. Nos. 7812 and 11096, and being all that remains (57.638 acres) of the original 58.75 acres "Parcel 1, Tract 1" (Parcel No. 07-00568.000) as described in a deed to Bernard S. Snyder, Trustee of the Barbara H. Snyder Marital Trust #1 and recorded in Official Record 186, Page 1262 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 Wilson Road (County Road No. 103) and Lilly-Chapel Georgesville Road (County Road No. 102),

thence with the centerline of Lilly-Chapel Georgesville Road N 82°16'41" E, a distance of 1853.82 feet to an angle point in said road;

thence continuing with the centerline of Lilly-Chapel Georgesville Road N 77°15'47" E, a distance of 997.17 feet to a mag nail (set) marking a southeasterly corner of a 27.565 acres tract as described in a deed to Dean A. Dematteo and Alisa K. Dematteo (O.R. 355, Page 2182) and found in Survey Record 85-19 of the Madison County Engineer's Record of Land Surveys and the southwesterly corner of a 3/4 acre tract as described in a deed to Jason E. Salyers and Angela L. Salyers (O.R. 151, Page 1534);

thence with the line between the aforesaid 27.565 acres tract and the aforesaid 3/4 acre tract N 19°03'58" W passing a 5/8" iron pin (set)

at 22.64 feet, a total distance of 99.00 feet to a 5/8" iron pin (set) marking a northwesterly corner of the aforesaid 3/4 acre tract and being the true point of beginning of the tract of land herein described;

thence with the easterly line of the aforesaid 27.565 acres tract N 19°03'58" W passing a 5/8" iron pin (set) at 1276.24 feet, a total distance of 1301.79 feet to a railroad spike (set) in the centerline of Wilson Road;

thence the centerline of Wilson Road N 59°05'00" E, a distance of 950.02 feet to a 5/8" iron pin (set) replacing a 1" iron pin (found,bent);

thence continuing with the centerline of Wilson Road N 37°06'03" E, a distance of 488.97 feet to a railroad spike (found) in the southerly right-of-way of the former Cleveland, Cincinnati, Chicago, and St. Louis Railroad and being the southwesterly corner of a 12.2102 acres "Parcel 3" as described in a deed to Lakeview Grains, LLC (O.R. 312, Page 1429) and found in Survey Record 103-90 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 12.2102 acres "Parcel 3" N 88°40'27" E passing a 5/8" iron pin (set) in a concrete post hole at 35.22 feet, a total distance of 301.69 feet to a 5/8" iron pin (set) marking a northwesterly corner of a 30.000 acres tract as described in a deed to Aaron M. Lindsey and Victoria Lindsey (O.R. 308, Page 1277) and found in Survey Record 9-97 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 30.000 acres tract S 12°19'35" E passing a 3/4" iron pipe (found) at 1920.82 feet, a total distance of 1944.73 feet to a railroad spike (found) in the centerline of Lilly-Chapel Georgesville Road

thence with the centerline of Lilly-Chapel Georgesville Road S 77°17'50" W, a distance of 726.14 feet to a mag nail (found);

thence continuing with the centerline of Lilly-Chapel Georgesville Road S 77°15'16" W, a distance of 347.51 feet to a mag nail (set) marking the southeasterly corner of the aforementioned 3/4 acre tract as

described in a deed to Jason E. Salyers and Angela L. Salyers (O.R. 151, Page 1534);

thence with the easterly line of the aforesaid 3/4 acre tract N 19°03'58" W passing a 5/8" iron pin (set) at 40.00 feet, a total distance of 99.00 feet to a 5/8" iron pin (set);

thence with the northerly line of the aforesaid 3/4 acre tract S 77°15'28" W a distance of 330.00 feet to the true point of beginning, **containing 57.638 acres of land.**

Subject to a right-of-way and easement 200 feet in width for electric transmission line as recorded in Deed Book 196, Page 302 of the Madison County Recorder's Office.

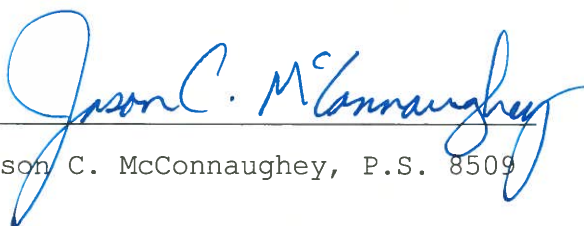
Subject to an easement for drainage tiles as recorded in Official Record 196, Page 561 of the Madison County Recorder's Office.

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

Bearings are based upon the Grid Azimuth (Az. 251° 17' 00.2") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived from GPS observations taken July 2, 2019, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2019 and December 2020, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S20-785 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



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

File No. S20-785
December 22, 2020

LEGAL DESCRIPTION

Bernard S. Snyder, Trustee
Of the
Barbara H. Snyder Marital Trust #1
90.152 Acres Tract

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. Nos. 7927 and 10430, and being all that remains (86.133 acres) of the original 90.69 acres "Parcel Two, First Tract" and all (4.091 acres) of the 3.96 acres "Parcel Two, Second Tract" (Parcel No. 07-00568.000) as described in a deed to Bernard S. Snyder, Trustee of the Barbara H. Snyder Marital Trust #1 and recorded in Official Record 186, Page 1262 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 Wilson Road for the next two calls:

- 1) S 16°34'14" W, a distance of 1012.89 feet to a point;
- 2) S 18°39'56" W, a distance of 503.67 feet to a railroad spike (found) marking a southwesterly corner a 292.8486 acres tract as described in a deed to Eloise T. Jones and Marie Bailey Vailati, Co-Trustees (O.R. 283, Page 1213) and found in Survey Record 5-02 of the Madison County Engineer's Record of Land Surveys, said railroad spike being the true point of beginning of tract of land herein described;

thence with the southerly line of the aforesaid 292.8486 acres tract S 68°43'26" E passing a 5/8" iron pin (found) at 25.13 feet, a total distance of 1587.39 feet to a 3" I-beam post (found) marking a westerly corner of a 196.902 acres tract as described in a deed to

Walter L. Kuhlwein, Trustee (O.R. 214, Page 1259) and found in Survey Record 21-06 of the Madison County Engineer's Record of Land Surveys;

thence with a southerly line of the aforesaid 196.902 acres tract S 68°27'37" E, a distance of 927.34 feet to a 3" I-beam post (found);

thence with a westerly line of the aforesaid 196.902 acres tract S 19°45'52" W, a distance of 990.26 feet to a 5/8" iron pin (set) in the northerly right-of-way of the former Cleveland, Cincinnati, Chicago, and St. Louis Railroad and being the northerly line of a 12.2102 acres "Parcel 3" as described in a deed to Lakeview Grains, LLC (O.R. 312, Page 1429) and found in Survey Record 103-90 of the Madison County Engineer's Record of Land Surveys, from which a 3" concrete post bears S 19°45'52" W, a distance of 0.97 feet;

thence with the northerly line of a 12.2102 acres "Parcel 3" S 88°40'27" W passing a 5/8" iron pin (set) at 3065.62 feet, a total distance of 3097.08 feet to a railroad spike (found) in the centerline of centerline of Wilson Road;

thence with the centerline of Wilson Road N 37°08'20" E, a distance of 1344.74 feet to a railroad spike (found) marking a southerly corner of a 187.782 acres tract as described in a deed to James M. Phillippi II, Trustee of the James M. Phillippi II, Trust (O.R. 338, Page 2468) and found in Survey Record 79-08 of the Madison County Engineer's Record of Land Surveys;

thence S 81°18'11" E, a distance of 34.85 feet to a 3/4" iron pipe (found) marking a southwesterly corner of a 1.000 acre tract as described in a deed to Oleg Strizheus (O.R. 336, Page 2053) and found in Survey Record 20-91 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 1.000 acre tract for the next three calls:

- 1) S 74°06'24" E, a distance of 221.82 feet to a 3/4" iron pipe (found);
- 2) N 15°55'07" E, a distance of 196.29 feet to a 3/4" iron pipe (found);

3) N 74°06'29" W passing a 3/4" iron pipe (found) at 192.11 feet, a total distance of 221.82 feet to a railroad spike (found) in the centerline of Wilson Road;

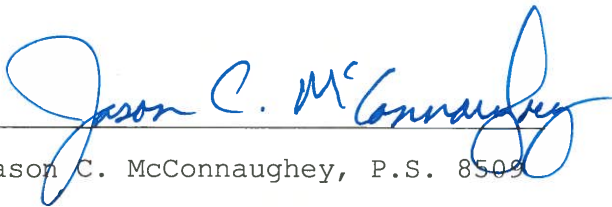
thence with the centerline of Wilson Road N 15°53'19" E, a distance of 690.99 feet to the true point of beginning, **containing 90.152 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az. 251° 17' 00.2") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived from GPS observations taken July 2, 2019, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2019 and December 2020, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S20-785 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



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

File No. S20-785
December 22, 2020

LEGAL DESCRIPTION

Bernard S. Snyder, Trustee
Of the
Barbara H. Snyder Marital Trust #1
118.121 Acres Tract

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. Nos. 8082 and 11096, and being all that remains (118.12 acres) of the original 252.3 acres "Parcel 1, Tract 2" (Parcel No. 07-00568.000) as described in a deed to Bernard S. Snyder, Trustee of the Barbara H. Snyder Marital Trust #1 and recorded in Official Record 186, Page 1262 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 Wilson Road (County Road No. 103) and Lilly-Chapel Georgesville Road (County Road No. 102),

thence with the centerline of Lilly-Chapel Georgesville Road N 82°16'41" E, a distance of 1853.82 feet to an angle point in said road;

thence continuing with the centerline of Lilly-Chapel Georgesville Road N 77°15'47" E, a distance of 87.76 feet to a spike (found) under the pavement marking a northeasterly corner of a 78.736 acres tract as described in a deed to Dean Dematteo and Alisa Dematteo (O.R. 244, Page 52) and found in Survey Record 72-88 of the Madison County Engineer's Record of Land Surveys, said spike being the true point of beginning of the tract of land herein described;

thence continuing with the centerline of Lilly-Chapel Georgesville Road N 77°15'47" E, a distance of 1038.67 feet to a spike (found) under the pavement marking a northwesterly corner of a 3.384 acres tract as

described in a deed to Christopher Estep and Amber Estep (O.R. 243, Page 395) and found in Survey Record 85-92 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 3.384 acres tract S $12^{\circ}42'59''$ E passing a $3/4''$ iron pipe (found) at 22.39 feet, a total distance of 250.67 feet to a $3/4''$ iron pipe (found);

thence with the southerly line of the aforesaid 3.384 acres tract N $79^{\circ}17'43''$ E, a distance of 552.66 feet to an 8" wood post (found) in the westerly line of a 50.4411 acres tract as described in a deed to Gary Shipley (O.R. 270, Page 2101) and found in Survey Record 52-11 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 50.4411 acres tract S $07^{\circ}33'41''$ W passing a $5/8''$ iron pin (found) at 772.06 feet marking a northwesterly corner to and continuing with a westerly line of an original 103.8524 acres "Tract 1" as described in a deed to Dewey Wade Hildebrand (O.R. 325, Page 942), a total distance of 1406.96 feet to a $5/8''$ iron pin (set) by a corner post (found) in the line between V.M.S. No. 11096 and V.M.S. No. 8082;

thence with a southerly line of the aforesaid original 103.8524 acres "Tract 1" and the V.M.S. Line S $67^{\circ}21'51''$ E, a distance of 2225.51 feet to a $3/4''$ iron pipe (found) marking a corner of V.M.S. No. 12127;

thence with a westerly line of the aforesaid original 103.8524 acres "Tract 1" and the V.M.S. Line S $21^{\circ}06'43''$ W, a distance of 380.97 feet to a $3/4''$ iron pipe (found) marking a northwesterly corner of a 28.063 acres tract as described in a deed to James Kevin Peterman and Diane Peterman (O.R. 70, Page 1188) and found in Survey Record 70-95 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 28.063 acres tract and the V.M.S. Line S $21^{\circ}23'07''$ W passing a $5/8''$ iron pin (set) at 529.95 feet, a total distance of 556.19 feet to a mag nail (found) in the centerline of State Route 665;

thence with the centerline of State Route 665 N $72^{\circ}57'21''$ W, a distance of 1547.17 feet to a point marking a southeasterly corner of a

5.3754 acres tract as described in a deed to Erica L. Beathard (O.R. 302, Page 1828) and found in Survey Record 76-14 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 5.3754 acres tract for the next three calls:

- 1) N 17°31'26" E passing a 5/8" iron pin (found) at 20.49 feet, a total distance of 462.74 feet to a 5/8" iron pin (found);
- 2) N 71°34'11" W, a distance of 494.93 feet to a 5/8" iron pin (found);
- 3) S 18°37'39" W passing a 5/8" iron pin (found) at 449.99 feet, a total distance of 474.88 feet to a point in the centerline of State Route 665;

thence with the centerline of State Route 665 N 72°57'21" W a distance of 567.96 feet to a spike (found) under the pavement at a point of intersection of the centerline of said road;

thence continuing with the centerline of State Route 665 N 69°49'39" W, a distance of 839.34 feet to a spike (found) under the pavement marking a southeasterly corner of the aforementioned 78.736 acres tract as described in a deed to Dean Dematteo and Alisa Dematteo (O.R. 244, Page 52) and found in Survey Record 72-88 of the Madison County Engineer's Record of Land Surveys and an easterly corner to V.M.S. No. 12141;

thence with an easterly line of the aforesaid 78.736 acres tract and the V.M.S. Line N 21°50'22" E passing a 5/8" iron pin (found) at 23.83 feet, a total distance of 1218.24 feet to a 5/8" iron pin (found);

thence with another easterly line of the aforesaid 78.736 acres tract and the V.M.S. Line N 19°32'18" W passing a 5/8" iron pin (found) at 871.48 feet, a total distance of 901.37 feet to the true point of beginning, **containing 118.121 acres of land.**

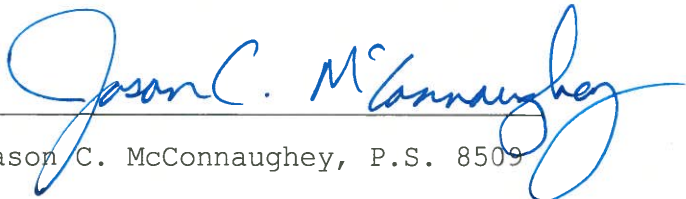
Subject to a right-of-way and easement 200 feet in width for electric transmission line as recorded in Deed Book 196, Page 302 of the Madison County Recorder's Office.

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

Bearings are based upon the Grid Azimuth (Az. 251° 17' 00.2") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived from GPS observations taken July 2, 2019, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2019 and December 2020, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S20-785 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

