

DONALD K. MITCHELL
AND
JEFFREY D. MITCHELL
CO-TRUSTEES OF THE
DONNIE G. MITCHELL
12/26/12
IRREVOCABLE GRANTOR TRUST
O.R. 283, PAGE 2191
8.223 Ac.
S.R. 73-12

AGNL TRACTOR III
(OH-1), L.L.C.
O.R. 376, PAGE 2207
10.438 AC.
S.R. 105-96

AGNL TRACTOR III
(OH-1), L.L.C.
O.R. 376, PAGE 2207
15.000 AC.
S.R. 34-91

FARM CREDIT SERVICES
OF MID-AMERICA, FLCA
O.R. 285, PAGE 657
3.2200 Ac.
S.R. 15-13

RICHARD L. GREEN
AND
ANITA S. GREEN,
CO-TRUSTEES OF THE
RICHARD L. AND ANITA S. GREEN
FAMILY REVOCABLE TRUST
O.R. 331, PAGE 245
PARCEL TWO
ORIG. 46.777 Ac.
S.R. 86-06

COLUMBUS TPE, LLC
O.R. 361, PAGE 130
35.449 Ac.
S.R. 9-20

FRANCISCO CRUZ
AND
BERTHA SANTOS
O.R. 192, PAGE 1764
51.8654 Ac.
S.R. 83-07

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE JULY 29, 2021
SCALE 1"=300'
DEED REFERENCE
SEE BELOW
TOWNSHIP JEFFERSON
MILITARY SURVEY NUMBERS
7829, 12092, 12386 & 12387, 12918

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).

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION
	LATITUDE	LONGITUDE	HEIGHT	NORTHING EASTING	
MADISON COUNTY CORS (OHMD)	39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812 1693677.0030	-
MAD12-016	39°57'06.066968"N	83°22'37.915789"W	890.983	712047.3823 1722575.8039	999.240
TRUCK (2001)	39°57'10.14483"N	83°22'55.14938"W	894.866	712473.0669 1721237.8033	1003.203

RESIDUALS
ΔH = 0.000 SFT
ΔV = -

RESIDUALS
ΔH = 0.087 SFT
ΔV = +0.034 SFT

SITE BASE STATION "TRUCK (2001)" LOCAL SITE SETTINGS
39°57'10.14483"N 83°22'55.14938"W 894.866 712473.0669 1721237.8033 1003.203

GROUND SCALE FACTOR: 1.0000576428
GEOID MODEL: GEOID09 (CONUS)

LOCAL GROUND COORDINATES
NORTHING EASTING
712473.0669 1721237.8033
UNITS ARE IN U.S. SURVEY FEET (SFT)
NAVD 88 ELEVATION 1003.203

P.O.B. N. 716,503.620' E. 1,725,894.113
MAD12-016 - P.O.B. N 36°40'23" E - 5556.01'

DEED REFERENCE:
CONNIE SUE BALLAH
AND
JUDITH K. GREEN
D.B. 268, PAGE 377
D.B. 268, PAGE 375
O.R. 221, PAGE 555
ORIG. 132,884 Ac.
P.N. 08-00429.001
S.R. JE-31

BOUNDARY SURVEY FOR
CONNIE SUE BALLAH
JEFFERSON TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. Nos. 7829, 12092, 12386 & 12387, 12918

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.
JULY 29, 2021	1"=300'	S21-779



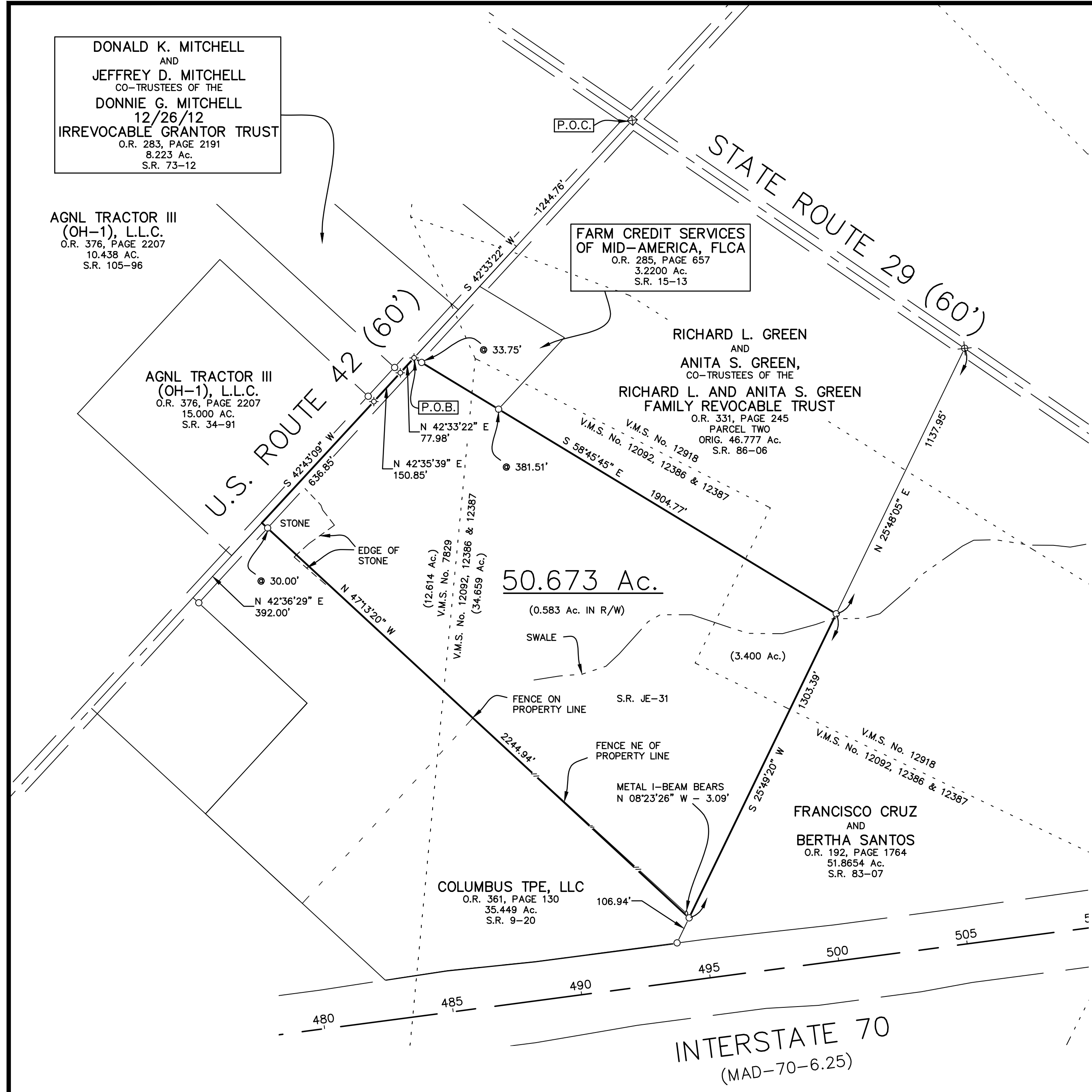
I HEREBY CERTIFY THIS TO BE A PLAT
OF A SURVEY MADE UNDER MY DIRECTION
IN JULY 2021.

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.

LEGEND

- 5/8" IRON PIN (FOUND)
- ⊙ 3/4" IRON PIPE (FOUND)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- ⊗ RAILROAD SPIKE (FOUND)
- ⊗ MONUMENT BOX (FOUND)
- ◇ METAL I-BEAM
- ROPE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.



L:\Current Projects\2021\21-779 Connie Sue Ballah\AutoCAD\Project\dwg\21779 Survey Plat.dwg, Survey Plat, 7/29/2021 4:24:44 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. Kames, AIA

File No. S21-779

July 29, 2021

LEGAL DESCRIPTION

Connie Sue Ballah and Judith K. Green
50.673 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, and 12918, and being all that remains 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°33'22" W, a distance of 1244.76 feet to a spike (found) under the pavement marking a westerly most corner of a 3.2200 acres tract as conveyed to Farm Credit Services of Mid-America, FLCA (O.R. 285, Page 657) and found in Survey Plat No. 15-13 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 having Ohio State Plane Coordinates Northing 716,503.620 feet, Easting 1,725,894.113 feet South Zone and based upon NAD 83 (2011);

thence with the southwesterly line of the aforesaid 3.2200 acres tract S 58°45'45" E passing a 5/8" iron pin (found) at 33.75 feet and a 5/8" iron pin (found) at 381.41 feet marking a westerly corner to and continuing with a southwesterly line of what remains of an original 46.777 acres "Parcel Two" as conveyed to Richard L. Green and Anita S. Green, Co-Trustees of the Richard L. and Anita S. Green Family Revocable Trust (O.R. 331, Page 245) and found in Survey Plat No. 86-06 of the Madison County Engineer's Record of Land Surveys, a total distance of 1904.77 feet to a 5/8" iron pin (found) in the westerly line of a 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 the westerly line of the aforesaid 51.8654 acres tract S 25°49'20" W, a distance of 1303.39 feet to a 5/8" iron pin (found) marking an easterly corner of a 35.449 acres tract as conveyed to Columbus TPE, LLC (O.R. 361, Page 130) and found in Survey Plat No. 9-20 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 35.449 acres tract N 47°13'20" W passing a 5/8" iron pin (found) at 2214.94 feet, a total distance of 2244.94 feet to a point in the centerline of centerline of U.S. Route 42;

thence with the centerline of centerline of U.S. Route 42 for the next three calls:

- 1) N 42°43'09" E, distance of 636.85 feet to a spike (found) under the pavement;
- 2) N 42°35'39" E, a distance of 150.85 feet to a spike (found) under the pavement;

3) N 42°33'22" E, a distance of 77.98 feet to the true point of beginning, **containing 50.673 acres of land.**

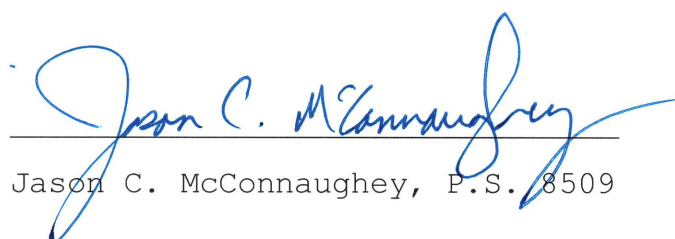
Subject to all legal easements and rights-of-way of record.

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 July 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-779 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".




Jason C. McConnaughey, P.S. 8509