

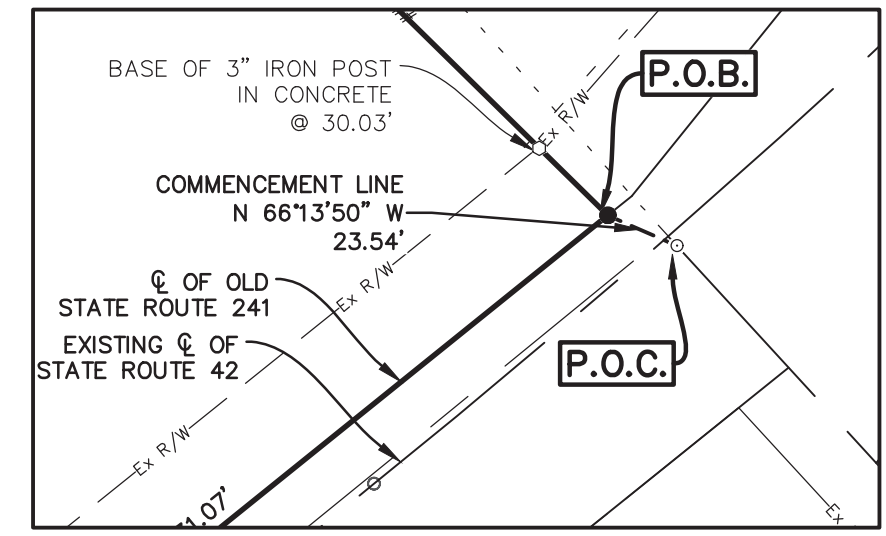
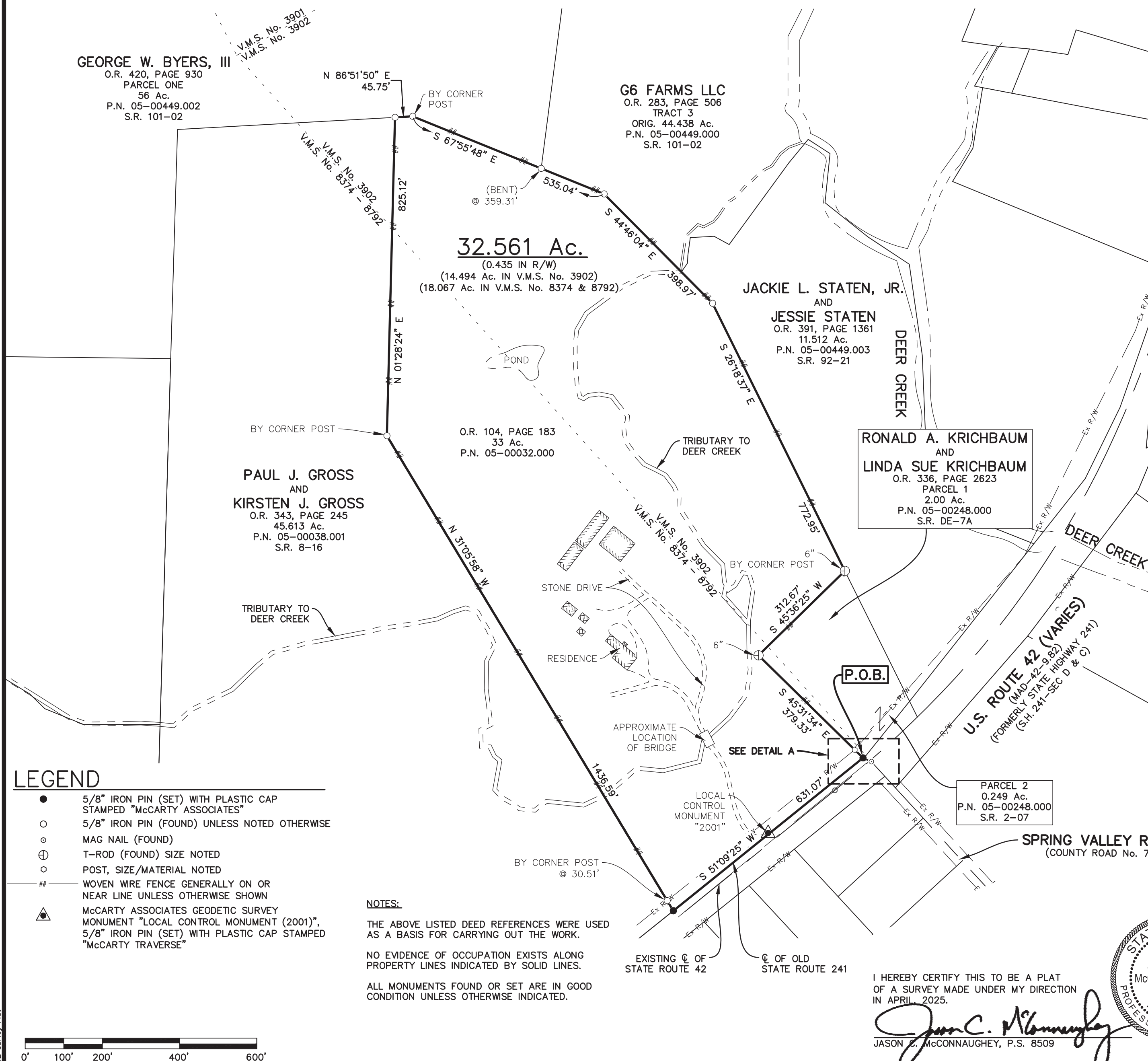
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID OHIO STATE PLANE HEIGHT	COORDINATES NORTHING	EASTING	NAVD 88 ELEVATION
MAD 02-016	39°57'06.06696"N	83°22'37.91579"W	890.982	712047.382	1722575.804	999.240
	RESIDUALS		$\Delta H =$	0.088	$\Delta V =$	-0.034
COLUMBUS CORS (COLB)	39°57'35.11253"N	83°02'44.74703"W	611.685	714254.268	1815510.678	722.395
	RESIDUALS		$\Delta H =$		$\Delta V =$	
LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT 2001	39°55'18.94747"N	83°24'53.33836"W	899.650	701313.410	1711920.249	1007.654
	GROUND SCALE FACTOR: 1.00006316014726		LOCAL GROUND COORDINATES		NAVD 88 ELEVATION	
	GEOID MODEL: GEOID18 (CONUS)		701313.410 1711920.249		1007.654	
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 262° 52' 45.5") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN APRIL 24, 2025, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
(TRIMBLE FILE 25162 04-25-25)

P.O.B.
LOCAL CONTROL MONUMENT "2001" TO P.O.B.
MAD 02-016 TO P.O.B.

N 701,507.663' E 1,712,166.102'
N 51°41'14" E - 313.33'
S 44°38'41" W - 14,814.75'

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE APRIL 30, 2025
SCALE 1"=200'
DEED REFERENCE
OFFICIAL RECORD 104 PAGE 183
TOWNSHIP DEER CREEK
MILITARY SURVEY Nos. 3902, 8374 - 8792



DETAIL A
SCALE: 1"=60'

DEED REFERENCES	
RONALD R. VANNESS	AND
CHARLENE J. VANNESS	
O.R. 104, PAGE 183	
33 Ac.	
P.N. 05-00032.000	

REVISION


- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
 - MAG NAIL (FOUND)
 - ⊕ T-ROD (FOUND) SIZE NOTED
 - POST, SIZE/MATERIAL NOTED
 - WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN
 - ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "LOCAL CONTROL MONUMENT (2001)", 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 APRIL, 2025.
Jason C. McConnaughey
JASON C. MCCONNAUGHEY, P.S. 8509

BOUNDARY SURVEY FOR
RONALD R. VANNESS
DEER CREEK TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. Nos. 3902, 8374 - 8792



MCCARTY ASSOCIATES, LLC.
ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133
O: 937.393.9971 F: 937.393.2480
MCCARTYASSOCIATES.COM

DATE	PROJECT NO.
APRIL 30, 2025	S25-162





MCCARTY ASSOCIATES, LLC.

ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133

937.393.9971

McCartyAssociates.com

Michael L. McCarty, P.E, P.S.

Thomas E. Purtell, P.S.

Douglas L. Karnes, A.I.A.

Cody W. Beucler, P.E.

Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-162

April 30, 2025

LEGAL DESCRIPTION

Ronald R. Vanness and Charlene J. Vanness
32.561 Acres Tract

Situated in the Township of Deer Creek, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3902, and 8374-8792, and being all (32.561 acres) of the 33 acres tract (Parcel No. 05-00032.000) as conveyed to Ronald R. Vanness and Charlene J. Vanness and recorded in Official Record 104, Page 183 of the Madison County Recorder's Office and found in Survey Record DE-24A of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a mag nail (found) marking the centerline of Spring Valley Road (County Road No. 71) and U.S. Route 42 (MAD-42-9.82) (formerly State Highway 241, Sections D and C);

thence with a commencement line N 66°13'50" W, a distance of 23.54 feet to a 5/8" iron pin (set) in the centerline of Old State Highway 241 the marking the southerly most corner of a 0.249 acres "Parcel 2" as conveyed to Ronald A. Krichbaum and Linda Sue Krichbaum (O.R. 336, Page 2623) and found in Survey Record 2-07 of the Madison County Engineer's Record of Land Surveys and being the true point of beginning of the tract of land herein described;

thence with the centerline of Old State Highway 241 S 51°09'25" W, a distance of 631.07 feet to a 5/8" iron pin (set) marking the southeasterly corner of a 45.613 acres tract as conveyed to Paul J. Gross and Kirsten J. Gross (O.R. 343, Page 245) and found in Survey Record 8-16 of the Madison County Engineer's Record of Land Surveys;

thence with an easterly line of the aforesaid 45.613 acres tract N 31°05'58" W passing a 5/8" iron pin (found) at 30.51 feet, a total

distance of 1436.59 feet to a 5/8" iron pin (found);

thence with another easterly line of the aforesaid 45.613 acres tract N 01°28'24" E, a distance of 825.12 feet to a 5/8" iron pin (found) in a southerly line of a 56 acres "Parcel One" as conveyed to George W. Byers, III (O.R. 420, Page 930) and found in Survey Record 101-02 of the Madison County Engineer's Record of Land Surveys;

thence with a southerly line of the aforesaid 56 acres "Parcel One" N 86°51'50" E, a distance of 45.75 feet to a 5/8" iron pin (found);

thence with another southerly line of the aforesaid 56 acres "Parcel One" S 67°55'48" E passing a 5/8" iron pin (found, bent) at 359.31 feet marking a westerly corner to and continuing with a southwesterly line of what remains of an original 44.438 acres "Tract 3" as conveyed to G6 Farms LLC (O.R. 283, Page 506) and found in Survey Record 101-02 of the Madison County Engineer's Record of Land Surveys, a distance of 535.04 feet to a 5/8" iron pin (found);

thence with another southwesterly line of what remains of the aforesaid original 44.438 acres "Tract 3" S 44°46'04" E passing the westerly most corner to and continuing with a southwesterly line of an 11.512 acres tract as conveyed to Jackie L. Staten, Jr. and Jessie Staten (O.R. 391, Page 1361) and found in Survey Record 92-21 of the Madison County Engineer's Record of Land Surveys, a distance of 398.97 feet to a 5/8" iron pin (found);

thence with another southwesterly line of the aforesaid 11.512 acres tract S 26°18'37" E, a distance of 772.95 feet to a T-Rod (found) marking the northerly most corner of a 2.00 acres "Parcel 1" as conveyed to Ronald A. Krichbaum and Linda Sue Krichbaum (O.R. 336, Page 2623) and found in Survey Record DE-7A of the Madison County Engineer's Record of Land Surveys;

thence with the northwesterly line of the aforesaid 2.00 acres "Parcel 1" S 45°36'25" W, a distance of 312.67 feet to a T-Rod (found);

thence with the southwesterly line of the aforesaid 2.00 acres "Parcel 1" S 45°31'34" E passing a 3" iron post (found) at 349.30 feet marking the westerly most corner to and continuing with the

southwesterly line of the aforementioned 0.249 acres "Parcel 2" as conveyed to Ronald A. Krichbaum and Linda Sue Krichbaum (O.R. 336, Page 2623) and found in Survey Record 2-07 of the Madison County Engineer's Record of Land Surveys, a total distance of 379.33 feet to the true point of beginning, **containing 32.561 acres of land.**

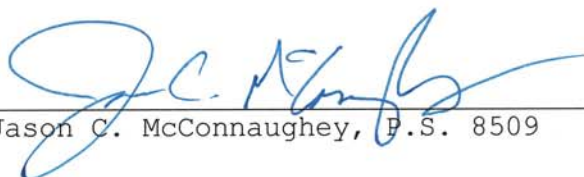
Subject to all legal easements and rights of way of record.

Bearings are based upon the Grid Azimuth (Az. 262° 52' 45.5") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived from GNSS observations taken April 24, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in April 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S25-162 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