

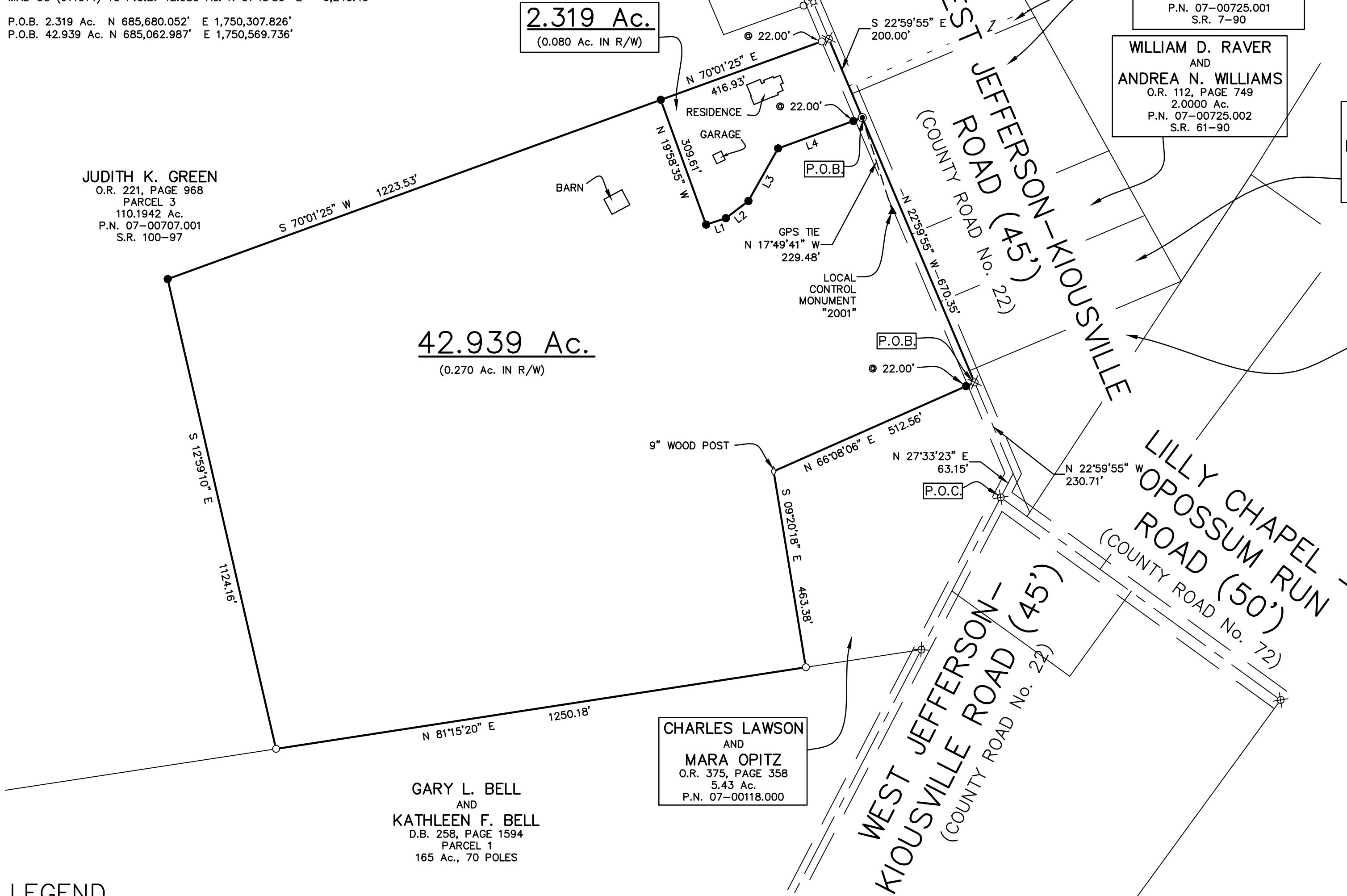
| NATIONAL GEODETIC SURVEY CONTROL MONUMENTS | | | | | | |
|--|------------------------|------------------|------------------|---------------------------|---------------------|-------------------|
| NAME | NAD 83 (2011) LATITUDE | LONGITUDE | ELLIPSOID HEIGHT | OHIO STATE PLANE NORTHING | COORDINATES EASTING | NAVD 88 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 (JY1614) | 39°51'40.96763"N | 83°14'50.65088"W | 844.647 | 678825.444 | 1758691.101 | 952.640 |
| LOCAL CONTROL MONUMENT "2001" | 39°52'45.85571"N | 83°16'37.98677"W | 866.587 | 685461.591 | 1750378.085 | 974.478 |
| LOCAL SITE SETTINGS | | | | | | |
| LOCAL CONTROL MONUMENT "2001" | 39°52'45.85571"N | 83°16'37.98677"W | 866.587 | 685461.591 | 1750378.085 | 974.478 |
| LOCAL GROUND COORDINATES NAVD 88 | | | | | | |
| GROUND SCALE FACTOR: 1.0006826665352 | | | NORTHING | EASTING | ELEVATION | |
| GEOID MODEL: GEOD18 (CONUS) | | | 685461.591 | 1750378.085 | 974.478 | |
| UNITS ARE IN U.S. SURVEY FEET (SFT) | | | | | | |

MAD CO (JY1614) TO P.O.B. 2.319 Ac. N 00°35'15" W - 6,854.97'
MAD CO (JY1614) TO P.O.B. 42.939 Ac. N 01°45'36" E - 6,240.49'

P.O.B. 2.319 Ac. N 685,680.052' E 1,750,307.826'
P.O.B. 42.939 Ac. N 685,062.987' E 1,750,569.736'

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 246°09'05.7" BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 8, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 21791 11-12-21)

VOLUME ____ PLAT NO. ____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE NOVEMBER 30, 2021
SCALE 1"=100'
DEED REFERENCE
OFFICIAL RECORD 326 PAGE 1989
TOWNSHIP FAIRFIELD
MILITARY SURVEY NUMBER 12127



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- ⊗ RAILROAD SPIKE (FOUND)
- ◇ WOOD POST
- ▲ MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2201", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE."

| LINE TABLE | | |
|------------|---------------|---------|
| LINE No. | BEARING | LENGTH |
| L1 | S 71°54'13" W | 48.53' |
| L2 | S 52°42'26" W | 65.96' |
| L3 | S 29°21'43" W | 140.96' |
| L4 | S 70°01'25" W | 209.08' |

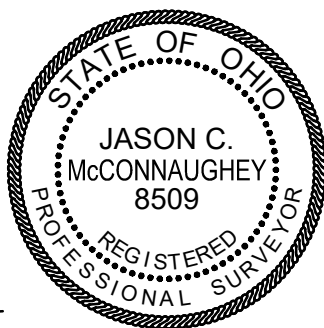
NOTES

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 NOVEMBER, 2021.



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

DEED REFERENCE

DONALD D. PHILLIPS
HERBERT BOWSHIER AND
SANDRA BOWSHIER
O.R. 326, PAGE 1989
ORIG. 165 Ac., 70 POLES
P.N. 07-00707.000

| REVISIONS |
|-----------|
| 12/2/21 |

SURVEY FOR
DONALD PHILLIPS

FAIRFIELD TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. No. 12127

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. |
|-------------------|---------|-------------|
| NOVEMBER 30, 2021 | 1"=200' | S21-791 |

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. S21-791
November 30, 2021

LEGAL DESCRIPTION

Donald Phillips
42.939 Acres Tract

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. No. 12127, and being a part of the original 165 acres, 70 poles tract (Parcel No. 07-00707.000) as conveyed to Donald D Phillips, Herbert Bowshier, and Sandra Bowshier and recorded in Official Record 326, Page 1989 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a railroad spike (found) at the centerline intersection of Lilly Chapel-Opossum Run Road (County Road No. 72) and West Jefferson-Kiousville Road (County Road No. 22);

thence with the centerline of West Jefferson-Kiousville Road N 27°33'23" E, a distance of 63.15 to a point of intersection of the said centerline;

thence continuing with the centerline of West Jefferson-Kiousville Road N 22°59'55" W, a distance of 230.71 feet to a railroad spike (found) marking a northerly most corner of a 5.43 acres tract as conveyed to Charles Lawson and Mara Opitz (O.R. 375, Page 358), said spike being the true point of beginning of the tract of land herein described;

thence with the northwesterly line of the aforesaid 5.43 acres tract S 66°08'06" W passing a 5/8" iron pin (set) at 22.00 feet, a total distance of 512.56 feet to a 9" wood post (found);

thence with the southwesterly line of the aforesaid 5.43 acres tract S 09°20'18" E, a distance of 463.38 feet to a 5/8" iron pin (found) marking a northerly corner of a 165 acres, 70 poles "Parcel 1" as conveyed to Gary L. Bell and Kathleen F. Bell (D.B. 258, Page 1594);

thence with a northerly line of the aforesaid 165 acres, 70 poles "Parcel 1" S 81°15'20" W, a distance of 1250.18 feet to a 5/8" iron pin (found) marking a southeasterly corner of a 110.1942 acres "Parcel 3" as conveyed to Judith K. Green (O.R. 221, Page 968) and found in Survey Record 100-97 of the Madison County Engineer's Record of Land Surveys;

thence with an easterly line of the aforesaid 110.1942 acres "Parcel 3" N 12°59'10" W, a distance of 1124.16 feet to a 5/8" iron pin (set);

thence with a southerly line of the aforesaid 110.1942 acres "Parcel 3" N 70°01'25" E, a distance of 1223.53 feet to a 5/8" iron pin (set);

thence with a new division line for the next 5 calls:

- 1) S 19°58'35" E, a distance of 309.61 feet to a 5/8" iron pin (set);
- 2) N 71°54'13" E, a distance of 48.53 feet to a 5/8" iron pin (set);
- 3) N 52°42'26" E, a distance of 65.96 feet to a 5/8" iron pin (set);
- 4) N 29°21'43" E, a distance of 140.96 feet to a 5/8" iron pin (set);
- 5) N 70°01'25" E passing a 5/8" iron pin (set) at 187.08 feet, a total distance of 209.08 feet to a mag nail (set) in the centerline of West Jefferson-Kiousville Road;

thence with centerline of West Jefferson-Kiousville Road S 22°59'55" E, a distance of 670.35 feet to the true point of beginning, **containing 42.939 acres of land.**

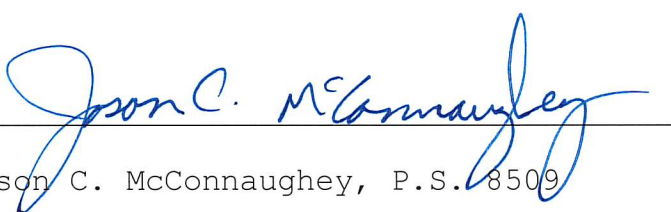
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 246° 09' 05.7") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken November 8, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-791 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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Michael L. McCarty, P.E., P.S. — Thomas E. Purtell, P.S. — Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S21-791
November 30, 2021

LEGAL DESCRIPTION

Donald D Phillips, Herbert Bowshier, and Sandra Bowshier
2.319 Acres Tract

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. No. 12127, and being a part of the original 165 acres, 70 poles tract (Parcel No. 07-00707.000) as conveyed to Donald D Phillips, Herbert Bowshier, and Sandra Bowshier and recorded in Official Record 326, Page 1989 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a railroad spike (found) at the centerline intersection of Lilly Chapel-Opossum Run Road (County Road No. 72) and West Jefferson-Kiousville Road (County Road No. 22);

thence with the centerline of West Jefferson-Kiousville Road N 27°33'23" E, a distance of 63.15 to a point of intersection of the said centerline;

thence continuing with the centerline of West Jefferson-Kiousville Road N 22°59'55" W, a distance of 901.06 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with a new division line for the next 5 calls:

- 1) S 70°01'25" W passing a 5/8" iron pin (set) at 22.00 feet, a total distance of 209.08 feet to a 5/8" iron pin (set);
- 2) S 29°21'43" W, a distance of 140.96 feet to a 5/8" iron pin (set);
- 3) S 52°42'26" W, a distance of 65.96 feet to a 5/8" iron pin (set);
- 4) S 71°54'13" W, a distance of 48.53 feet to a 5/8" iron pin (set);
- 5) N 19°58'35" W, a distance of 309.61 feet to a 5/8" iron pin (set)

in a southerly line of a 110.1942 acres "Parcel 3" as conveyed to

Judith K. Green (O.R. 221, Page 968) and found in Survey Record 100-97 of the Madison County Engineer's Record of Land Surveys; thence with a southerly line of the aforesaid 110.1942 acres "Parcel 3" N 70°01'25" E passing a 5/8" iron pin (found) at 394.93 feet, a total distance of 416.93 feet to a railroad spike (found) centerline of West Jefferson-Kiousville Road;

thence with centerline of West Jefferson-Kiousville Road S 22°59'55" E, a distance of 200.00 feet to the true point of beginning, **containing 2.319 acres of land.**

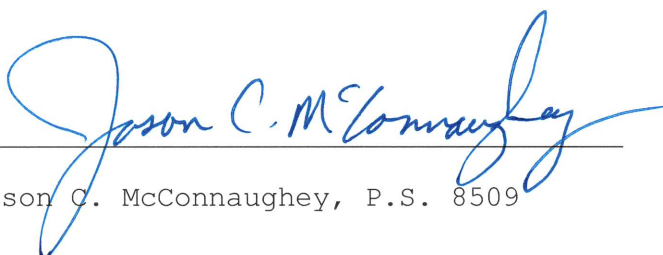
Subject to all legal easements and rights-of-way of record.

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