

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES NORTHING	EASTING	NAVD 88 ELEVATION
CLARK 63	39°49'03.85011"N	83°34'25.54655"W	1027.258	663852.571	1666890.874	1134.948
RESIDUALS ΔH = 0.033 SFT ΔV = -0.049 SFT						
MAD 05 032	39°47'56.93949"N	83°33'05.29343"W	792.481	657009.090	1673073.500	
RESIDUALS ΔH = 0.090 SFT ΔV =						
CLARK COUNTY CORRS ARP OHCL	39°56'38.04022"N	83°50'16.40580"W	830.693	710795.8585	1593385.9109	940.142
LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT "2001"	39°48'27.52441"N	83°34'50.98268"W	1028.656	660200.944	1664862.321	1136.354
GROUND SCALE FACTOR: 1.00008604830991 LOCAL GROUND COORDINATES NAVD 88 GEOID MODEL: GEOID18 (CONUS) NORTHING EASTING ELEVATION UNITS ARE IN U.S. SURVEY FEET (SFT) 660200.944 1664862.321 1136.354						

MAD 05 032 TO P.O.B. 4.046 Ac. N 37°50'45" W - 4,176.55'
MAD 05 032 TO P.O.B. 10.907 Ac. N 38°29'09" W - 3,953.89'
MAD 05 032 TO P.O.B. 11.644 Ac. N 35°27'28" W - 5,295.18'
MAD 05 032 TO P.O.B. 62.009 Ac. N 37°32'52" W - 5,401.95'
MAD 05 032 TO P.O.B. 86.389 Ac. N 35°27'28" W - 5,295.18'

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 125°17'34.6") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHCL" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 21, 2021, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 21274 11-30-21)

VOLUME ____ PLAT NO. ____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE DECEMBER 16, 2021
SCALE 1"=300'
DEED REFERENCE
OFFICIAL RECORD 310 PAGE 1495
TOWNSHIP PAINT
MILITARY SURVEY NUMBERS
6204 & 6252

P.O.B. 4.046 Ac. N 660307.157' E 1670511.018'
P.O.B. 10.907 Ac. N 660104.053' E 1670612.914'
P.O.B. 11.644 Ac. N 661322.244' E 1670001.755'
P.O.B. 62.009 Ac. N 661292.654' E 1669780.382'
P.O.B. 86.389 Ac. N 661322.244' E 1670001.755'

ROBERT A. HUNTER AND ANNE HUNTER, CO-TRUSTEES OF THE ROBERT A. HUNTER AND ANNE HUNTER REVOCABLE TRUST
O.R. 280, PAGE 680
TRACT No. 5
49.05 Ac.

HEINER CANTENBRINK FARMS
O.R. 49, PAGE 770
ORIG. 1052.95 Ac.

ROBERT A. HUNTER AND ANNE HUNTER, CO-TRUSTEES OF THE ROBERT A. HUNTER AND ANNE HUNTER REVOCABLE TRUST
O.R. 280, PAGE 675
TRACT TWO
ORIG. 81.13 Ac.
S.R. 106-94

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - ⊗ 3/4" IRON PIN (FOUND)
 - 1" IRON PIPE (FOUND)
 - ⊗ RAILROAD SPIKE (FOUND)
 - ◇ WOOD POST
 - MAG NAIL (SET)
 - MAG NAIL (FOUND)
 - STONE (FOUND)
 - ⊗ DOUBLE ANGLE IRON POST (FOUND)
 - x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE
 - ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE."

DEED REFERENCE

JOHNNY I. DAVISON AND VIRGINIA F. DAVISON, TRUSTEES OF THE JOHNNY I. DAVISON TRUST (1/2 INTEREST)	SECOND TRACT 15 Ac.
JOHNNY I. DAVISON AND VIRGINIA F. DAVISON, TRUSTEES OF THE VIRGINIA F. DAVISON TRUST (1/2 INTEREST)	THIRD TRACT ORIG. 11.75 Ac.
JOHNNY I. DAVISON AND VIRGINIA F. DAVISON, TRUSTEES OF THE VIRGINIA F. DAVISON TRUST (1/2 INTEREST)	FOURTH TRACT FOUR Ac.
JOHNNY I. DAVISON AND VIRGINIA F. DAVISON, TRUSTEES OF THE VIRGINIA F. DAVISON TRUST (1/2 INTEREST)	FIFTH TRACT ELEVEN Ac.
JOHNNY I. DAVISON AND VIRGINIA F. DAVISON, TRUSTEES OF THE VIRGINIA F. DAVISON TRUST (1/2 INTEREST)	SIXTH TRACT ORIG. 10.05 Ac.
JOHNNY I. DAVISON AND VIRGINIA F. DAVISON, TRUSTEES OF THE VIRGINIA F. DAVISON TRUST (1/2 INTEREST)	SEVENTH TRACT ORIG. 88.22 Ac. S.R. 19-81
JOHNNY I. DAVISON AND VIRGINIA F. DAVISON, TRUSTEES OF THE VIRGINIA F. DAVISON TRUST (1/2 INTEREST)	FIRST TRACT 37.69 Ac. P.N. 14-00073.000

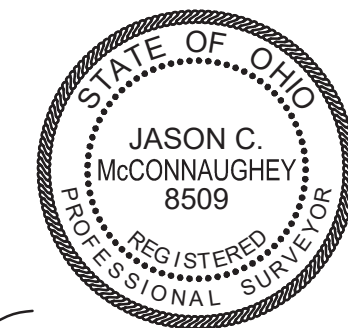
REVISIONS

12/17/21

SURVEY FOR
JOHNNY I. DAVISON
PAINT TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. No. 6204 & 6252

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.
DECEMBER 16, 2021	1"=300'	S21-787



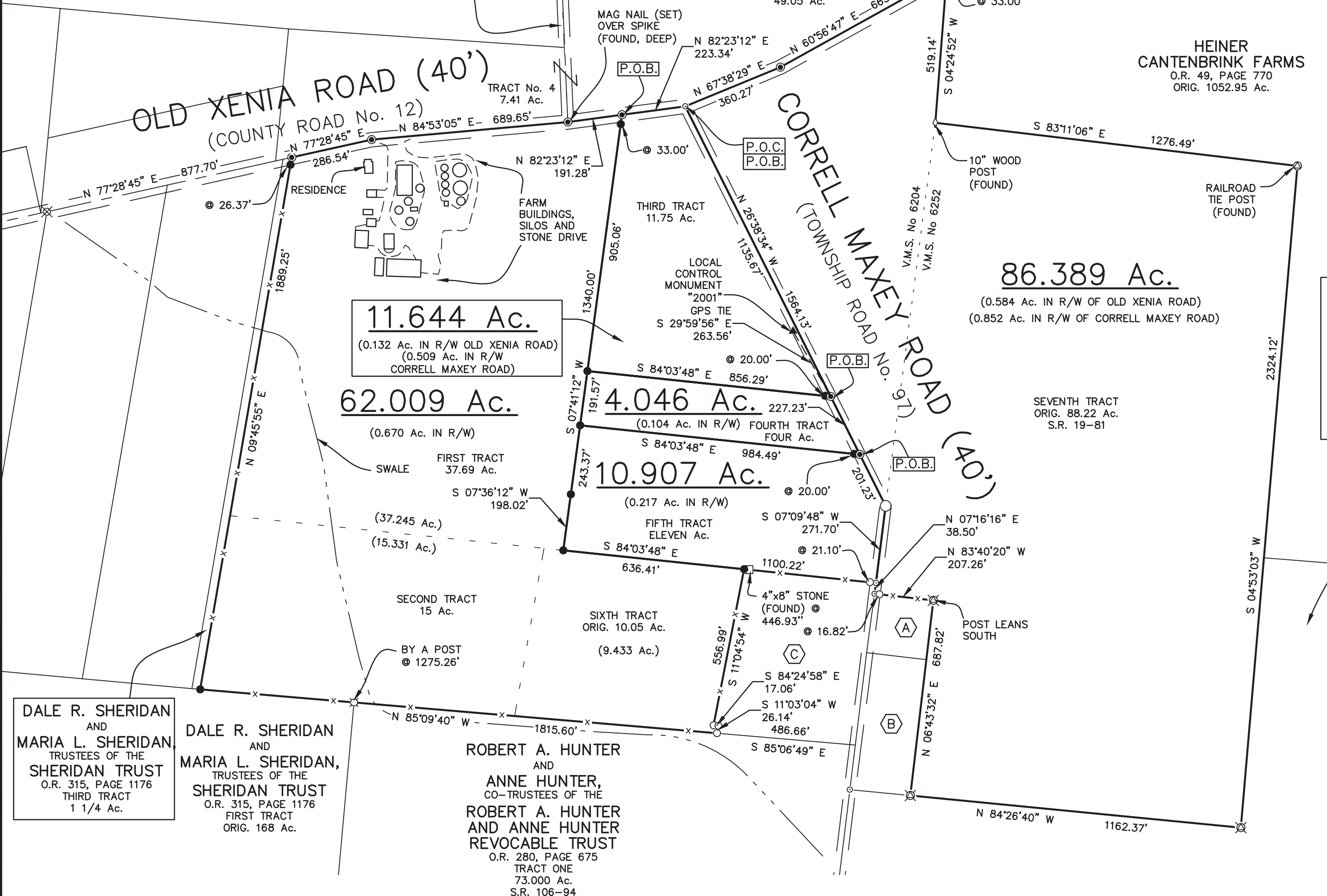
I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER, 2021.
Jason C. McConnaughey
JASON C. MCCONNAUGHEY, P.S. 8509

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.

CORRELL MAXEY ROAD (40')
(TOWNSHIP ROAD No. 97)

OLD XENIA ROAD (40')
(COUNTY ROAD No. 12)

CORRELL MAXEY ROAD (40')
(TOWNSHIP ROAD No. 17)



DALE R. SHERIDAN AND MARIA L. SHERIDAN, TRUSTEES OF THE SHERIDAN TRUST
O.R. 284, PAGE 2171
THIRD TRACT
1 1/4 Ac.

DALE R. SHERIDAN AND MARIA L. SHERIDAN, TRUSTEES OF THE SHERIDAN TRUST
O.R. 315, PAGE 1176
FIRST TRACT
ORIG. 168 Ac.

ROBERT A. HUNTER AND ANNE HUNTER, CO-TRUSTEES OF THE ROBERT A. HUNTER AND ANNE HUNTER REVOCABLE TRUST
O.R. 280, PAGE 675
TRACT ONE
73.000 Ac.
S.R. 106-94

▲ LONNIE D. KILBARGER
O.R. 284, PAGE 2171
SECOND TRACT
ONE ACRE

▲ LONNIE D. KILBARGER
O.R. 284, PAGE 2171
FIRST TRACT
2.30 Ac.

▲ JASON R. FRIEND AND CHELSEA A. WOLFE
O.R. 338, PAGE 1092
6.3881 Ac.
S.R. 20-18



L:\Current - Projects\2021\21-787 - Johnny I. Davison\CAD\AutoCAD Project\dwg\21787 Survey Plat.dwg, Survey Plat, 12/16/2021 4:41:14 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. S21-787

January 5, 2022

LEGAL DESCRIPTION

Johnny I. Davison and Virginia F. Davison, Trust
62.009 Acres Tract

Situated in the Township of Paint, County of Madison, State of Ohio, being a part of V.M.S. No. 6204, and being all (37.245 acres) of the 37.69 acres "First Tract", all (15.331 acres) of the 15 acres "Second Tract", and all that remains (9.433 acres) of the original 10.05 acres "Sixth Tract" (Parcel No. 14-00073.000) as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) and recorded in Official Record 310, Page 1495 of the Madison County Recorder's Office and being further bounded and described as follows:

Commencing at mag nail (found) at the centerline intersection of Correll Maxey Road (Township Road No. 97) and Old Xenia-London Road (County Road No. 12);

thence with the centerline of Old Xenia-London Road S 82°23'12" W, a distance of 223.34 feet to a mag nail (set) marking the northwesterly corner of what remains of an 11.75 acres "Third Tract" as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) (O.R. 310, Page 1495), said mag nail

being the true point of beginning of the tract of land herein described;

thence with the westerly line of the aforesaid 11.75 acres "Third Tract" S 07°41'12" W passing a 5/8" iron pin (set) at 33.00 feet, passing a 5/8" iron pin (set) at 905.06 feet marking a northwesterly corner to and continuing with the westerly line of a four acres "Fourth Tract" as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) (O.R. 310, Page 1495), and passing a 5/8" iron pin (set) at 1096.63 feet marking a northwesterly corner to and continuing with a westerly line of a eleven acres "Fifth Tract" as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) (O.R. 310, Page 1495), a total distance of 1340.00 feet to a 5/8" iron pin (set);

thence with another westerly line of the aforesaid eleven acres "Fifth Tract" S 07°36'12" W, a distance of 198.02 feet to a 5/8" iron pin (set);

thence with the southerly line of the aforesaid eleven acres "Fifth Tract" S 84°03'48" E, a distance of 636.41 feet to a 5/8" iron pin (set) marking a northwesterly corner of a 6.3881 acres tract as conveyed to Jason R. Friend and Chelsea A. Wolfe (O.R. 338, Page 1092);

thence with the westerly lines of the aforesaid 6.3881 acres tract for the next 3 calls:

- 1) S 11°04'54" W, a distance of 556.99 feet to a 5/8" iron pin (found);

2) S 84°24'58" E, a distance of 17.06 feet to a 5/8" iron pin (found);

3) S 11°03'04" W, a distance of 26.14 feet to a 5/8" iron pin (found) marking a northerly corner of a 73.000 acres "Tract One" as conveyed to Robert A. Hunter and Anne Hunter, Co-Trustees of the Robert A. Hunter and Anne Hunter Revocable Trust (O.R, 280, Page 675) and found in Survey Record 106-94; thence with a northerly line of the aforesaid 73.000 acres "Tract One" N 85°09'40" W passing a 3/4" iron pin (found) marking a northeasterly corner to and continuing with the northerly line of what remains of an original 168 acres "First Tract" as conveyed to Dale R. Sheridan and Maria L. Sheridan, Trustees of the Sheridan Trust (O.R. 315, Page 1176), a total distance of 1815.60 feet to a 5/8" iron pin (set) marking a southeasterly corner of a 1 1/4 acres "Third Tract" as conveyed to Dale R. Sheridan and Maria L. Sheridan, Trustees of the Sheridan Trust (O.R. 315, Page 1176);

thence with the easterly line of the aforesaid 1 1/4 acres "Third Tract" N 09°45'55" E passing a 5/8" iron pin (set) at 1862.88 feet, a total distance of 1889.25 feet to a mag nail (set) in the centerline of Old Xenia-London Road;

thence with the centerline of Old Xenia-London Road for the next 3 call:

1) N 77°28'45" E, a distance of 286.54 feet to a mag nail (set) at a point of intersection of said centerline;

2) N 84°53'05" E, a distance of 689.65 feet to a mag nail (set) over a spike (found) under pavement;

3) N 82°23'12" E, a distance of 191.28 feet to the true point of beginning, **containing 62.009 acres of land.**

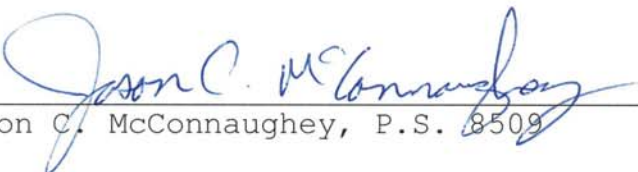
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 125°17'34.6") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken November 21, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2021, under the direction of Jason C. McConnaughey, Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-787 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

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. S21-787
January 5, 2022

LEGAL DESCRIPTION

Johnny I. Davison and Virginia F. Davison, Trust
86.389 Acres Tract

Situated in the Township of Paint, County of Madison, State of Ohio, being a part of V.M.S. Nos. 6204 and 6252, and being all that remains (86.389 acres) of the original 88.22 acres "Seventh Tract" (Parcel No. 14-00073.000) as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) and recorded in Official Record 310, Page 1495 of the Madison County Recorder's Office and found Survey Record 19-81, and being further bounded and described as follows:

Beginning at mag nail (found) at the centerline intersection of Correll Maxey Road (Township Road No. 97) and Old Xenia-London Road (County Road No. 12);

thence with the centerline of Old Xenia-London Road N $67^{\circ}38'29''$ E, a distance of 360.27 feet to a mag nail (set)

thence continuing with the centerline of Old Xenia-London Road N $60^{\circ}56'47''$ E, a distance of 665.98 feet to a 5/8" iron pin (found) marking a northwesterly corner of what remains of an original 1052.95 acres tract as conveyed to Heiner Cantenbrink Farms (O.R. 49, Page 770)

thence with the westerly lines of what remains of the aforesaid original 1052.95 acres tract for the next 3 calls:

- 1) S 04°24'52" W passing a 5/8" iron pin (set) 33.00 feet, a total distance of 519.14 feet to a 10" wood post (found);
- 2) S 83°11'06" E, a distance of 1276.49 feet to a railroad tie post (found);
- 3) S 04°53'03" W passing a northwesterly corner to and continuing with a westerly line of what remains of an original 81.13 acres "Tract Two" as conveyed to Robert A. Hunter and Anne Hunter, Co-Trustees of the Robert A. Hunter and Anne Hunter Revocable Trust (O.R, 280, Page 675) and found in Survey Record 106-94, a distance of 2324.12 feet to a double angle iron post (found);

thence with a northerly line of what remains of the aforesaid original 81.13 acres "Tract Two" N 84°26'40" W, a distance of 1162.37 feet to a double angle iron post (found) marking a southeasterly corner of a 2.30 acres "First Tract" as conveyed to Lonnie D. Kilbarger (O.R. 284, Page 2171);

thence with the easterly line of the aforesaid 2.30 acres "First Tract" N 06°43'32" E passing a southeasterly corner to and continuing with the easterly line of a One acre "Second Tract" as conveyed to Lonnie D. Kilbarger (O.R. 284, Page 2171), a distance of 687.82 feet to a double angle iron post (found);

thence with the northerly line of the aforesaid One acre "Second Tract" N 83°40'20" W passing a 5/8" iron pin (found) at 190.44 feet, a total distance of 207.26 feet to a mag nail (found) in the centerline of Correll Maxey Road;

thence with the centerline of Correll Maxey Road for the next 3 calls:

- 1) N 07°16'16" E, a distance of 38.50 feet to a mag nail (found);

2) N 07°09'48" E, a distance of 271.70 feet to a 1" iron pipe
(found) at a point of intersection of said centerline;

3) N 26°38'34" W, a distance of 1564.13 feet to the point of
beginning, **containing 86.389 acres of land.**

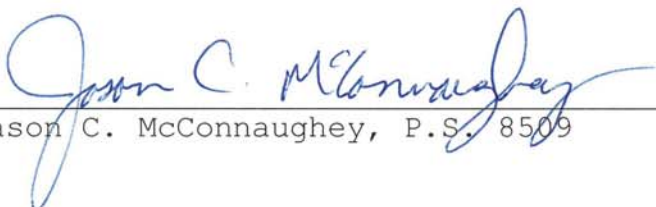
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 125°17'34.6")
between National Geodetic Survey CORS Station "OHCL" and McCarty
Associates Geodetic Local Control Monument "2001" and derived from
GPS observations taken November 21, 2021, utilizing the Trimble
ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2021, under the direction of Jason
C. McConnaughey, Professional Surveyor No. 8509, the survey plat
of which is referred to as Project No. S21-787 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

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

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Michael L. McCarty, P.E., P.S. — Thomas E. Puttall, P.S. — Jason C. McConnaughey, P.S. — Douglas L. Kames, AIA

File No. S21-787

January 5, 2022

LEGAL DESCRIPTION

Johnny I. Davison and Virginia F. Davison, Trust
11.644 Acres Tract

Situated in the Township of Paint, County of Madison, State of Ohio, being a part of V.M.S. Nos. 6204 and 6252, and being all (11.644 acres) of the 11.75 acres "Third Tract" (Parcel No. 14-00073.000) as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) and recorded in Official Record 310, Page 1495 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at mag nail (found) at the centerline intersection of Correll Maxey Road (Township Road No. 97) and Old Xenia-London Road (County Road No. 12);

thence with the centerline of Correll Maxey Road S 26°38'34" E, a distance of 1135.67 feet to a mag nail (set) marking a northeasterly corner of a Four acres "Fourth Tract" as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) (O.R. 310, Page 1495);

thence with the northerly line of the aforesaid Four acres "Fourth Tract" N 84°03'48" W passing a 5/8" iron pin (set) at 20.00 feet, a total distance of 856.29 feet to a 5/8" iron pin

(set) in an easterly line of a 37.69 acres "First Tract" as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) (O.R. 310, Page 1495);

thence with an easterly line of the aforesaid 37.69 acres "First Tract" N 07°41'12" E passing a 5/8" iron pin (set) at 872.06 feet, a total distance of 905.06 feet to a mag nail (set) in the centerline Old Xenia-London Road;

thence with the centerline Old Xenia-London Road N 82°23'12" E, a distance of 223.34 feet to the point of beginning, **containing 11.644 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az 125°17'34.6") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken November 21, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2021, under the direction of Jason C. McConnaughey, Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-787 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

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. Kames, AIA

File No. S21-787

January 5, 2022

LEGAL DESCRIPTION

Johnny I. Davison and Virginia F. Davison, Trust
10.907 Acres Tract

Situated in the Township of Paint, County of Madison, State of Ohio, being a part of V.M.S. No. 6204, and being all (10.907 acres) of the Eleven acres "Fifth Tract" (Parcel No. 14-00073.000) as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) and recorded in Official Record 310, Page 1495 of the Madison County Recorder's Office and being further bounded and described as follows:

Commencing at mag nail (found) at the centerline intersection of Correll Maxey Road (Township Road No. 97) and Old Xenia-London Road (County Road No. 12);

thence with the centerline of Correll Maxey Road S 26°38'34" E, a distance of 1362.90 feet to a mag nail (set) marking a southeasterly corner of a Four acres "Fourth Tract" as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) (O.R. 310, Page 1495) and being the true point of beginning of the tract of land herein described;

thence with the centerline of Correll Maxey Road S 26°38'34" E, a distance of 201.23 feet to a 1" iron pipe (found) at the point of intersection of said centerline;

thence continuing with the centerline of Correll Makey Road S 07°09'48" W, a distance of 271.70 feet to a mag nail (found) marking a northeasterly corner of a 6.3881 acres tract as conveyed to Jason R. Friend and Chelsea A. Wolfe (O.R. 338, Page 1092);

thence with the northerly line of the aforesaid 6.3881 acres tract N 84°03'48" W passing a 5/8" iron pin (found) at 20.10 feet, passing a 4" by 8" stone (found) at 446.93 feet, and passing a 5/8" iron pin (set) at 463.81 marking a northeasterly corner to and continuing with the northerly line of a 10.05 acres "Sixth Tract" as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) (O.R. 310, Page 1495), a total distance of 1100.22 feet to a 5/8" iron pin (set) marking a southeasterly corner of a 37.69 acres "First Tract" as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) (O.R. 310, Page 1495);

thence with an easterly line of the aforesaid 37.69 acres "First Tract" N 07°36'12" E, a distance of 198.02 feet to a 5/8" iron pin (set);

thence with another easterly line of the aforesaid 37.69 acres "First Tract" N 07°41'12" E, a distance of 243.37 feet to a 5/8" iron pin (set) marking a southwesterly corner of the aforementioned Four acres "Fourth Tract";

thence with the southerly line of the aforesaid Four acres "Fourth Tract" S 84°03'48" E passing a 5/8" iron pin (set) at 964.49 feet, a total distance of 984.49 feet to the true point of beginning, **containing 10.907 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az 125°17'34.6") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken November 21, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2021, under the direction of Jason C. McConnaughey, Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-787 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

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. S21-787

January 5, 2022

LEGAL DESCRIPTION

Johnny I. Davison and Virginia F. Davison, Trust
4.046 Acres Tract

Situated in the Township of Paint, County of Madison, State of Ohio, being a part of V.M.S. No. 6204, and being all (4.046 acres) of the Four acres "Fourth Tract" (Parcel No. 14-00073.000) and as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) and recorded in Official Record 310, Page 1495 of the Madison County Recorder's Office and being further bounded and described as follows:

Commencing at mag nail (found) at the centerline intersection of Correll Maxey Road (Township Road No. 97) and Old Xenia-London Road (County Road No. 12);

thence with the centerline of Correll Maxey Road S 26°38'34" E, a distance of 1135.67 feet to a mag nail (set) marking a southeasterly corner of a 11.75 acres "Third Tract" as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) (O.R. 310, Page 1495) and being the true point of beginning of the tract of land herein described;

thence with the centerline of Correll Maxey Road S 26°38'34" E, a distance of 227.23 feet to a mag nail (set) marking a

northeasterly corner of an Eleven acres "Fifth Tract" as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) (O.R. 310, Page 1495);

thence with the northerly line of the aforesaid Eleven acres "Fifth Tract" N 84°03'48" W passing a 5/8" iron pin (set) at 20.00 feet, a total distance of 984.49 feet to a 5/8" iron pin (set) in the easterly line of a 37.69 acres "First Tract" as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) (O.R. 310, Page 1495);

thence with the easterly line of the aforesaid 37.69 acres "First Tract" N 07°41'12" E, a distance of 191.57 feet to a 5/8" iron pin (set) marking the southwesterly corner of the aforementioned 11.75 acres "Third Tract";

thence with the southerly line of the aforesaid 11.75 acres "Third Tract" S 84°03'48" E passing a 5/8" iron pin (set) at 836.29 feet, a total distance of 856.29 feet to the true point of beginning, **containing 4.046 acres of land.**

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

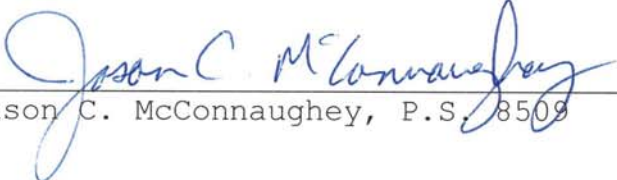
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