

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE SEPTEMBER 9, 2020
 SCALE 1"=100'
 DEED REFERENCE
 OFFICIAL RECORD SEE BELOW
 TOWNSHIP DEERCREEK
 MILITARY SURVEY NUMBER 3902

* THIS CONVEYANCE IS A TRANSFER BETWEEN
 ADJOINING LOT OWNERS MADE IN CONNECTION WITH
 SECTION 711.001 SUB-SECTION B (1) OF THE OHIO
 REVISED CODE AND DOES NOT CREATE ANY ADDI-
 TIONAL BUILDING SITE OR VIOLATE ANY ZONING
 REGULATIONS OR OTHER PUBLIC REGULATION IN THE
 PARCEL HEREBY CONVEYED OR THE BALANCE OF
 THE PARCEL RETAINED BY THE GRANTOR HEREIN.

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	OHIO STATE PLANE EASTING	NAVD 88 ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
MADISON COUNTY CORS (OHMD)	39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812	1693677.0030	-
MAD 1	39°56'00.26535"N	83°28'03.53995"W	964.692	705648.4804	1697147.2421	1072.927
MAD12-016	39°57'06.066968"N	83°22'37.915789"W	890.983	712047.3823	1722575.8039	999.240
RESIDUALS				ΔH = 0.000 SFT		ΔV = -
RESIDUALS				ΔH = 0.000 SFT		ΔV = -
RESIDUALS				ΔH = 0.055 SFT		ΔV = -0.075 SFT
RESIDUALS				ΔH = 0.087 SFT		ΔV = +0.034 SFT

SITE BASE STATION 'WINDY' (2010) LOCAL SITE SETTINGS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	OHIO STATE PLANE EASTING	NAVD 88 ELEVATION
WINDY (2010)	39°55'13.37923"N	83°25'00.40483"W	907.810	700755.588	1711364.008	1015.913
LOCAL GROUND COORDINATES				700755.588	1711364.008	1015.913
UNITS ARE IN U.S. SURVEY FEET (SFT)						

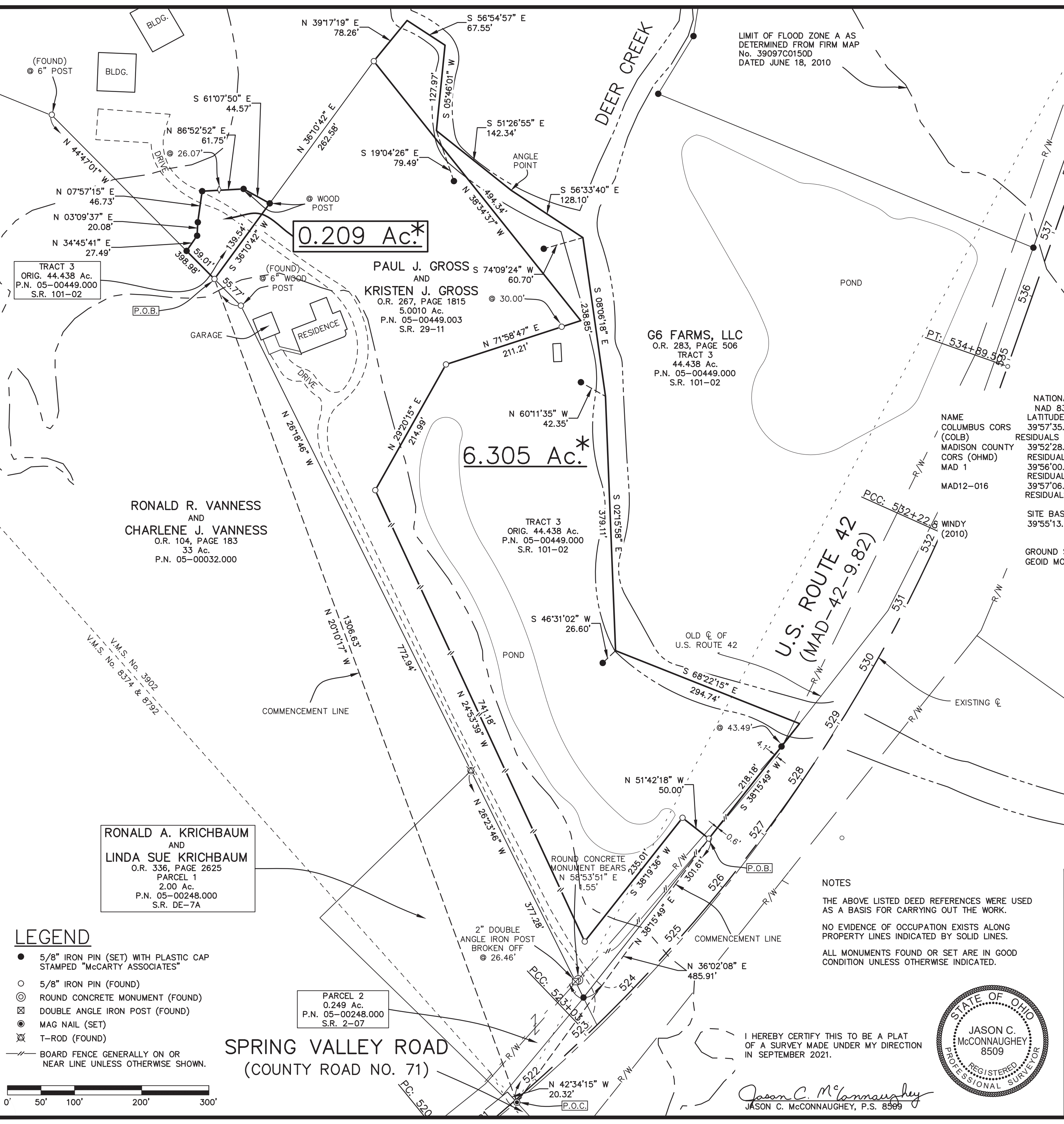
GROUND SCALE FACTOR: 1.0000637175
 GEOD MODEL: GEOD12A (CONUS)

MAD 1 TO P.O.B. 6.035 Ac. S 78°13'30" E 15,780.12'
 MAD 1 TO P.O.B. 0.209 Ac. S 78°40'05" E 14,879.92'

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 265° 50' 29.6") BETWEEN NATIONAL GEODETIC SURVEY STATION 'COLB' AND NATIONAL GEODETIC SURVEY CONTROL MONUMENT 'MAD 1' AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 19, 2015, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

DEED REFERENCE
 G6 FARMS, LLC
 O.R. 283, PAGE 506
 TRACT 3
 ORIG. 44.438 Ac.
 P.N. 05-00449.000
 S.R. 101-02

REVISIONS
9/13/2021



- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - ⊙ ROUND CONCRETE MONUMENT (FOUND)
 - ⊗ DOUBLE ANGLE IRON POST (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊙ T-ROD (FOUND)
 - BOARD FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.



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.

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



Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8569

BOUNDARY SURVEY FOR
PAUL J. GROSS

DEERCREEK TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 3902

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.
SEPTEMBER 9, 2021	1"=100'	S21-782

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. S21-782
September 8, 2021

LEGAL DESCRIPTION

Paul J. Gross
6.305 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3902, and being a part of what remains of the original 44.438 acres "Tract 3" (Parcel No. 05-00449.000) as described in a deed to G6 Farms, LLC and recorded in Official Record 283, Page 506 of the Madison County Recorder's Office and found in Survey Record 101-02 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a Mag nail (set) marking the centerline intersection Spring Valley Road (County Road No. 71) and U.S. Route 42 (formerly State Highway 241, Sections D and C) (MAD-42-9.82);

thence with a commencement line N 36°02'08" E, a distance of 485.91 feet to a 5/8" iron pin (found) marking a southeasterly corner of a 5.0010 acres tract as conveyed to Paul J. Gross and Kristen J. Gross (O.R. 267, Page 1815) and found in Survey Record 29-11 of the Madison County Engineer's Record of Land Surveys, said iron pin being the true point of beginning of the tract of land herein described;

thence with the lines of the aforesaid 5.0010 acres tract for the next six calls:

- 1) N $51^{\circ}42'18''$ W, a distance of 50.00 feet to a 5/8" iron pin (found);
- 2) S $38^{\circ}19'36''$ W, a distance of 235.01 feet to a 5/8" iron pin (found);
- 3) N $24^{\circ}53'39''$ W, a distance of 741.18 feet to a 5/8" iron pin (found);
- 4) N $29^{\circ}20'15''$ E, a distance of 214.99 feet to a 5/8" iron pin (found);
- 5) N $71^{\circ}58'47''$ E passing a 5/8" iron pin (found) at 181.21 feet, a total distance of 211.21 feet to a point in the westerly bank of Deer Creek;
- 6) N $38^{\circ}34'37''$ W, a distance of 494.34 feet to a 5/8" iron pin (found);

thence with a new division line of the next eight calls:

- 1) N $39^{\circ}17'19''$ E, a distance of 78.26 feet to a point in Deer Creek;
- 2) S $56^{\circ}54'57''$ E, a distance of 67.55 feet to a point in Deer Creek;
- 3) S $05^{\circ}46'01''$ W, a distance of 127.97 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears S $19^{\circ}04'26''$ E, a distance of 79.49 feet;
- 4) S $51^{\circ}26'55''$ E, a distance of 142.34 feet to a point in Deer Creek;
- 5) S $56^{\circ}33'40''$ E, a distance of 128.10 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears S $74^{\circ}09'24''$ W, a distance of 60.70 feet;
- 6) S $08^{\circ}06'18''$ E, a distance of 238.85 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears N $60^{\circ}11'35''$ W, a distance of 42.35 feet;

7) S 02°15'58" E, a distance of 379.11 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears S 46°31'02" W, a distance of 26.60 feet;

8) S 68°22'15" E, a distance of 294.74 feet to a point in the old centerline of the former State Highway 241, Sections D and C;

thence with the old centerline of the former State Highway 241, Sections D and C S 38°15'49" W passing a 5/8" iron pin (set) at 43.49 feet, a total distance of 218.18 feet to the true point of beginning, **containing 6.305 acres of land.**

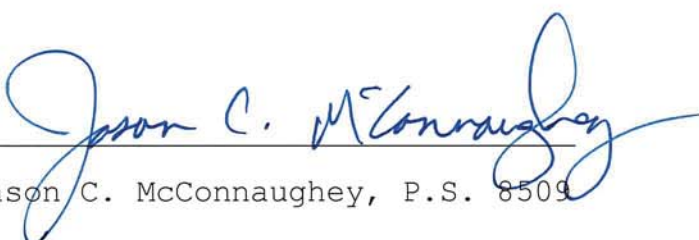
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument "MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-782 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

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0.209 Acres Tract

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Commencing at a Mag nail (set) marking the centerline intersection Spring Valley Road (County Road No. 71) and U.S. Route 42 (formerly State Highway 241, Sections D and C) (MAD-42-9.82);

thence with a commencement line N 20°10'16" W, a distance of 1306.64 feet to a 5/8" iron pin (found) marking a westerly most corner of a 5.0010 acres tract as conveyed to Paul J. Gross and Kristen J. Gross (O.R. 267, Page 1815) and found in Survey Record 29-11 of the Madison County Engineer's Record of Land Surveys and in a northeasterly line of a 33 acres tract as conveyed to Ronald R. Vanness and Charlene J. Vanness, said iron pin being the true point of beginning of the tract of land herein described;

thence with the northeasterly line of the aforesaid 33 acres tract N 44°47'01" W, a distance of 59.01 feet to a 5/8" iron pin (set);

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

1) N 34°45'41" E, a distance of 27.49 feet to a 5/8" iron pin (set);

2) N 03°09'37" E, a distance of 20.08 feet to a 5/8" iron pin (set);

3) N 07°57'15" E, a distance of 46.73 feet to a 5/8" iron pin (set);

4) N 86°52'52" E, a distance of 61.75 feet to a 5/8" iron pin (set);

5) S 61°07'50" E, a distance of 44.57 feet to a to a 5/8" iron pin (set) in the northwesterly line of the aforementioned 5.0010 acres tract as conveyed to Paul J. Gross and Kristen J. Gross (O.R. 267, Page 1815) and found in Survey Record 29-11 of the Madison County Engineer's Record of Land Surveys;

thence with the northwesterly line of the aforesaid 5.0010 acres tract S 36°10'42" W, a distance of 139.54 feet to the true point of beginning, **containing 0.209 acre of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument "MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

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