

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS			OHIO STATE PLANE COORDINATES NAVD 88		
	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	NORTHING	EASTING	ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
FRA CO WE 20 MAD CO (JY1614)	39°51'40.96763"N	83°14'50.65088"W	844.647	678825.444	1758691.101	952.640
LOCAL CONTROL MONUMENT "2001"	39°52'45.85571"N	83°16'37.98677"W	866.587	685461.591	1750378.085	974.478

RESIDUALS: ΔH = 0.000 SFT, ΔV = -

RESIDUALS: ΔH = 0.149 SFT, ΔV = 0.144 SFT

LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS: GROUND SCALE FACTOR: 1.00006826665352, GEOD MODEL: GEOD18 (CONUS)

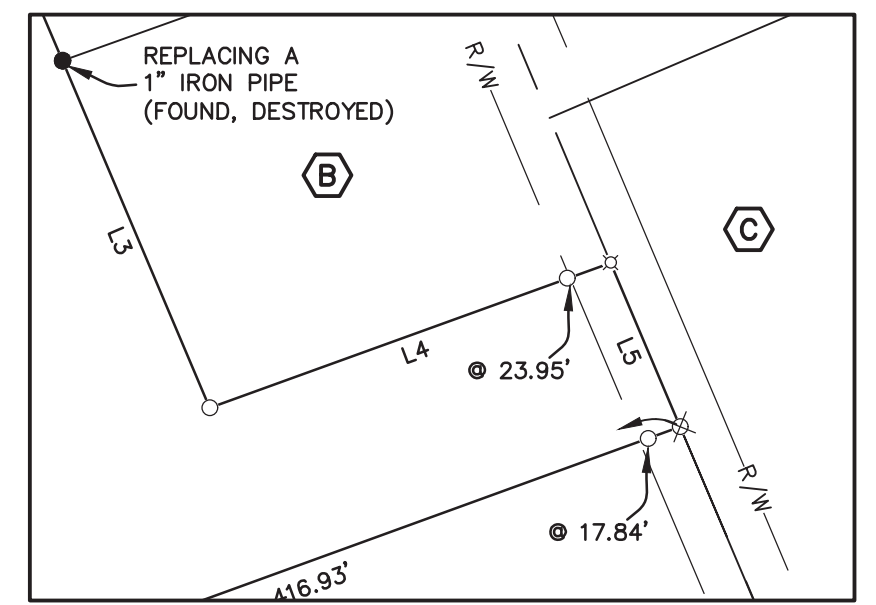
LOCAL GROUND COORDINATES: NAVD 88 NORTHING: 685461.591, EASTING: 1750378.085, ELEVATION: 974.478. UNITS ARE IN U.S. SURVEY FEET (SFT)

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 246° 09' 05.7") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 8, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 21791 11-12-21)

P.O.B. 31.000 Ac. MAD TO P.O.B. 31.000 Ac. N 683,972.658' E 1,747,387.381' N 65°30'59" W - 12,421.28'

P.O.B. 29.000 Ac. & 110.172 Ac. OVERALL MAD TO P.O.B. 29.000 Ac. & 110.172 Ac. OVERALL N 684,208.314' E 1,748,940.538' N 61°05'52" W - 11,138.56'

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE SEPTEMBER 26, 2023  
 SCALE 1"=300'  
 DEED REFERENCE  
 OFFICIAL RECORD 395 PAGE 649  
 TOWNSHIP FAIRFIELD  
 MILITARY SURVEY No. 12127



DETAIL A  
SCALE: 1"=100'

FRANK ANDREW HILDEBRAND  
O.R. 325, PAGE 951  
TRACT 1  
118.5652 Ac.  
P.N. 07-00065.011  
S.R. 70-14

GARY SHIPLEY AND WAYNE FRANCIS  
O.R. 134, PAGE 740  
TRACT THREE  
37.52 Ac.  
P.N. 07-00192.000

TRACT ONE  
75 Ac.  
P.N. 07-00187.000

TRACT TWO  
71.80 Ac.  
P.N. 07-00187.000

JANET PORTER  
O.R. 292, PAGE 2314  
TRACT ONE  
30.5077 Ac.  
P.N. 07-00196.000  
S.R. 47-13

LONA J. HARRELL  
O.R. 327, PAGE 2466  
1.000 Ac.  
P.N. 07-00708.000  
S.R. 24-84

ANTHONY JOSEPH GRAY AND ROSE A. GRAY  
O.R. 341, PAGE 227  
TRACT 1  
3.000 Ac.  
P.N. 07-00726.000  
S.R. 5-85

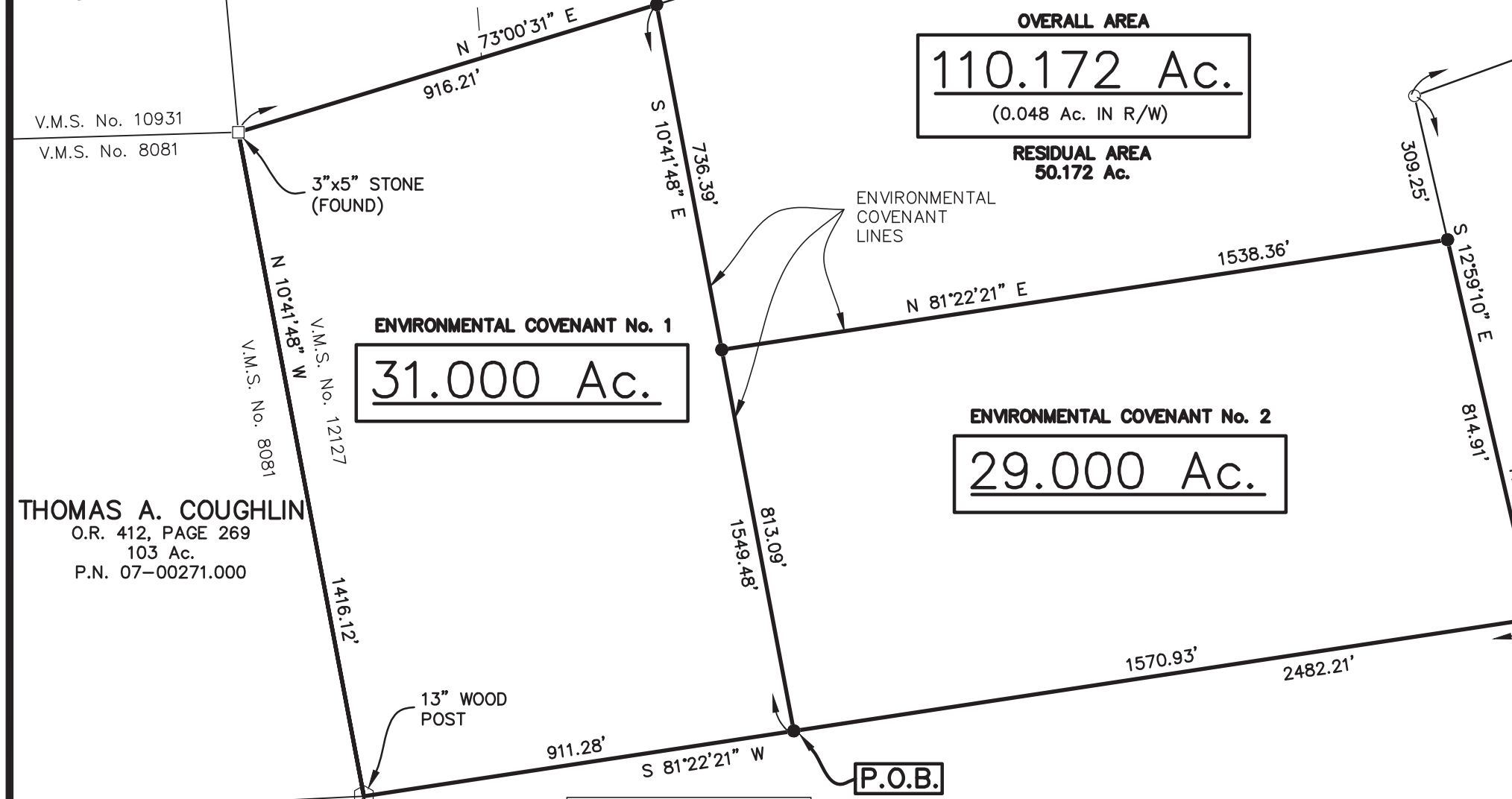
JONATHAN WAYNE FRANCIS AND CASSANDRA ALAINA WILLIAMS  
O.R. 395, PAGE 1934  
42.939 Ac.  
P.N. 07-00707.002  
S.R. 1-22

CHARLES LAWSON AND MARA OPITZ  
O.R. 375, PAGE 358  
ORIG. 5.43 Ac.  
P.N. 07-00118.000

LILLY CHAPEL- OPOSSUM RUN (50')  
(COUNTY ROAD No. 72)

DEED REFERENCE  
GC SQUARED, LLC  
O.R. 395, PAGE 649  
110.1942 Ac.  
P.N. 07-00707.001  
S.R. 100-97

REVISION
11/7/2023
5/15/2024



- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
  - IRON PIN (FOUND) SIZE NOTED
  - ⊗ MAG NAIL (FOUND)
  - ⊕ RAILROAD SPIKE (FOUND)
  - ⊖ T-ROD (FOUND)
  - ⊗ SPIKE (FOUND) UNDER PAVEMENT
  - STONE (FOUND)
  - POST (AS NOTED)
  - ▲ WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN
  - ▲ MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "(2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"

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 TABLE		
LINE No.	BEARING	LENGTH
L1	S 22°57'47" E	161.38'
L2	S 22°54'55" E	196.10'
L3	S 22°58'54" E	196.34'
L4	N 70°04'43" E	221.90'
L5	S 23°01'13" E	92.78'

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER, 2021 & SEPTEMBER, 2023.

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



EXHIBIT B BOUNDARY SURVEY OF ENVIRONMENTAL COVENANTS FOR  
 GC SQUARED LLC  
 FAIRFIELD TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. No. 12127

**MCCARTY ASSOCIATES, LLC.**  
 ARCHITECTS | ENGINEERS | SURVEYORS  
 213 N. High St. Hillsboro, Oh 45133  
 O: 937.393.9971 F: 937.393.2480  
 MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
SEPTEMBER 26, 2023	1"=300'	S23-318

L:\2023\23-318 GC Squared, LLC\AutoCAD\Project\dwg\23318 Survey Plat.dwg, Survey Plat, 5/15/2024 10:10:42 AM, ryan, DWG To PDF.pc3

23318 Survey Plat



213 N. HIGH STREET, HILLSBORO, OHIO 45133 O: (937) 393-9971 F: (937) 393-2480  
Michael L. McCarty, P.E, P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

---

File No. S23-318  
November 8, 2023

**LEGAL DESCRIPTION**

GC Squared, LLC  
Exhibit A  
Environmental Covenant No. 2  
29.000 Acres Tract

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. No. 12127, and being a part of the 110.1942 acres tract (Parcel No. 07-00707.001) as conveyed to GC Squared, LLC and recorded in Official Record 395, Page 649 of the Madison County Recorder's Office and found in Survey Record 100-97 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 Lilly Chapel-Opossum Run Road (County Road No. 72) and West Jefferson-Kiousville Road (County Road No. 22);

thence with the centerline of West Jefferson-Kiousville Road S 27°33'23" W, a distance of 400.45 feet to a railroad spike (found) marking the southeasterly corner of a 5.43 acres tract as conveyed to Charles Lawson and Mara Opitz (O.R. 375, Page 358) and the northeasterly corner of what remains of an original 165 acres, 70 poles "Parcel 1" as conveyed to Kathleen F. Bell (O.R. 323 Page 195);

thence with the southerly line of the aforesaid 5.43 acres tract and a northerly line of what remains of the aforesaid 165 acres, 70 poles "Parcel 1" S 81°17'30" W, a distance of 272.36 feet to a 5/8" iron pin (found) marking the southeasterly corner

of a 42.939 acres tract as conveyed to Jonathan Wayne Francis and Cassandra Alaina Williams (O.R. 395, Page 1934) and found in Survey Record 1-22 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 42.939 acres tract and another northerly line of what remains of the aforesaid 165 acres, 70 poles "Parcel 1" S 81°15'20" W, a distance of 1250.18 feet to a 5/8" iron pin (found) marking the true point of beginning of the tract of land herein described;

thence with a northerly line of what remains of the aforesaid 165 acres, 70 poles "Parcel 1" S 81°22'21" W, a distance of 1570.93 feet to a 5/8" iron pin (set);

thence with an environmental covenant line N 10°41'48" W, a distance of 813.09 feet to a 5/8" iron pin (set);

thence with another environmental covenant line N 81°22'21" E, a distance of 1538.36 feet to a 5/8" iron pin (set) in the westerly line of the aforementioned 42.939 acres tract as conveyed to Jonathan Wayne Francis and Cassandra Alaina Williams (O.R. 395, Page 1934) and found in Survey Record 1-22 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 42.939 acres tract S 12°59'10" E, a distance of 814.91 feet to the true point of beginning, **containing 29.000 acres of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 246° 09' 05.7") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken November 8, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2021 and September 2023, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S23-318 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



213 N. HIGH STREET, HILLSBORO, OHIO 45133

O: (937) 393-9971

F: (937) 393-2480

Michael L. McCarty, P.E., P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

---

File No. S23-318  
November 8, 2023

**LEGAL DESCRIPTION**

GC Squared, LLC

Exhibit A

Environmental Covenant No. 1  
31.000 Acres Tract

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. No. 12127, and being a part of the 110.1942 acres tract (Parcel No. 07-00707.001) as conveyed to GC Squared, LLC and recorded in Official Record 395, Page 649 of the Madison County Recorder's Office and found in Survey Record 100-97 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 Lilly Chapel-Opossum Run Road (County Road No. 72) and West Jefferson-Kiousville Road (County Road No. 22);

thence with the centerline of West Jefferson-Kiousville Road S 27°33'23" W, a distance of 400.45 feet to a railroad spike (found) marking the southeasterly corner of a 5.43 acres tract as conveyed to Charles Lawson and Mara Opitz (O.R. 375, Page 358) and the northeasterly corner of what remains of an original 165 acres, 70 poles "Parcel 1" as conveyed to Kathleen F. Bell (O.R. 323, Page 195);

thence with the southerly line of the aforesaid 5.43 acres tract and a northerly line of what remains of the aforesaid 165 acres, 70 poles "Parcel 1" S 81°17'30" W, a distance of 272.36 feet to a 5/8" iron pin (found) marking the southeasterly corner

of a 42.939 acres tract as conveyed to Jonathan Wayne Francis and Cassandra Alaina Williams (O.R. 395, Page 1934) and found in Survey Record 1-22 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 42.939 acres tract and another northerly line of what remains of the aforesaid 165 acres, 70 poles "Parcel 1" S 81°15'20" W passing a 5/8" iron pin (found) at 1250.18 feet marking the southwesterly corner of said 42.939 acres and continuing with a southerly line of the 110.1942 acres tract of which this is a part, a total distance of 2821.11 feet to a 5/8" iron pin (set) marking the true point of beginning of the tract of land herein described;

thence with a northerly line of what remains of the aforesaid 165 acres, 70 poles "Parcel 1" S 81°22'21" W, a distance of 911.28 feet to a 13" wood post (found) marking the northeasterly corner of a 40.30 acres "Parcel 1" as conveyed to Judith K. Green (O.R. 221, Page 968) and a southeasterly corner of a 103 acres tract as conveyed to Thomas A. Coughlin (O.R. 412, Page 269);

thence with the easterly line of the aforesaid 103 acres tract N 10°41'48" W, a distance of 1416.12 feet to a 3" by 5" stone (found) marking the southeasterly corner of a 118.5652 acres "Tract 1" as conveyed to Frank Andrew Hildebrand (O.R. 325, Page 951) and found in Survey Record 70-14 of the Madison County Engineer's Record of Land Surveys and the southwesterly line of a 37.52 acres "Tract Three" as conveyed to Gary Shipley and Wayne Francis (O.R. 134, Page 740);

thence with the southerly line of the aforesaid 37.52 acres "Tract Three" N 73°00'31" E passing the southwesterly corner to and continuing with the southerly line of a 75 acres "Tract One"

as conveyed to Gary Shipley and Wayne Francis (O.R. 134, Page 740), a distance of 916.21 feet to a 5/8" iron pin (set);

thence with the thence with an environmental covenant line S 10°41'48" E, a distance of 1549.48 feet to the true point of beginning, **containing 31.000 acres of land.**

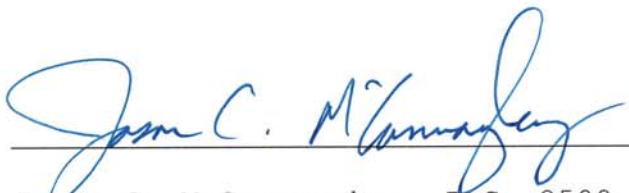
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 246° 09' 05.7") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken November 8, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2021 and September 2023, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S23-318 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