

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
	NAD 83 (2011)		ELLIPSOID	OHIO STATE PLANE	COORDINATES		NAVD 88
	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION	
MAD05-035	39°47'09.10330"N	83°16'20.49991"W	828.367	651377.092	1751449.822	935.890	
	RESIDUALS		$\Delta H = 0.033$ SFT	$\Delta V = -0.137$ SFT			
FAYETTE COUNTY CORS ARP OHFY	39°31'33.47405"N	83°28'34.39569"W	905.610	557270.993	1693139.337	1011.680	
LOCAL CONTROL MONUMENT "2201"	LOCAL CONTROL MONUMENT "2201" LOCAL SITE SETTINGS						
	39°45'36.10719"N	83°18'23.68973"W	831.524	642051.967	1741749.632	938.777	
	GROUND SCALE FACTOR: 1.00008241034204		LOCAL GROUND COORDINATES		NAVD 88		
	GEOID MODEL: GEOID18 (CONUS)		NORTHING	EASTING	ELEVATION		
			642051.967	1741749.632	938.777		
	UNITS ARE IN U.S. SURVEY FEET (SFT)						

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
MADISON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE FEBRUARY 7, 2022  
SCALE 1"=100'  
DEED REFERENCE  
SEE BELOW  
TOWNSHIP PLEASANT  
MILITARY SURVEY NUMBER 5799

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 29° 49' 42.1") BETWEEN NATIONAL GEODETIC SURVEY CORNS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2201" AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 29, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). TRIMBLE FILE (21800 11-29-21)

MAD05-035 TO P.O.B. S 04°36'27" W 2990.42'  
P.O.B. N 648,397.0745' E 1,751,210.3965'

BLUE SKY FARMS LLC  
O.R. 301, PAGE 693  
139.000 Ac.  
P.N. 17-00573.000  
S.R. 7-10

STEVEN BUTTS  
AND  
MARY BUTTS  
O.R. 150, PAGE 1813  
PARCEL No. 17-00073.000  
297.249 Ac.  
P.N. 17-00073.000

DEED REFERENCE  
BLUE SKY FARMS LLC  
O.R. 301, PAGE 693  
139.000 Ac.  
P.N. 17-00573.000  
S.R. 7-10

REVISIONS

**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊗ HARROW TOOTH (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊗ DRILLED WELL
- ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2301", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE."

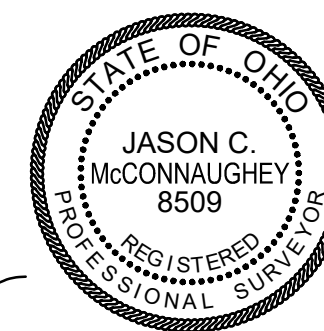


**NOTES**

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.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN JANUARY 2022.

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



BOUNDARY SURVEY FOR  
**BLUE SKY FARMS, LLC**  
PLEASANT TOWNSHIP  
MADISON COUNTY, OHIO  
V.M.S. Nos. 5799

**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.
FEBRUARY 7, 2022	1"=100'	S22-752

L:\Current Projects\2022\22-752 Blue Sky Farms LLC\AutoCAD Project\dwg\22752 Survey Plot.dwg, Plot, 2/8/2022, 2:51:52 PM, Josh

# 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

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File No. S22-752  
February 8, 2022

**LEGAL DESCRIPTION**  
Blue Sky Farms, LLC  
4.250 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. No. 5799, and being a part of the 139.000 acres tract (Parcel No. 17-00573.000) as conveyed to Blue Sky Farms, LLC and recorded in Official Record 301, Page 693 of the Madison County Recorder's Office and found in Survey Record 7-10 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a railroad spike (found) at the centerline intersection of McKendree Road (Township Road No. 55) and Nioga-Toops Road (County Road No. 60);

thence with the centerline of Nioga-Toops Road for the next 3 calls:

- 1) S 03°36'14" W, a distance of 191.50 feet to a harrow tooth (found);
- 2) S 04°08'34" W, a distance of 892.85 feet to a mag nail (set) marking the northeasterly corner of the 139.000 acres tract of which this is a part;
- 3) S 04°02'51" W, a distance of 1926.11 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Nioga-Toops Road S 04°02'51" W, a distance of 388.27 feet to a mag nail (set);

thence with a new division line for the next 3 calls:

- 1) N 85°56'36" W passing a 5/8" iron pin (set) at 30.00 feet, a total distance of 476.85 feet to a 5/8" iron pin (set);
- 2) N 04°02'51" E, a distance of 388.20 feet to a 5/8" iron pin (set);
- 3) S 85°57'09" E passing a 5/8" iron pin (set) at 446.85 feet, a total distance of 476.85 feet to the true point of beginning, **containing 4.250 acres of land.**

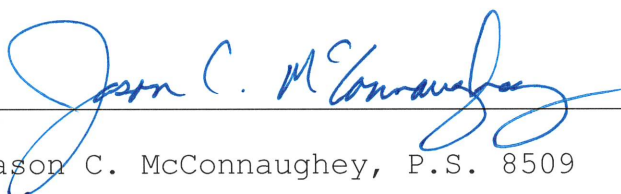
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 29° 49' 42.1") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Survey Control Monument "2201" and derived from GPS observations taken November 29, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in January 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-752 on file in the office of McCarty Associates, LLC, Hillsboro, 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