

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
	NAD 83 (2011) LATITUDE	LONGITUDE	HEIGHT	ELLIPSOID	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
MAD05-035	39°47'09.10330"N	83°16'20.49991"W	828.367	ELLIPSOID RESIDUALS	651377.092	1751449.822	935.890 ΔH = 0.033 SFT ΔV = -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"	39°45'36.10719"N	83°18'23.68973"W	831.524	LOCAL CONTROL MONUMENT "2201" LOCAL SITE SETTINGS	642051.967	1741749.632	938.777
	GROUND SCALE FACTOR:	1.00008241034204		LOCAL GROUND COORDINATES NORTHING	642051.967	1741749.632	NAVD 88 ELEVATION 938.777
	GEOID MODEL:	GEOID18 (CONUS)		UNITS ARE IN U.S. SURVEY FEET (SFT)			

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 29° 49' 42.1") BETWEEN NATIONAL GEODETIC SURVEY CORS 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)

COMMENT LINES		
LINE No.	BEARING	LENGTH
L1	N 80°09'01" E	70.36'
L2	N 52°53'51" W	37.47'

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE DECEMBER 3, 2021
 SCALE 1"=200'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP PLEASANT
 MILITARY SURVEY NUMBER
 8207

STATE ROUTE 56
 (R/W VARIES)

RICK L. ABBOTT
 O.R. 23, PAGE 414
 1.2415 Ac.
 P.N. 17-00183.001

MARTIN LAND CO.
 O.R. 293, PAGE 408
 PARCEL ONE
 181.50 Ac.
 P.N. 17-00286.000

RLG VENTURES, LLC
 O.R. 223, PAGE 1398
 PARCEL 1
 10.130 Ac.
 P.N. 17-00220.000
 S.R. 3-80

14.000 Ac.
 (0.664 Ac. IN R/W)

PARCEL 2
 ORIG. 16.053 Ac.
 P.N. 17-00484.000

PARCEL ONE
 181.50 Ac.
 P.N. 17-00286.000

MARY LOU WEBBER
 O.R. 298, PAGE 269
 PARCEL TWO
 FIRST TRACT
 127 Ac.
 P.N. 17-00257.000

RLG CORNER, LLC
 O.R. 298, PAGE 1582
 1.5438 Ac.
 P.N. 17-00484.001
 S.R. 125-06

DEED REFERENCE
 MARTIN LAND CO.
 O.R. 293, PAGE 408
 PARCEL ONE
 181.50 Ac.
 P.N. 17-00286.000

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- MAG NAIL (FOUND)
- 3/4" PIPE (FOUND)
- ⊗ DRILLED WELL
- ⊠ MONUMENT BOX (FOUND)
- ROUND MONUMENT (FOUND)
- ✕ RAILROAD SPIKE (SET)
- ◇ WOOD/STEEL POST
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN
- /- BOARD FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN
- ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2201", 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 NOVEMBER, 2021

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



INTERSTATE 71
 MADISON COUNTY
 MAD-1-4.89

REVISIONS
12/6/21

BOUNDARY SURVEY FOR
 MARTIN LAND CO.

PLEASANT TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 8207

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 3, 2021	1"=200'	S21-800

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. S21-800
December 6, 2021

LEGAL DESCRIPTION

Martin Land Co.
14.000 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. No. 8207, and being a part of the 181.50 acres "Parcel One" (Parcel No. 17-00286.000) as conveyed to Martin Land Co. and recorded in Official Record 293, Page 408 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at monument box (found) under the pavement at the centerline intersection of Junk Road (County Road No. 21) and State Route 56, said monument box being in the southerly line of a 1.5438 acres tract as conveyed to RLG Corner, LLC (O.R. 298, Page 1582) and found in Survey Record 125-06 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 1.5438 acres tract N 80°09'01" E, a distance of 70.36 feet to a mag nail (found) in the old centerline of State Route 56 marking southwesterly corner of a 127 acres "Parcel Two, First Tract" as conveyed to Mary Lou Webber (O.R. 298, Page 269);

thence with a westerly line of the aforesaid 127 acres "Parcel Two, First Tract", the easterly line of the aforesaid 1.5438 acres tract, and the old centerline of State Route 56 N 52°53'51" W, a distance 37.47 feet to a railroad spike (set)

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

thence with the easterly line of the aforesaid 1.5438 acres tract and the old centerline of State Route 56 N 52°53'51" W passing a southeasterly corner to and continuing with an easterly line of an original 16.053 acres "Parcel 2" as conveyed to RLG Ventures, LLC (O.R. 223, Page 1398) and found in Survey Record 3-80 of the Madison County Engineer's Record of Land Surveys, a distance of 444.90 feet to a point;

thence with the easterly line of the aforesaid original 16.053 acres "Parcel 2" and the old centerline of State Route 56 N 38°31'46" W, a distance of 262.59 feet to a point;

thence with a new division line N 58°00'59" E passing a 5/8" iron pin (set) at 51.28 feet, a total distance of 789.88 feet to a 5/8" iron pin (set);

thence with another new division line S 38°37'14" E, a distance of 971.96 feet to a 5/8" iron pin (set) in a northerly line of the aforementioned 127 acres "Parcel Two, First Tract" as conveyed to Mary Lou Webber (O.R. 298, Page 269);

thence with a northerly line of the aforesaid 127 acres "Parcel Two, First Tract" S 80°03'56" W passing a 5/8" iron pin (set) at 727.99, a distance of 769.77 feet to the true point of beginning, **containing 14.000 acres of land.**

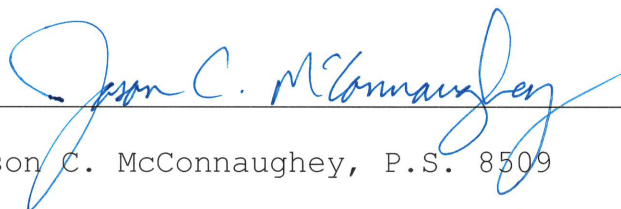
Subject to all legal easements and rights-of-way of record.

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 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. S21-800 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