

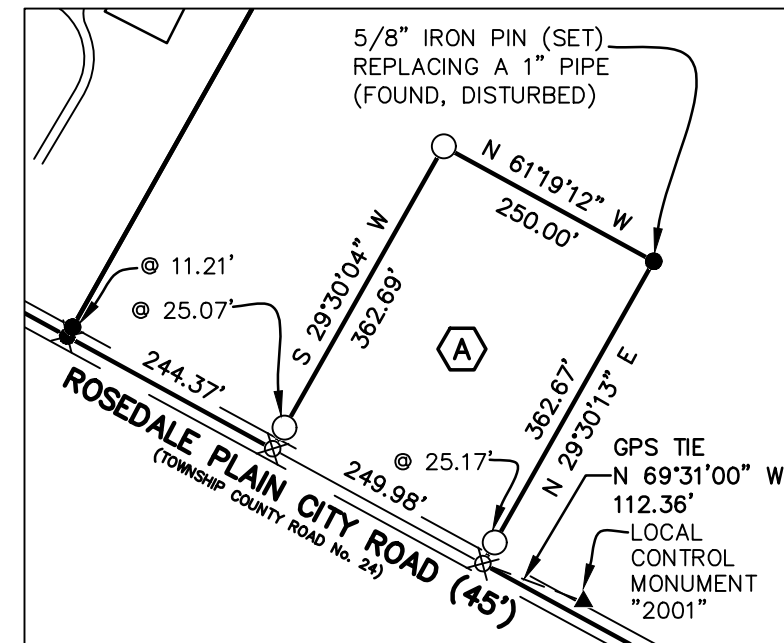
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
MAD12-45 RESIDUALS	40°04'25.66242"N	83°24'24.40845"W	713.406	756609.913	1714729.605	978.350 ΔH = 0.065 SFT ΔV = -0.171 SFT
UNION COUNTY CORRS (OHUN) RESIDUALS	40°13'58.84897"N	83°21'39.07466"W	917.366	207523.9779	1728135.5430	1027.504 ΔH = 0.000 SFT ΔV = +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
GROUND SCALE FACTOR: 1.00003330665332						
GEOD MODEL: GEOD18 (CONUS)						
LOCAL GROUND COORDINATES NAVD 88						
	NORTHING	EASTING	ELEVATION			
	757945.012	1709080.115	993.656			
UNITS ARE IN U.S. SURVEY FEET (SFT)						

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

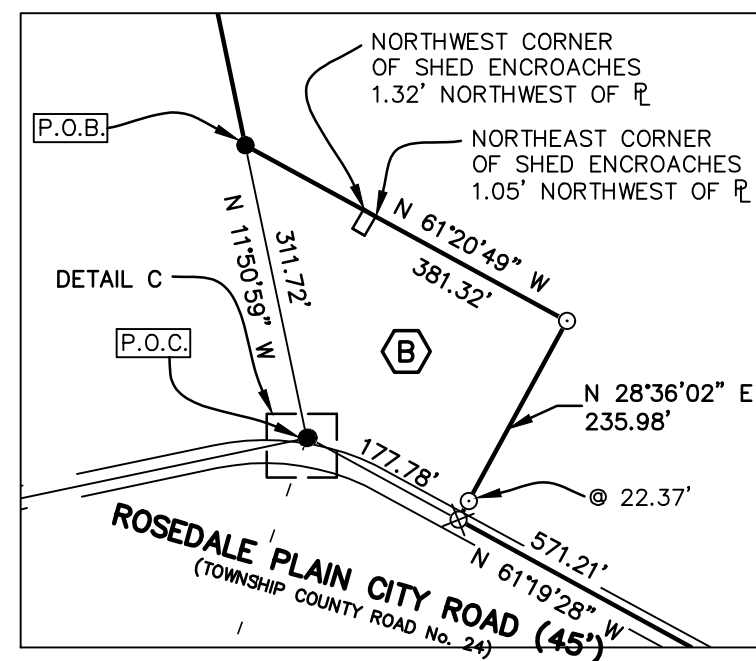
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 198 37'28.0") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHUN" AND MCCARTY ASSOCIATES' GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 12, 2021, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM).
 TRIMBLE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

P.O.B. 5.001 Ac. N 758,387.632' E 1,708,237.468'
 P.O.B. 336.875 Ac. N 759,051.754' E 1,707,514.661'

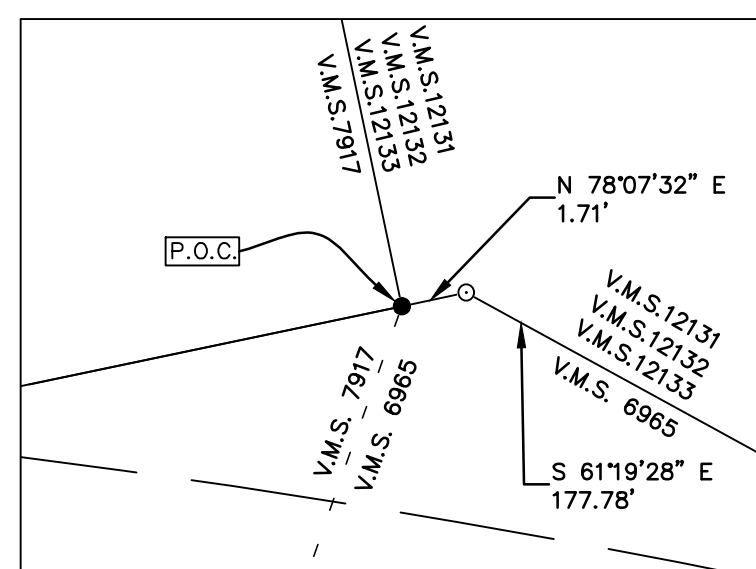
MAD 12-45 TO P.O.B. 336.875 Ac. N 71°18'07" W - 7,616.96'
 MAD 12-45 TO P.O.B. 5.001 Ac. N 74°41'11" W - 6,731.13'



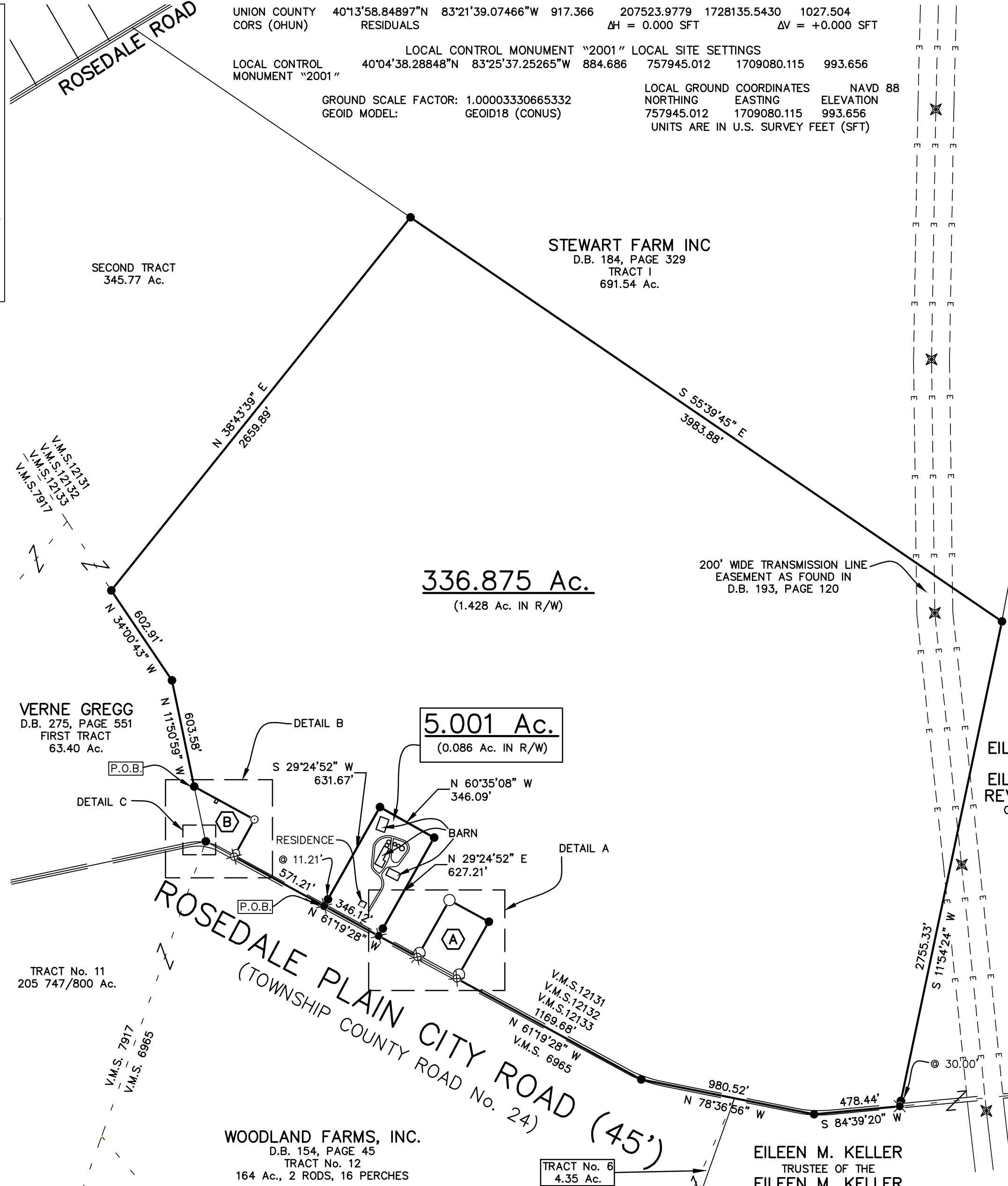
DETAIL A
 SCALE: 1"=200'



DETAIL B
 SCALE: 1"=200'



DETAIL C
 SCALE: 1"=5'



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

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

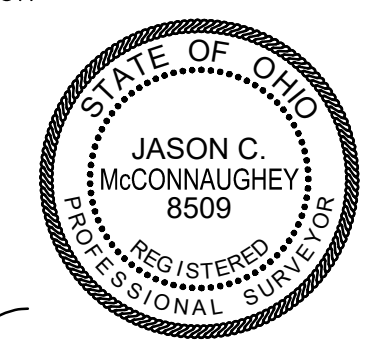
DEED REFERENCE
 MILEY FARMS, LLC
 O.R. _____, PAGE _____
 341.876 Ac.
 P.N. 15-00025.000
 S.R. _____

REVISIONS
7/20/21
7/23/21
7/26/21
7/27/21

BOUNDARY SURVEY FOR
MILEY FARMS, 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, 2021
 Jason C. McConnaughey
 JASON 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. 39097C0150D

- 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"



L:\Current\Projects\2021\21-763_Elio's Farm LLC\CAD\AutoCAD Project\dwg\21763_Survey Plat.dwg, Survey Plat, 7/27/2021 12:48:08 PM, DWG To PDF.pc3

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

July 27, 2021

LEGAL DESCRIPTION

Miley Farms, LLC
336.875 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 a part of the 341.876 acres tract (Parcel No. 15-00025.000) as conveyed to Miley Farms, LLC and recorded in Official Record _____, Page _____ 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 (D.B. 275, 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 (D.B. 275, 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 1517);

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 244.37 feet to mag nail (set);

thence with a new division line for the next three calls:

- 1) N 29°24'52" E passing a 5/8" iron pin (set) at 11.21 feet, a total distance of 627.21 feet to a 5/8" iron pin (set);
- 2) N 60°35'08" W, a distance of 346.09 feet to a 5/8" iron pin (set);
- 3) S 29°24'52" W passing a 5/8" iron pin (set) at 620.46 feet, a total distance of 631.67 feet to a mag nail (set) the centerline of Rosedale-Plain City Road;

thence with the centerline of Rosedale-Plain City Road N 61°19'28" W, a distance of 571.21 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 336.875 acres of land.**

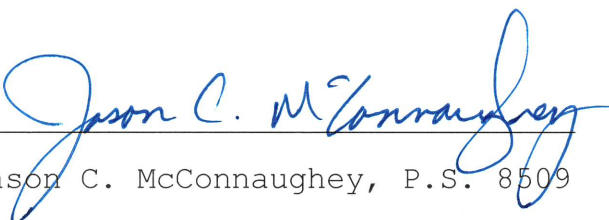
Subject to all legal easements and rights-of-way of record.

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

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
July 27, 2021

LEGAL DESCRIPTION

Miley Farms, LLC
5.001 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 a part of the 341.876 acres tract (Parcel No. 15-00025.000) as conveyed to Miley Farms, LLC and recorded in Official Record _____, Page _____ 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 (D.B. 275, 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 centerline extension of Rosedale-Plain City Road N 78°07'32" E, a distance of 1.71 feet to a 3/4" iron pipe (found) at a point of intersection of said centerline;

thence continuing with the centerline extension of Rosedale-Plain City Road S 61°19'28" E and continuing with the centerline of said road passing a railroad spike (found) at 177.78 feet marking a southeasterly corner of the aforementioned 1.521 acres tract, a total distance of 748.99 feet to a railroad spike (set) marking the true point of beginning of the tract of land herein described having Ohio State Plane Coordinates Northing 758,387.632 feet, Easting 1,708 237.468 feet South Zone and based upon NAD 83 (2011);

thence with a new division line for the next three calls:

- 1) N 29°24'52" E passing a 5/8" iron pin (set) at 11.21 feet, a total distance of 631.67 feet to a 5/8" iron pin (set);
- 2) S 60°35'08" E, a distance of 346.09 feet to a 5/8" iron pin (set);
- 3) S 29°24'52" W passing a 5/8" iron pin (set) at 11.21 feet, a total distance of 627.21 feet to a mag nail (set) in the centerline of Rosedale-Plain City Road;

thence with the centerline n of Rosedale-Plain City Road N 61°19'28" W, a distance of 346.12 feet to the true point of beginning, **containing 5.001 acres of land.**

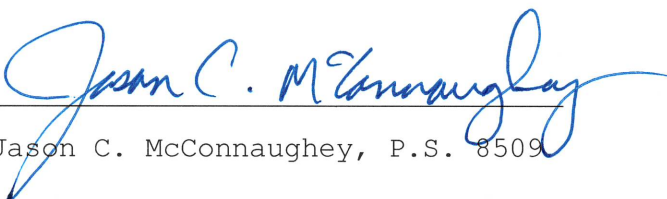
Subject to all legal easements and rights-of-way of record.

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