

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	PLANE EASTING	NAVD 88 ELEVATION
MAD12-45 RESIDUALS	40°04'25.66242"N	83°24'24.40845"W	713.406	756609.913	1714729.605	978.350
				$\Delta H = 0.065$ SFT		$\Delta V = -0.171$ SFT
UNION COUNTY CORRS (OHUN)	40°13'58.84897"N	83°21'39.07466"W	917.366	207523.9779	1728135.5430	1027.504
				$\Delta H = 0.000$ SFT		$\Delta V = +0.000$ SFT
LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT "2001"	40°04'38.28848"N	83°25'37.25265"W	884.686	757945.012	1709080.115	993.656
				LOCAL GROUND NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
				757945.012	1709080.115	993.656
				UNITS ARE IN U.S. SURVEY FEET (SFT)		
GROUND SCALE FACTOR: 1.0000330665332						
GEOID MODEL: GEOID18 (CONUS)						

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE APRIL 29, 2020
 SCALE 1"=500'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP PIKE
 MILITARY SURVEY NUMBERS
 12131-12132-12133

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 198 37'28.0") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHUN" AND MCCARTY ASSOCIATES' GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 12, 2021, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM).
 TRIMBLE FILE (21763 04-15-21)
 MAD 12-45 TO P.O.B. N 71°18'07" 7616.96'

A
 RONALD E. BOLIN
 O.R. 154, PAGE 597
 2.081 Ac.
 S.R. 67-00

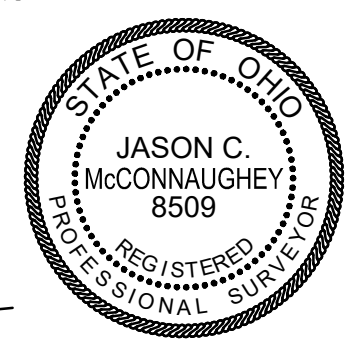
B
 FRANK W. MCCREARY
 AND
 ALICE J. MCCREARY
 O.R. 297, PAGE 603
 1.521 Ac.

DEED REFERENCE
 ELLA'S FARM, LLC
 O.R. 337, PAGE 1390
 ORIG. 345.77 Ac.
 P.N. 15-00025.000

BOUNDARY SURVEY FOR
ELLA'S FARM, LLC
 PIKE TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 12131-12132-12133

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
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
APRIL 29, 2021	1"=500'	S21-763



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN APRIL 23, 2021

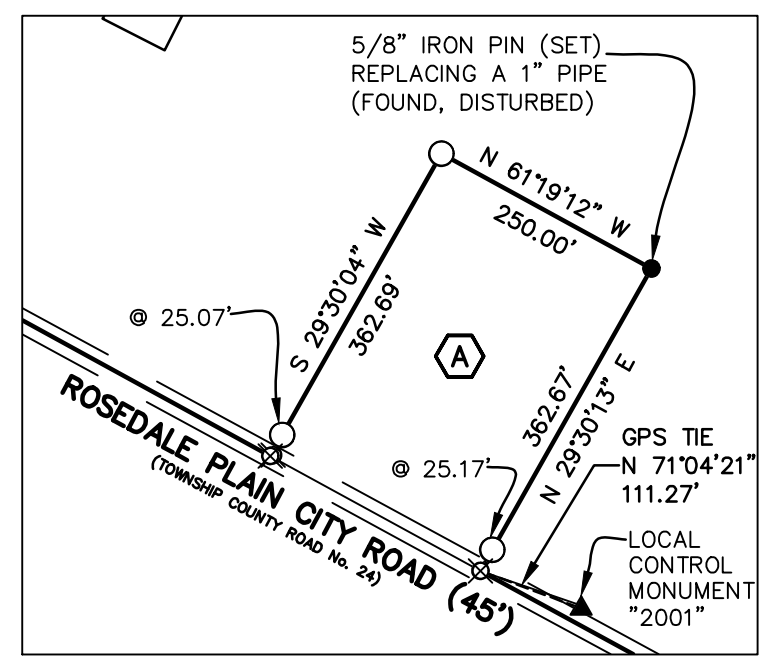
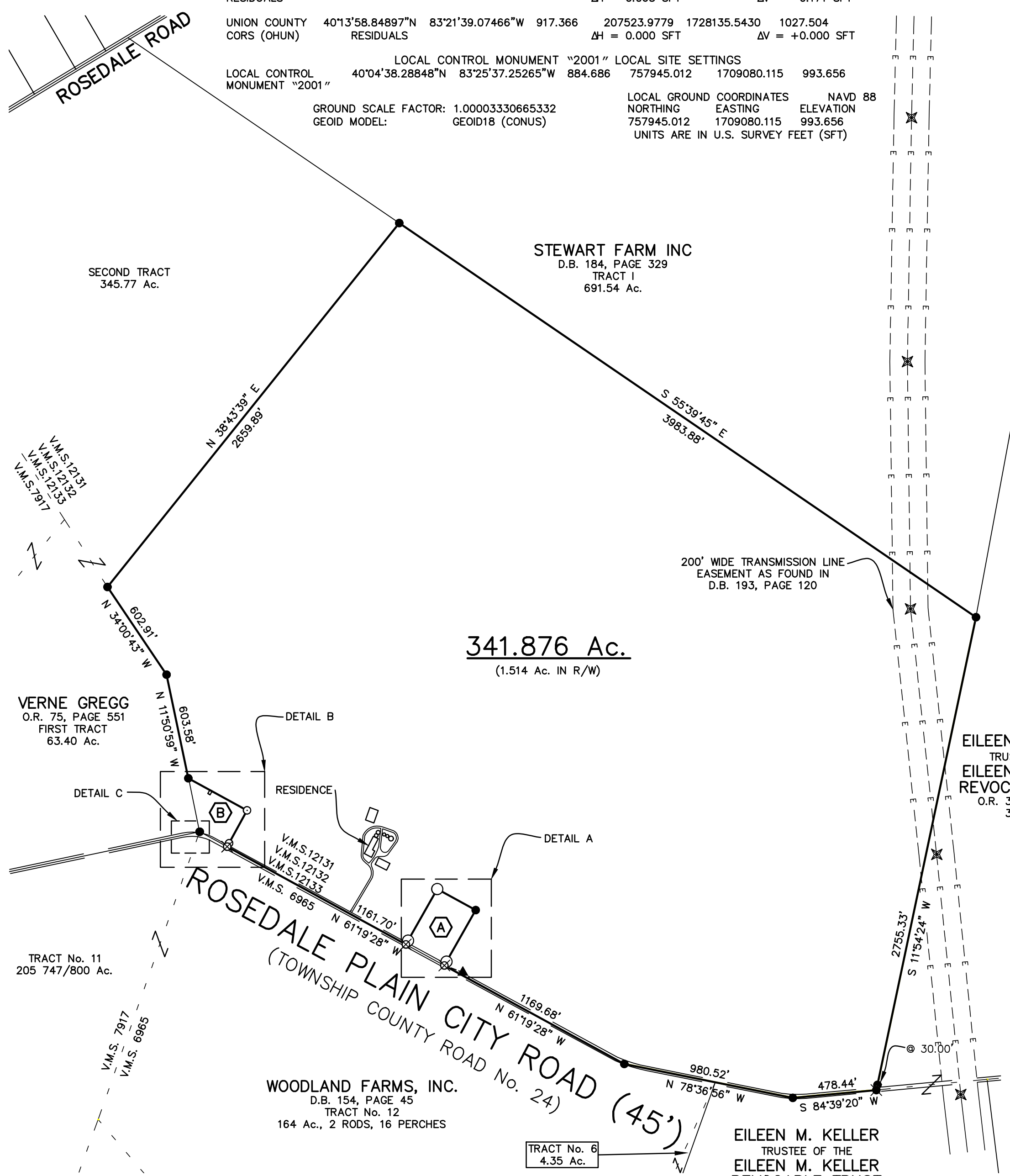
Jason C. McConnaughey
 JASON MCCONNAUGHEY, P.S. 8509

WOODLAND FARMS, INC.
 D.B. 154, PAGE 45
 TRACT No. 12
 164 Ac., 2 RODS, 16 PERCHES

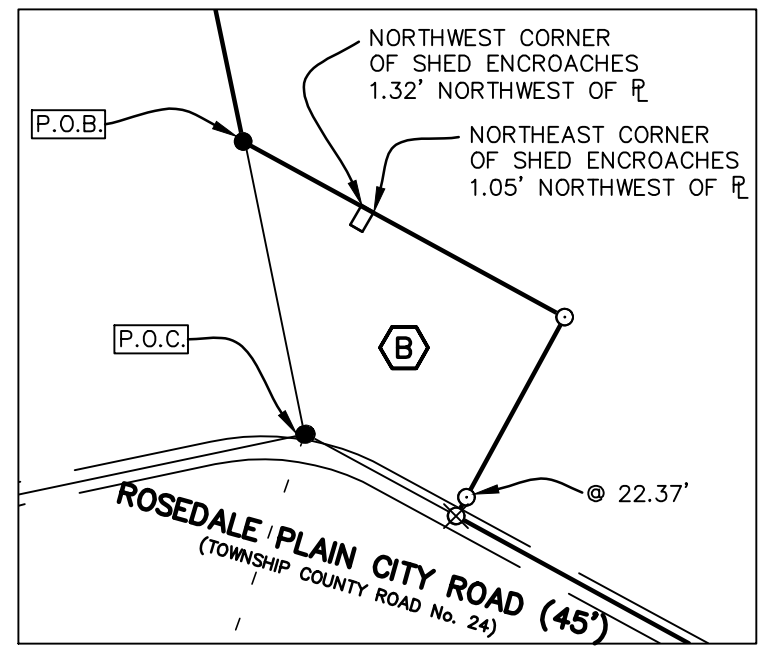
EILEEN M. KELLER
 TRUSTEE OF THE
 EILEEN M. KELLER
 REVOCABLE TRUST
 O.R. 312, PAGE 1518
 109 3/4 Ac.

EILEEN M. KELLER
 TRUSTEE OF THE
 EILEEN M. KELLER
 REVOCABLE TRUST
 O.R. 312, PAGE 1518
 345.77 Ac.

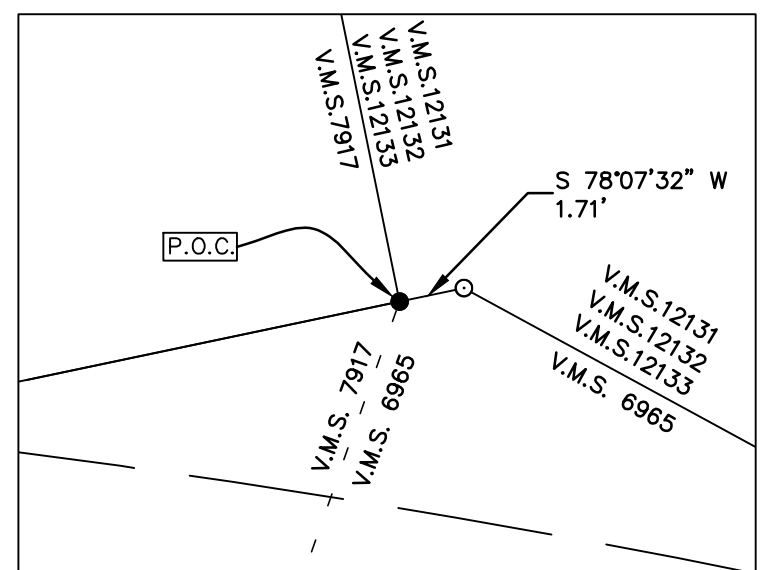
341.876 Ac.
 (1.514 Ac. IN R/W)



DETAIL A
 SCALE: 1"=200'

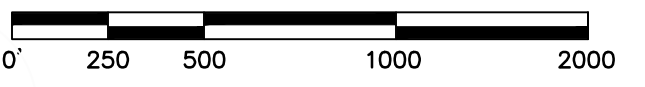


DETAIL B
 SCALE: 1"=200'



DETAIL C
 SCALE: 1"=5'

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
 - ⊗ RAILROAD SPIKE (SET)
 - ⊗ RAILROAD SPIKE (FOUND)
 - 3/4" PIPE (FOUND)
 - 1" PIPE (FOUND)
 - ◇ POST (FOUND)
 - ☆ 1 1/2" PIPE (FOUND)
 - ⊗ TRANSMISSION TOWER (FOUND)
 - ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "2001", 5/8" IRON PIN (SET) "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.

A PORTION OF THE PREMISES LIES WITHIN FLOOD HAZARD ZONE "A" AS PER COMMUNITY PANEL No. 39097C0150D

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. S21-763
April 28, 2021

LEGAL DESCRIPTION

Ella's Farm, LLC
341.876 Acres Tract

Situated in the Township of Pike, County of Madison, State of Ohio, being a part of V.M.S. No. 12131-12132-12133, and being all (341.876 acres) of the 342.1 acres tract (Parcel No. 15-00025.000) as conveyed to Ella's Farm, LLC and recorded in Official Record 337, Page 1390 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a 5/8" iron pin (set) in the centerline extension of Rosedale-Plain City Road (Township Road No. 24) marking an easterly corner of V.M.S. No. 7917, a northwesterly corner of V.M.S. No. 6965, and a southwesterly corner of V.M.S. No. 12131, said iron pin being a southeasterly corner of a 63.40 acres "Tract 1" as conveyed to Verne Gregg (O.R. 75, Page 551) and a southwesterly corner of a 1.521 acres tract as conveyed to Frank W. McCreary, Et Al (O.R. 368, Page 1871);

thence with the easterly line of the aforesaid 63.40 acres "Tract 1" and the westerly line of the aforesaid 1.521 acres tract N 11°50'59" W, a distance of 311.72 feet to a 5/8" iron pin (set) marking the true point of beginning of the tract of land herein described having Ohio State Plane Coordinates Northing 759,051.754 feet, Easting 1,707,514.661 feet South Zone and based upon NAD 83 (2011);

thence with a westerly line of the aforesaid 63.40 acres "Tract 1" N 11°50'59" W, a distance of 603.58 feet to a 5/8" iron pin (set);

thence with another westerly line of the aforesaid 63.40 acres "Tract 1" N 34°00'43" W a distance of 602.91 feet to a 5/8" iron pin

(set) marking a southerly corner of a 345.77 acres "Tract 2" as conveyed to Verne Gregg (O.R. 75, Page 551);

thence with the southeasterly line of the aforesaid 345.77 acres "Tract 2" N 38°43'39" E, a distance of 2659.89 feet to a 5/8" iron pin (set) in a southwesterly line of a 691.54 acres "Tract 1" as conveyed to Stewart Farm Inc. (O.R. 154, Page 597);

thence with the southwesterly line of the aforesaid 691.54 acres "Tract 1" S 55°39'45" E, a distance of 3983.88 feet to a 5/8" iron pin (set) in the westerly line of a 345.77 acres tract as conveyed to Eileen M. Keller, Trustee of the Eileen M. Keller Revocable Trust (O.R. 312, Page 1518);

thence with the westerly line of the aforesaid 345.77 acres tract S 11°54'24" W passing a 5/8" iron pin (set) at 2725.33 feet, a total distance of 2755.33 feet to a railroad spike (set) in the centerline of Rosedale-Plain City Road;

thence with the centerline of Rosedale-Plain City Road for the next three calls:

- 1) S 84°39'20" W, a distance of 478.44 feet to a 5/8" iron pin (set);
- 2) N 78°36'56" W, a distance of 980.52 feet to a 5/8" iron pin (set);
- 3) N 61°19'28" W, a distance of 1169.68 feet to a railroad spike (found) marking a southeasterly of a 2.081 acres tract as conveyed to Ronald E. Bolin (O.R. 154, Page 597) and found in Survey Record 67-00 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 2.081 acres tract for the next three calls:

- 1) N 29°30'13" E passing a 1" iron pipe (found) at 25.17 feet, a total distance of 362.67 feet to a 5/8" iron pin (set) replacing a 1" iron pipe (found, disturbed);
- 2) N 61°19'12" W, a distance of 250.00 feet to a 1" iron pipe (found);
- 3) S 29°30'04" W passing a 1" iron pin (found) at 337.59 feet, a total distance of 362.69 feet to a railroad spike (found) in the centerline of Rosedale-Plain City Road;

thence with the centerline of Rosedale-Plain City Road N 61°19'28" W, a distance of 1161.70 feet to a railroad spike (found) marking a southeasterly corner of the aforementioned 1.521 acres tract as conveyed to Frank W. McCreary, Et Al (O.R. 368, Page 1871);

thence with the southeasterly line of the aforesaid 1.521 acres tract N 28°36'02" E passing a 3/4" iron pipe (found) at 22.37 feet, a total distance of 235.98 feet to a 3/4" iron pin (found);

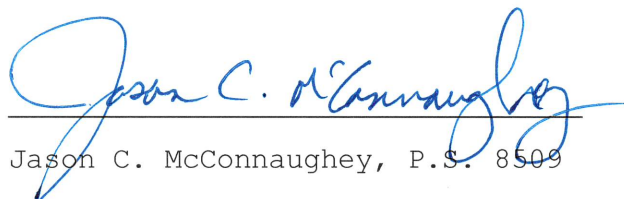
thence with the northeasterly line of the aforesaid 1.521 acres tract N 61°20'49" W, a distance of 381.32 feet to the true point of beginning, **containing 341.876 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az 198°37'28.0") between National Geodetic Survey CORS Station "OHUN" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken April 12, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in April 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-763 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

