

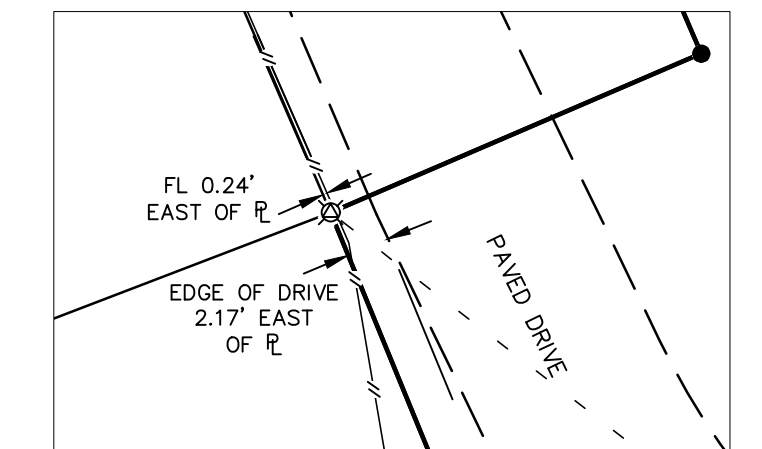
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 256° 43' 34.9") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "3001" AND DERIVED FROM GPS OBSERVATIONS TAKEN MAY 16, 2022, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
(TRIMBLE FILE 22-763 05-20-22)

MAD 05-036 TO P.O.B. N 16°35'01" W - 3197.13'

GCSQUARED, LLC
O.R. 309, PAGE 2181
270.273 Ac.
P.N. 05-00070.000

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE JUNE 1, 2022
SCALE 1"=60'
DEED REFERENCE
SEE BELOW
TOWNSHIP DEER CREEK
MILITARY SURVEY NUMBER 553

NAME	NAD 83 (2011)		ELLIPSOID		OHIO STATE PLANE		COORDINATES NAVD 88	
	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION		
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-		
	RESIDUALS		ΔH = 0.000 SFT		ΔV = -			
MAD 05-036	39°53'12.92681"N	83°23'23.06491"W	899.581	688492.1515	1718827.4621	1007.28		
	RESIDUALS		ΔH = 0.079 SFT		ΔV = -0.085			
LOCAL CONTROL MONUMENT 3001	39°53'40.28450"N	83°23'33.11505"W	889.816	691267.966	1718071.461	997.573		
	LOCAL SITE SETTINGS							
GROUND SCALE FACTOR:	1.0000670631411		LOCAL GROUND COORDINATES					
GEIOD MODEL:	GEIOD18 (CONUS)		NORTHING	691267.966	EASTING	1718071.461	NAVD 88 ELEVATION	997.573
			UNITS ARE IN U.S. SURVEY FEET (SFT)					



DETAIL A
SCALE: 1"=10'

DEED REFERENCE:
WOODROW C. HAKES
AND
RUTHANN HAKES,
OR THEIR SUCCESSOR(S), AS TRUSTEES OF
THE WOODROW & RUTHANN HAKES
2018 FAMILY TRUST
O.R. 346, PAGE 210
TRACT 1
3.306 Ac.
P.N. 05-00160.000
TRACT 2
0.475 Ac.
P.N. 05-00160.000
TRACT 3
0.037 Ac.
P.N. 05-00161.000

REVISIONS

BOUNDARY SURVEY FOR
WOODROW C. HAKES
DEER CREEK TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. Nos. 553

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.
JUNE 1, 2022	1"=60'	S22-763



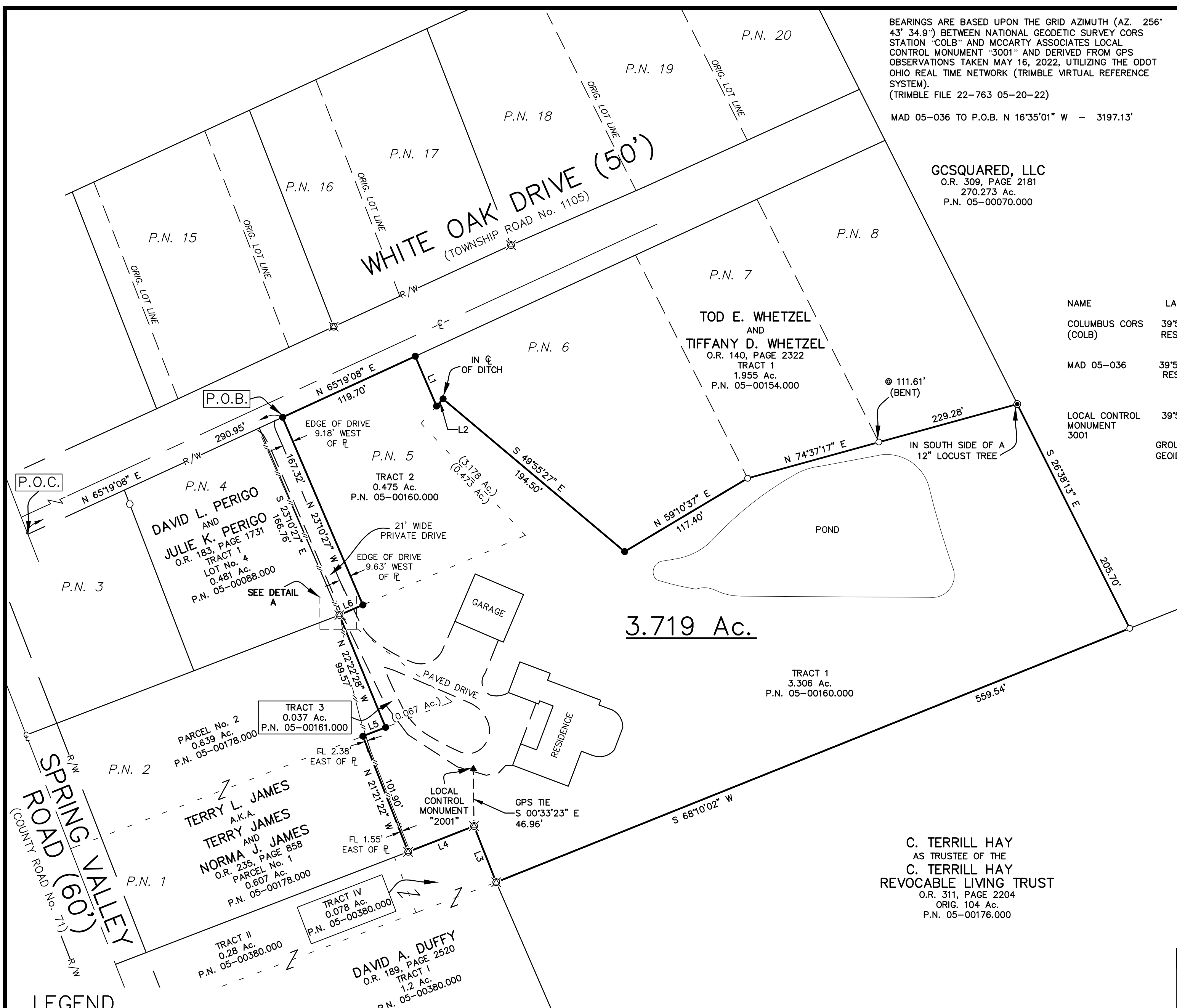
I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN MAY, 2022.

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.

LINE No.	BEARING	LENGTH
L1	S 23°10'27" E	44.42'
L2	N 41°57'33" E	8.00'
L3	N 21°35'15" W	49.50'
L4	S 68°37'16" W	57.97'
L5	N 68°56'51" E	19.95'
L6	N 66°49'33" E	21.00'

LEGEND
● 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
○ 5/8" IRON PIN (FOUND)
○ 1/4" IRON PIN (FOUND)
● MAG NAIL (SET)
⊗ T-ROD (FOUND)
--- BOARD FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"



L:\Current Projects\2022\22-763 Woodrow & Ruthann Hakes 2018 Family Trust\ACAD\AutoCAD Project\dwg\22763 Survey Plat.dwg, Survey Plat, 6/1/2022 2:56:08 PM, rym

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. S22-763

June 2, 2022

LEGAL DESCRIPTION

Woodrow C. Hakes and Ruthann Hakes, Trustees
3.719 Acres

Situated in the Township of Deer Creek, County of Madison, State of Ohio, being a part of V.M.S. No. 553, and being all (3.178 acres) of the 3.306 acres "Tract 1" and all (0.473 acre) of the 0.475 acre "Tract 2" (Parcel No. 05-00160.00), and all (0.067 acre) of the 0.037 acre "Tract 3" (Parcel No. 05-00161.00) as conveyed to Woodrow C. Hakes and Ruthann Hakes, or their Successor(s), as Trustees of The Woodrow & Ruthann Hakes 2018 Family Trust and recorded in Official Record 346, Page 210 of the Madison County Recorder's Office and found in Survey Record DE-6 and DE-15, and being further bounded and described as follows:

Commencing at the intersection of the centerline of Spring Valley Road (County Road No. 71) and the southerly line of White Oak Drive (Township Road No. 1105);

thence with the southerly line of White Oak Drive N 65°19'08" E, a distance of 290.95 feet to a 5/8" iron pin (set) marking the northeasterly corner of a 21 feet wide private drive as found in Survey Record DE-6 and DE-15, and being the true point of beginning of the tract of land herein described;

thence with the southerly line of White Oak Drive N 65°19'08" E, a distance of 119.70 feet to a 5/8" iron pin (set) marking the northwesterly corner of a 1.955 acres "Tract 1" as conveyed to Tod E. Whetzel and Tiffany D. Whetzel (O.R. 140, Page 2322) and found in Survey Record DE-6 and DE-15;

thence with the lines of the aforesaid 1.955 acres "Tract 1" for the next 5 calls:

- 1) S 23°10'27" E, a distance of 44.42 feet to a 5/8" iron pin (set);
- 2) N 41°57'33" E, a distance of 8.00 feet to a 5/8" iron pin (set);
- 3) S 49°55'27" E, a distance of 194.50 feet to a 5/8" iron pin (set);
- 4) N 59°10'37" E, a distance of 117.40 feet to a 5/8" iron pin (found);
- 5) N 74°37'17" E passing a 5/8" iron pin (found) at 111.61 feet, a total distance of 229.28 feet to a mag nail (set) in the side of a 12" Locust Tree, said mag nail being in the southwesterly line of a 270.273 acres tract as conveyed to GCSQUARED, LLC (O.R. 309, Page 2181) and found in Survey Record 42-15;

thence with a southwesterly line of the aforesaid 270.273 acres tract S 26°38'13" E, a distance of 205.70 feet to a 5/8" iron pin (found) in a northwesterly line of what remains of an original 104 acres tract as conveyed to C. Terrill Hay as Trustee of the C. Terrill Hay Revocable Living Trust (O.R. 311, Page 2204);

thence with the northwesterly line of what remains of the original 104 acres tract S 68°10'02" W, a distance of 559.54 feet to a T-Rod (found) marking the northeasterly corner of a 1.2 acres "Tract I" as conveyed to David A. Duffy (O.R. 189, Page 2520) and the southeasterly corner of a 0.078 acre "Tract IV" as conveyed to David A. Duffy (O.R. 189, Page 2520) as found in Survey Record DE-6;

thence with the easterly line of the aforesaid 0.078 acre "Tract IV" N 21°35'15" W, a distance of 49.50 feet to a T-Rod (found);

thence with the northerly line of the aforesaid 0.078 acre "Tract IV" S 68°37'16" W, a distance of 57.97 feet to a T-Rod (found) marking the southeasterly corner of a 0.607 acre "Parcel No. 1" as conveyed to Terry L. James a.k.a. Terry James and Norma J. James (O.R. 235, Page 858) as found in Survey Record DE-6;

thence with the easterly line of the aforesaid 0.607 acre "Parcel No. 1" N 21°21'22" W, a distance of 101.90 feet to a 5/8" iron pin (set) in the southerly line of a 0.639 acre "Parcel No. 2" as conveyed to Terry L. James a.k.a. Terry James and Norma J. James (O.R. 235, Page 858) as found in Survey Record DE-6;

thence with the southerly line of the aforesaid 0.639 acre "Parcel No. 2" N 68°56'51" E, a distance of 19.95 feet to a 5/8" iron pin (set);

thence with the easterly line of the aforesaid 0.639 acre "Parcel No. 2" N 22°22'28" W, a distance of 99.57 feet to a T-Rod (found) marking the southeasterly corner of a 0.481 acre "Tract 1, Lot No. 4" as conveyed to David L. Perigo and Julie K. Perigo (O.R. 183, Page 1731) and the southwesterly corner of the aforementioned 21 feet wide private drive as found in Survey Record DE-6 and DE-15;

thence with the southerly line of the aforesaid 21 feet wide private drive N 66°49'33" E, a distance of 21.00 feet to a 5/8" iron pin (set);

thence with the easterly line of the aforesaid 21 feet wide private drive N 23°10'27" W, a distance of 167.32 feet to the true point of beginning, **containing 3.719 acres of land.**

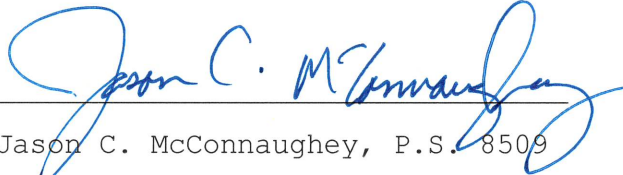
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 256° 43' 34.9") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Control Monument "3001" and derived from GPS observations taken May 16, 2022, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in May 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-763 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