

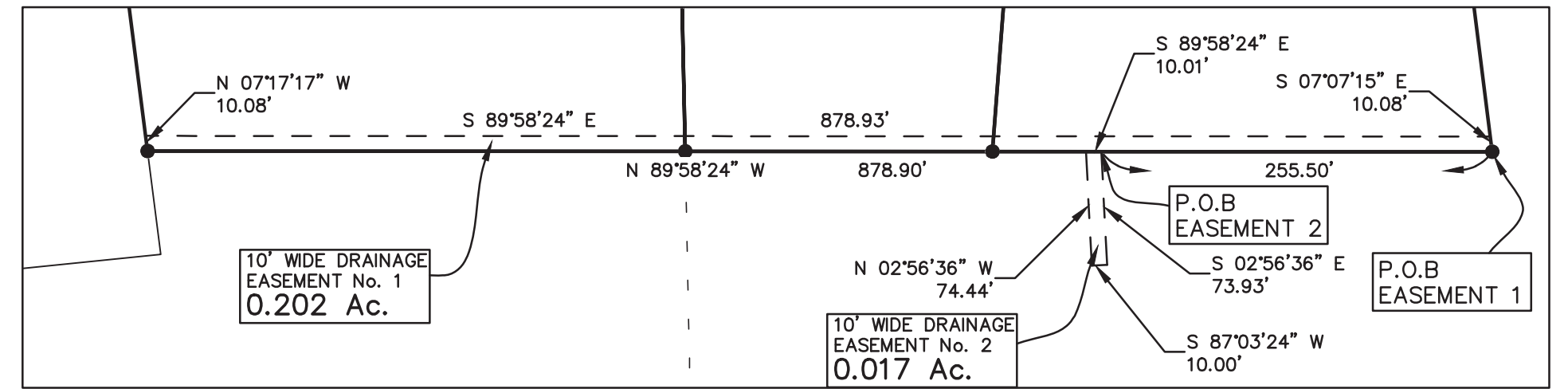
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	PLANE COORDINATES EASTING	NAVD 88 ELEVATION
MAD12-45 RESIDUALS	40°04'25.66242"N	83°24'24.40845"W	713.406	756609.913	1714729.605	978.350 ΔH = 0.065 SFT ΔV = -0.171 SFT
UNION COUNTY CORS (OHUN)	40°13'58.84897"N	83°21'39.07466"W	917.366	207523.9779	1728135.5430	1027.504 ΔH = 0.000 SFT ΔV = +0.000 SFT
LOCAL CONTROL MONUMENT "2001"						
LOCAL CONTROL MONUMENT "2001"	40°04'38.28848"N	83°25'37.25265"W	884.686	757945.012	1709080.115	993.656
LOCAL GROUND COORDINATES NAVD 88						
GROUND SCALE FACTOR:	1.00003330665332					
GEOID MODEL:	GEOID18 (CONUS)					
		NORTHING	EASTING	ELEVATION		
		757945.012	1709080.115	993.656		
		UNITS ARE IN U.S. SURVEY FEET (SFT)				

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 198°37'28.0") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHUN" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 12, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). TRIMBLE FILE (21763 04-15-21)

P.O.B. 4.789 Ac. TRACT 1 N 757,408.188' E 1,712,840.623'
P.O.B. 2.657 Ac. TRACT 2 N 757,298.801' E 1,713,088.484'
P.O.B. 2.657 Ac. TRACT 3 N 757,189.414' E 1,713,336.344'
P.O.B. EASEMENT No. 1 N 756,840.401' E 1,713,379.945'
P.O.B. EASEMENT No. 2 N 756,840.520' E 1,713,124.444'

MAD 12-45 TO P.O.B. 4.789 Ac. TRACT 1 N 67°05'29" W - 7,616.96'
MAD 12-45 TO P.O.B. 2.657 Ac. TRACT 2 N 67°13'44" W - 1,779.84'
MAD 12-45 TO P.O.B. 2.657 Ac. TRACT 3 N 67°24'58" W - 1,508.97'

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE APRIL 20 2022
SCALE 1"=200'
DEED REFERENCE
SEE BELOW
TOWNSHIP PIKE
MILITARY SURVEY NUMBER 6965

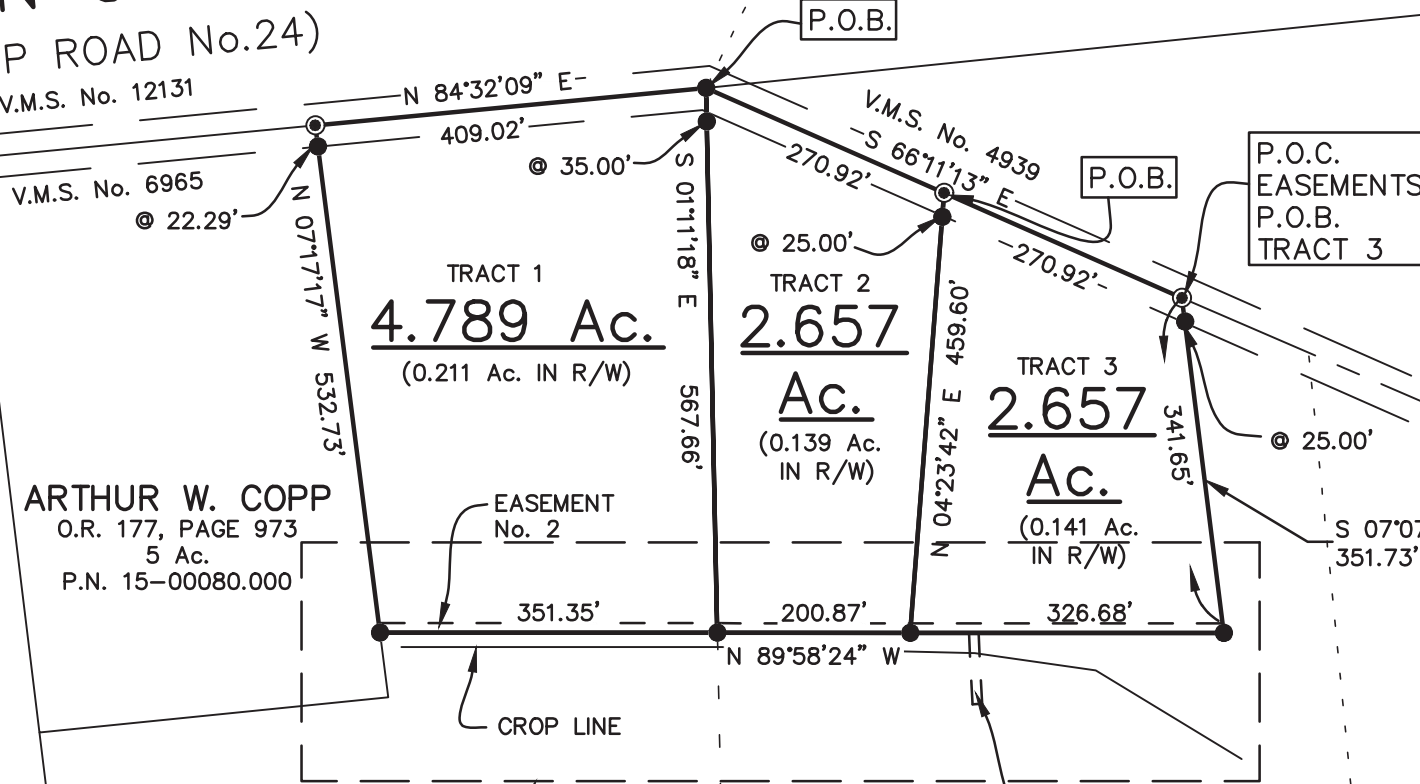


EASEMENT DETAIL
SCALE: 1"=100'

EILEEN M. KELLER,
TRUSTEE OF THE
EILEEN M. KELLER
REVOCABLE TRUST UAD
O.R. 312, PAGE 1517
TRACT II
345.77 Ac.
P.N. 15-00070.000

ROSEDALE PLAIN CITY ROAD (45')
(TOWNSHIP ROAD No.24)
V.M.S. No. 12131

JEFFREY S. PACE
O.R. 385, PAGE 1649
(57.1% INTEREST)
REBECCA K. MADDEN
O.R. 179, PAGE 1668
(17.9% INTEREST)
MICHAEL NOLAN MADDEN
O.R. 179, PAGE 1668
(25% INTEREST)
ORIG. 274 Ac.
P.N. 15-00103.00



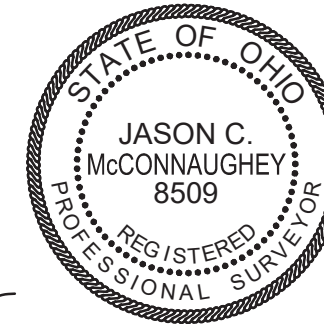
JEFFREY S. PACE
O.R. 385, PAGE 1649
(57.1% INTEREST)
REBECCA K. MADDEN
O.R. 179, PAGE 1668
(17.9% INTEREST)
MICHAEL NOLAN MADDEN
O.R. 179, PAGE 1668
(25% INTEREST)
ORIG. 30 Ac.
P.N. 15-00103.00

JEFFREY S. PACE
O.R. 385, PAGE 1649
(57.1% INTEREST)
REBECCA K. MADDEN
O.R. 179, PAGE 1668
(17.9% INTEREST)
MICHAEL NOLAN MADDEN
O.R. 179, PAGE 1668
(25% INTEREST)
ORIG. 274 Ac.
P.N. 15-00103.00

DEED REFERENCE
JEFFREY S. PACE
O.R. 385, PAGE 1649
(57.1% INTEREST)
REBECCA K. MADDEN
O.R. 179, PAGE 1668
(17.9% INTEREST)
MICHAEL NOLAN MADDEN
O.R. 179, PAGE 1668
(25% INTEREST)
ORIG. 274 Ac.
ORIG. 30 Ac.
P.N. 15-00103.00

BOUNDARY SURVEY FOR
JEFFREY S. PACE
PIKE TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. No. 6965

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



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

Jason C. McConnaughey
JASON 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.

THIS PROPERTY LIES OUTSIDE OF FLOOD HAZARD ZONE "A" AS PER COMMUNITY PANEL No. 39097C0050D DATED 6/18/2010

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- ✱ RAILROAD SPIKE (SET)
- ⊠ MONUMENT BOX FILLED WITH ASPHALT (FOUND)
- ⊞ SPIKE (FOUND) UNDER PAVEMENT
- ⊙ MONUMENT BOX
- ⊞ COUNTY MONUMENT
- ✱ TRANSMISSION TOWER (FOUND)
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "2001", 5/8" IRON PIN (SET) "McCARTY TRAVERSE"



REVISIONS

DATE	SCALE	PROJECT NO.
APRIL 20, 2022	1"=200'	S22-762

L:\Current Projects\2022\22-762 Jeffrey S. Pace\CAD\AutoCAD Project\dwg\22762 Survey Plat.dwg - Survey Plat, 4/19/2022 4:25:17 PM, DWG To PDF.pc3

22762 Survey Plat

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. S22-762

April 14, 2022

LEGAL DESCRIPTION

Jeffrey S. Pace

10 feet Wide Drainage Easement No. 2

0.017 Acres

Situated in the Township of Pike, County of Madison, State of Ohio, being a part of V.M.S. No. 6965, and being a part of the original 274 acres tract (Parcel No. 15-00103.00) as conveyed to Jeffrey S. Pace (57.1% interest) and recorded in Official Record 385, Page 1649 of the Madison County Recorder's Office and Rebecca K. Madden (17.9% interest) and Michael Nolan Madden (25% interest) and recorded in Official Record 179, Page 1668 of the Madison County Recorder's Office and being further bounded and described as follows:

Commencing at a monument box, filled with asphalt, marking the intersection of the centerline of State Route 38 and the centerline of Rosedale-Plain City Road (Township Road No. 24);

Thence with the centerline of Rosedale-Plain City Road N 75°36'07" W, a distance of 84.35 feet to mag nail (set);

thence continuing with the centerline of Rosedale-Plain City Road N 66°38'29" W, a distance of 1502.26 feet to a mag nail (set);

thence leaving the aforesaid Rosedale-Plain City Road S 07°07'15" W, passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 351.73 feet to a 5/8" iron pin (set);

Thence N 89°58'24" W, a distance of 255.50 feet to the true point of beginning of the 10 feet wide drainage easement herein described having Ohio State Plane Coordinates Northing 756,840.520

feet, Easting 1,713,124.444 feet South Zone and based upon NAD 83 (2011);

thence with the line the aforesaid 10 feet wide drainage easement herein described for the next four calls:

- 1) S 02°56'36" E, a distance of 73.93 feet to a point;
- 2) S 87°03'24" W, a distance of 10.00 feet to a point;
- 3) N 02°56'36" W, a distance of 74.44 feet to a point;
- 4) S 89°58'24" E, a distance of 10.01 feet to the true point of beginning of the herein described easement, **containing 0.017 acres of land.**

Bearings are based upon the Grid Azimuth (Az 198°37'28.0") between National Geodetic Survey CORS Station "OHUN" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken April 12, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in April 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-762 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. Karnes, AIA

File No. S22-762

April 14, 2022

LEGAL DESCRIPTION

Jeffrey S. Pace
10 feet Wide Drainage Easement No. 1
0.202 Acres

Situated in the Township of Pike, County of Madison, State of Ohio, being a part of V.M.S. No. 6965, and being a part of the original 274 acres tract and the original 30 acres tract (Parcel No. 15-00103.00) as conveyed to Jeffrey S. Pace (57.1% interest) and recorded in Official Record 385, Page 1649 of the Madison County Recorder's Office and Rebecca K. Madden (17.9% interest) and Michael Nolan Madden (25% interest) and recorded in Official Record 179, Page 1668 of the Madison County Recorder's Office and being further bounded and described as follows:

Commencing at a monument box, filled with asphalt, marking the intersection of the centerline of State Route 38 and the centerline of Rosedale-Plain City Road (Township Road No. 24);

thence with the centerline of Rosedale-Plain City Road
N 75°36'07" W, a distance of 84.35 feet to mag nail (set);

thence continuing with the centerline of Rosedale-Plain City Road
N 66°38'29" W, a distance of 1502.26 feet to a mag nail (set);

thence leaving the aforesaid Rosedale-Plain City Road
S 07°07'15" W, passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 351.73 feet to a 5/8" iron pin (set) marking the true point of beginning of the 10 feet wide drainage easement herein described having Ohio State Plane Coordinates Northing 756,840.401 feet, Easting 1,713,379.945 feet South Zone and based upon NAD 83 (2011);

thence with the southerly line of the 10 feet wide drainage easement herein described N 89°58'24" W, a distance of 878.90 feet to a 5/8" iron pin (set) in the easterly line of a 5 acres tract as conveyed to Arthur W. Copp (O.R. 177, Page 973);

thence with the easterly line of the aforementioned 5 acres tract N 07°17'17" W, a distance of 10.08 feet to a point;

thence with the northerly line of the 10 feet wide drainage easement herein described S 89°58'24" E, a distance of 878.93 feet to point;

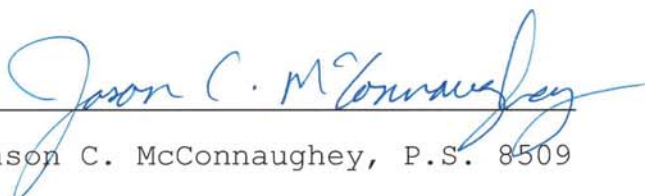
thence with the easterly line of the 10 feet wide drainage easement herein described S 07°07'15" E, a distance of 10.08 feet to the true point of beginning of the easement herein described, **containing 0.202 acres of land.**

Bearings are based upon the Grid Azimuth (Az 198°37'28.0") between National Geodetic Survey CORS Station "OHUN" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken April 12, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in April 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-762 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

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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. S22-762

April 14, 2022

LEGAL DESCRIPTION

Jeffrey S. Pace
Tract 3
2.657 Acres

Situated in the Township of Pike, County of Madison, State of Ohio, being a part of V.M.S. No. 6965, and being a part of the original 274 acres tract (Parcel No. 15-00103.00) as conveyed to Jeffrey S. Pace (57.1% interest) and recorded in Official Record 385, Page 1649 of the Madison County Recorder's Office and Rebecca K. Madden (17.9% interest) and Michael Nolan Madden (25% interest) and recorded in Official Record 179, Page 1668 of the Madison County Recorder's Office and being further bounded and described as follows:

Commencing at a monument box, filled with asphalt, marking the intersection of the centerline of State Route 38 and the centerline of Rosedale-Plain City Road (Township Road No. 24);

thence with the centerline of Rosedale-Plain City Road
N 75°36'07" W, a distance of 84.35 feet to mag nail (set);

thence continuing with the centerline of Rosedale-Plain City Road N 66°38'29" W, a distance of 1502.26 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described having Ohio State Plane Coordinates Northing 757,189.414 feet, Easting 1,713,336.344 feet South Zone and based upon NAD 83 (2011);

thence with a new division line through the aforementioned original 274 acres tract of which this is a part for the next three calls:

1) S 07°07'15" E, passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 351.73 feet to a 5/8" iron pin (set);
2) N 89°58'24" W, a distance of 326.68 feet to a 5/8" iron pin (set);
3) N 04°23'42" E, passing a 5/8" iron pin (set) at 434.60 feet, a total distance of 459.60 feet to a mag nail (set) in the centerline of the aforementioned Rosedale-Plain City Road;
thence with the centerline of Rosedale-Plain City Road S 66°11'13" E, a distance of 270.92 feet to the true point of beginning, **containing 2.657 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az 198°37'28.0") between National Geodetic Survey CORS Station "OHUN" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken April 12, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

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All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".




Jason C. McConnaughey, P.S. 8509

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File No. S22-762

April 14, 2022

LEGAL DESCRIPTION

Jeffrey S. Pace
Tract 2
2.657 Acres

Situated in the Township of Pike, County of Madison, State of Ohio, being a part of V.M.S. No. 6965, and being a part of the original 274 acres tract (Parcel No. 15-00103.00) as conveyed to Jeffrey S. Pace (57.1% interest) and recorded in Official Record 385, Page 1649 of the Madison County Recorder's Office and Rebecca K. Madden (17.9% interest) and Michael Nolan Madden (25% interest) and recorded in Official Record 179, Page 1668 and recorded in Official Record 385, Page 1649 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a monument box, filled with asphalt, marking the intersection of the centerline of State Route 38 and the centerline of Rosedale-Plain City Road (Township Road No. 24);

thence with the centerline of Rosedale-Plain City Road for the next three calls:

- 1) N 75°36'07" W, a distance of 84.35 feet to mag nail (set);
- 2) N 66°38'29" W, a distance of 1502.26 feet to a mag nail(set);
- 3) N 66°11'13" W, a distance of 270.92 feet to a mag nail (set)

marking the true point of beginning of the tract of land herein described having Ohio State Plane Coordinates Northing 757,298.801 feet, Easting 1,713,088.484 feet South Zone and based upon NAD 83 (2011);

thence with a new division line through the aforementioned original 274 acres tract of which this is a part S 04°23'42" W passing a

5/8" iron pin (set) at 25.00 feet, a total distance of 459.60 feet to a 5/8" iron pin (set);

thence with another new division line N 89°58'24" W, a distance of 200.87 feet to a 5/8" iron pin (set) in the easterly line of an original 30 acres tract as conveyed to Jeffrey S. Pace (57.1% interest) (O.R. 385, Page 1649) and Rebecca K. Madden (17.9% interest) and Michael Nolan Madden (25% interest) (D.B. 179, Page 1668);

thence with the aforesaid easterly line of an original 30 acres tract N 01°11'18" W, passing a 5/8" iron pin (set) at 532.66 feet, a total distance of 567.66 feet to a 5/8" iron pin (set) at the point of intersection of the aforementioned Rosedale-Plain City Road;

thence with the centerline of the aforesaid Rosedale-Plain City Road S 66°11'13" E, a distance of 270.92 feet to the true point of beginning, **containing 2.657 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az 198°37'28.0") between National Geodetic Survey CORS Station "OHUN" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken April 12, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

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Jason C. McConnaughey, P.S. 8509

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File No. S22-762

April 14, 2022

LEGAL DESCRIPTION

Jeffrey S. Pace

Tract 1

4.789 Acres

Situated in the Township of Pike, County of Madison, State of Ohio, being a part of V.M.S. No. 6965, and being a part of the original 30 acres tract (Parcel No. 15-00103.00) as conveyed to Jeffrey S. Pace (57.1% interest) and recorded in Official Record 385, Page 1649 of the Madison County Recorder's Office and Rebecca K. Madden (17.9% interest) and Michael Nolan Madden (25% interest) and recorded in Official Record 179, Page 1668 of the Madison County Recorder's Office and being further bounded and described as follows:

Commencing at a monument box, filled with asphalt, marking the intersection of the centerline of State Route 38 and the centerline of Rosedale-Plain City Road (Township Road No. 24);

thence with the centerline of Rosedale-Plain City Road for the next three calls:

- 1) N 75°36'07" W, a distance of 84.35 feet to mag nail (set);
 - 2) N 66°38'29" W, a distance of 1502.26 feet to a mag nail(set);
 - 3) N 66°11'13" W, a distance of 541.84 feet to a 5/8" iron pin (set)
- at the point of intersection of aforesaid centerline and marking the northwesterly corner of an original 274 acres tract as conveyed to Jeffrey S. Pace (57.1% interest) (O.R. 385, Page 1649) and Rebecca K. Madden (17.9% interest) and Michael Nolan Madden (25% interest) (D.B. 179, Page 1668) and marking the true point of beginning of the tract of land herein described having Ohio State Plane Coordinates Northing 757,408.188 feet, Easting 1,712,840.623 feet South Zone and based upon NAD 83 (2011);

thence with the westerly line of the aforesaid original 274 acres tract S 01°11'18" E passing a 5/8" iron pin (set) at 35.00 feet, a total distance of 567.66 feet to a 5/8" iron pin (set);

thence with a new division line through the aforementioned original 30 acres tract of which this a part N 89°58'24" W, a distance of 351.35 feet to a 5/8" iron pin (set) in the easterly line of a 5 acres tract as conveyed to Arthur W. Copp (O.R. 177, Page 973);

thence with the aforesaid easterly line of a 5 acres tract N 07°17'17" W, passing a 5/8" iron pin (set) at 510.44 feet, a total distance of 532.73 feet to a mag nail (set) in the centerline of the aforementioned Rosedale-Plain City Road;

thence with the centerline of Rosedale-Plain City Road N 84°32'09" E, a distance of 409.02 feet to the true point of beginning, **containing 4.789 acres of land.**

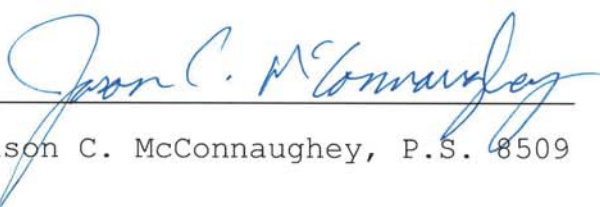
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