

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
MAD 02-016 RESIDUALS	39°57'06.06696"N	83°22'37.91579"W	890.982	712047.382	1722575.804	999.240
			$\Delta H =$	0.041	$\Delta V =$	+0.209
COLUMBUS CORS (COLB) RESIDUALS	39°57'35.11253"N	83°02'44.74703"W	611.685	714254.268	1815510.678	722.395
			$\Delta H =$		$\Delta V =$	
LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT 2001	39°57'39.15541"N	83°22'21.21441"W	883.771	715382.790	1723908.745	992.101
	GROUND SCALE FACTOR: 1.00005579096415		LOCAL GROUND COORDINATES		NAVD 88 ELEVATION	
	GEOID MODEL: GEOID18 (CONUS)		NORTHING EASTING		992.101	
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 270° 42' 21.0") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN SEPTEMBER 16, 2024, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 24306 09-17-24)

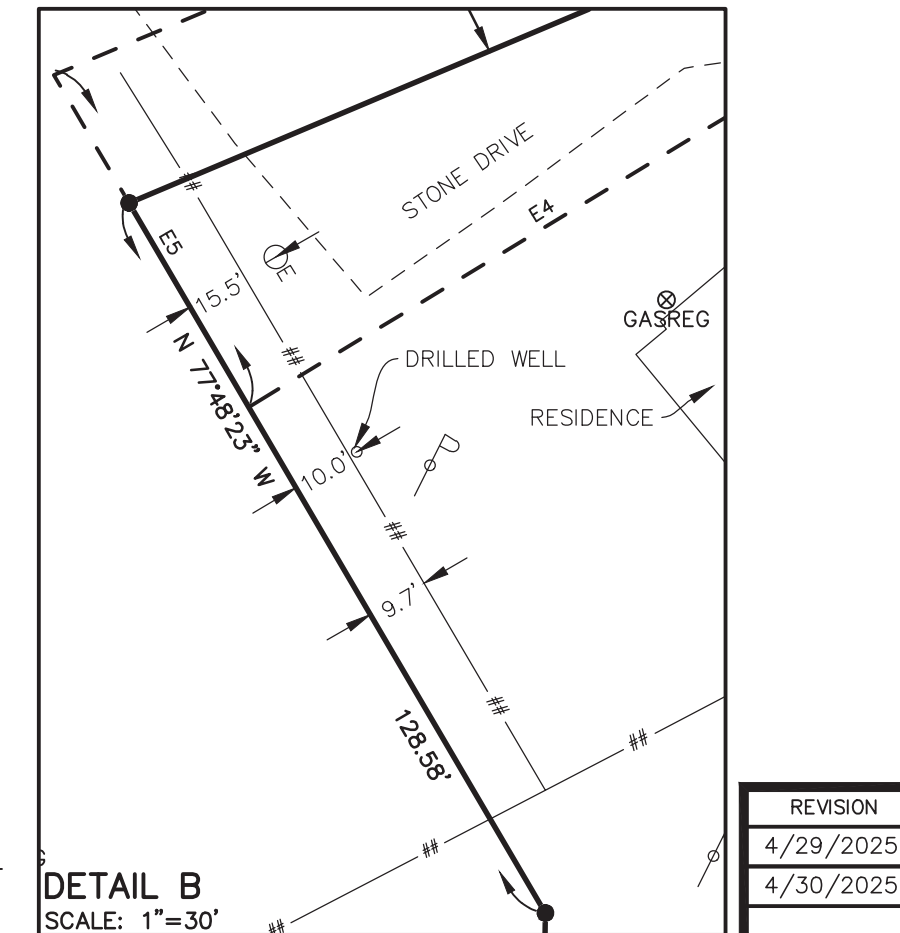
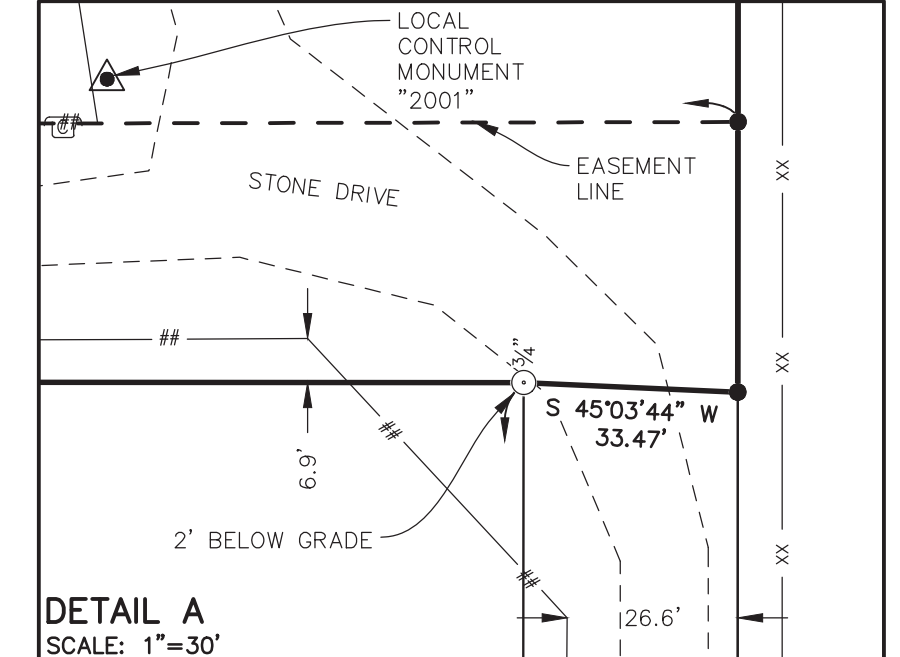
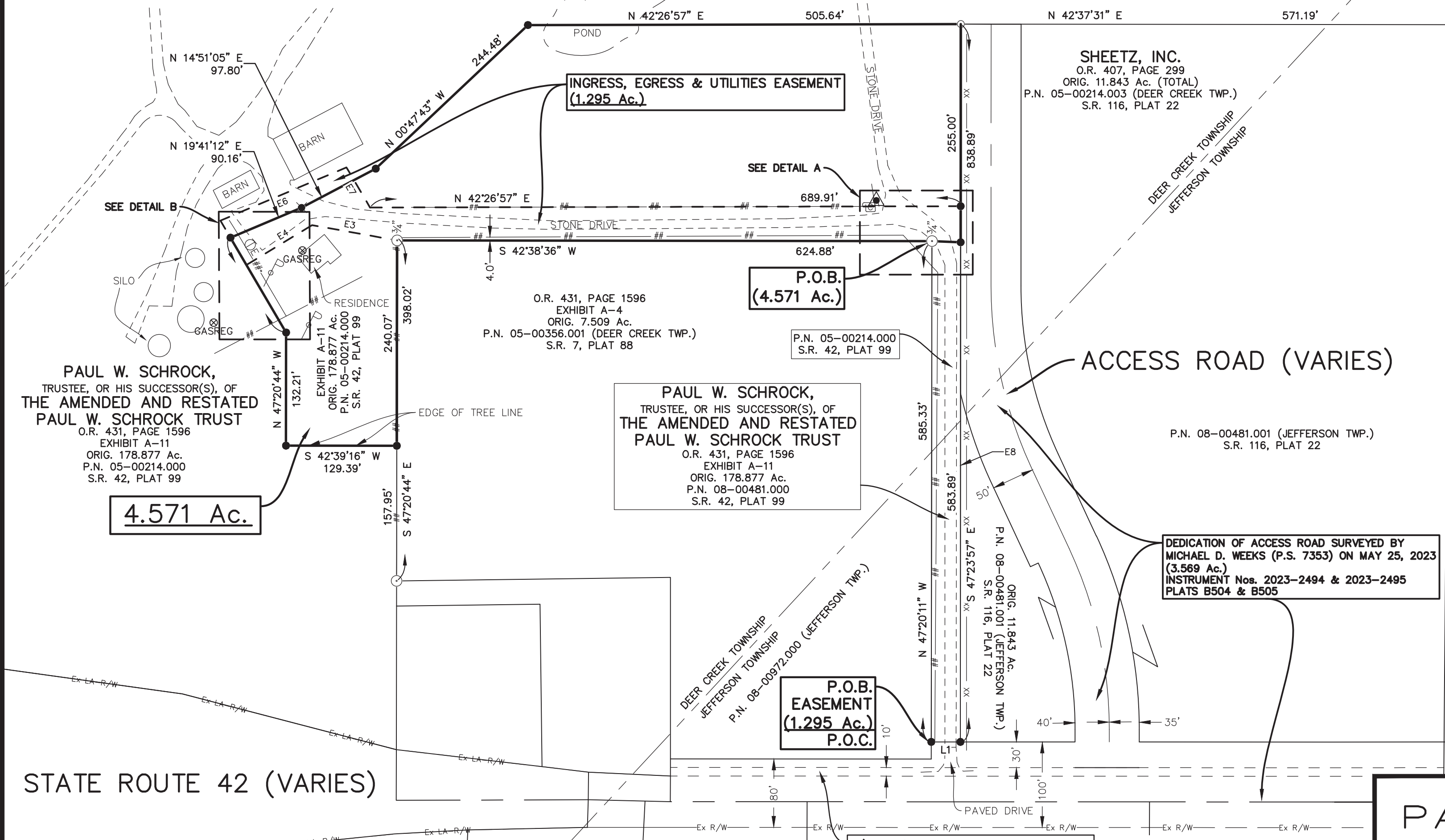
P.O.B. EASEMENT (1.295 Ac.)  
 LOCAL CONTROL MONUMENT "2001" TO P.O.B. EASEMENT (1.295 Ac.)  
 MAD 02-016 TO P.O.B. EASEMENT (1.295 Ac.)

P.O.B. (4.571 Ac.)  
 LOCAL CONTROL MONUMENT "2001" TO P.O.B. (4.571 Ac.)  
 MAD 02-016 TO P.O.B. (4.571 Ac.)

N 715,001.942' E 1,724,418.106'  
 S 53°12'53" E - 636.00'  
 S 31°56'39" W - 3482.05'

N 715,398.615' E 1,723,987.689'  
 S 78°39'53" E - 80.51'  
 N 22°50'43" E - 3636.69'

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE APRIL 25, 2025  
 SCALE 1"=100'  
 DEED REFERENCE  
 OFFICIAL RECORD 98 PAGE 1739  
 TOWNSHIPS DEER CREEK & JEFFERSON  
 MILITARY SURVEY Nos. 7829



REVISION
4/29/2025
4/30/2025

**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
- ⊙ 1" IRON PIPE (FOUND) UNLESS NOTED OTHERWISE
- ⊙ RAILROAD SPIKE (SET)
- ⊙ ELECTRIC METER
- ⊙ UTILITY POLE
- ⊙ GAS REGULATOR
- ⊙ COMMUNICATIONS PEDESTAL
- xx CHAINLINK FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN
- ## 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"

0' 50' 100' 200' 300'

**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 TABLE		
LINE No.	BEARING	LENGTH
L1	S 42°35'54" W	34.08'

EASEMENT LINE TABLE		
LINE No.	BEARING	LENGTH
E3	S 52°47'53" W	100.87'
E4	S 11°17'10" W	89.65'
E5	N 77°48'23" W	60.15'
E6	N 19°41'12" E	159.80'
E7	S 77°48'23" E	54.37'
E8	S 47°23'57" E	626.08'

**DEED REFERENCE**  
 PAUL W. SCHROCK,  
 TRUSTEE, OR HIS SUCCESSOR(S), OF  
 THE AMENDED AND RESTATED  
 PAUL W. SCHROCK TRUST  
 O.R. 431, PAGE 1596  
 EXHIBIT A-11  
 ORIG. 178.877 Ac.  
 P.N. 05-00214.000  
 P.N. 08-00481.000  
 S.R. 42, PLAT 99

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER, 2024.

JASON C. McCONAUGHEY, P.S. 8509



BOUNDARY SURVEY FOR  
**PAUL W. SCHROCK**  
 DEER CREEK TOWNSHIP AND JEFFERSON TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. Nos. 7829

**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.
APRIL 25, 2025	1"=100'	S24-306

L:\2024\24-306 Paul W. Schrock\AutoCAD\DWG\_Survey\Plat.dwg, Survey Plat, 4/30/2025 3:02:42 PM, Ryan, DWG To PDF.pcs



# 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. S24-306

May 1, 2025

## LEGAL DESCRIPTION

The Amended and Restated Paul W. Schrock Trust  
4.571 Acres Tract

Situated in the Township of Deer Creek, County of Madison, State of Ohio, being a part of V.M.S. No. 7829, and being a part of what remains of the original 178.877 acres "Tract A-11" (Deer Creek Twp. Parcel No. 05-00214.000 and Jefferson Twp. Parcel No. 08-00481.000) as conveyed to Paul W. Schrock, Trustee, or His Successor(s) of The Amended and Restated Paul W. Schrock Trust and recorded in Official Record 431, Page 1596 of the Madison County Recorder's Office and found in Survey Record 42-99 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a 5/8" iron pin (set) marking a corner of State Route 42 right-of-way dedicated per Plats B504 & B505 (Instrument # 2023-2494&2495) and being in a northeasterly line of what remains of an original 7.509 acres "Exhibit A-4" as conveyed to Paul W. Schrock, Trustee (O.R. 431, Page 1596) and found in Survey 7-88 of the Madison County Engineer's Record of Land Surveys;

thence with a northeasterly line of what remains of the aforesaid original 7.509 acres "Exhibit A-4" N 47°20'11" W, a distance of 585.33 feet to a 3/4" pipe (found) marking the true point of beginning of the tract of land herein described;

thence with the northerly line of what remains of the aforesaid original 7.509 acres "Exhibit A-4" S 42°38'36" W, a distance of 624.88 feet to a 3/4" pipe (found);

thence with the westerly line of what remains of the aforesaid original 7.509 acres "Exhibit A-4" S 47°20'44" E, a distance of 240.07 feet to a 5/8" iron pin (set);

thence with a new division line for the next 7 calls:

1) S 42°39'16" W, a distance of 129.39 feet to a 5/8" iron pin (set);

2) N 47°20'44" W, a distance of 132.21 feet to a 5/8" iron pin (set);

3) N 77°48'23" W, a distance of 128.58 feet to a 5/8" iron pin (set);

4) N 19°41'12" E, a distance of 90.16 feet to a railroad spike (set);

N 14°51'05" E, a distance of 97.80 feet to a 5/8" iron pin (set)

N 00°47'43" W, a distance of 244.48 feet to a 5/8" iron pin (set)

N 42°26'57" E, a distance of 505.64 feet to a 5/8" iron pin (set) in a westerly line of Access Road dedication per Plats B504 & B505 (Instrument # 2023-2494&2495);

thence with a westerly line of the aforesaid Access Road S 47°23'57" E, a distance of 255.00 feet to a 5/8" iron pin (set);

thence with a new division line S 45°03'44" W, a distance of 33.47 feet to the true point of beginning, **containing 4.571 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az. 270° 42' 21.0") between National Geodetic Survey CORS Station "COLB" and McCarty

Associates Local Control Monument "2001" and derived from GNSS observations taken September 16, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in September 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-306 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".



  
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Jason C. McConnaughey, P.S. 8509



# MCCARTY ASSOCIATES, LLC.

ARCHITECTS | ENGINEERS | SURVEYORS

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Dallas M. Puckett, A.I.A.

File No. S24-306

May 1, 2025

## LEGAL DESCRIPTION

The Amended and Restated Paul W. Schrock Trust  
Ingress, Egress, Utilities Easement

Situated in the Townships of Deer Creek and Jefferson, County of Madison, State of Ohio, being a part of V.M.S. No. 7829, and being a part of what remains of the original 178.877 acres "Tract A-11" (Deer Creek Twp. Parcel No. 05-00214.000 and Jefferson Twp. Parcel No. 08-00481.000) as conveyed to Paul W. Schrock, Trustee, or His Successor(s) of The Amended and Restated Paul W. Schrock Trust and recorded in Official Record 431, Page 1596 of the Madison County Recorder's Office and found in Survey Record 42-99 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Beginning at a 5/8" iron pin (set) marking a corner to State Route 42 right-of-way dedicated per Plats B504 & B505 (Instrument # 2023-2494&2495) and being in a northeasterly line of what remains of an original 7.509 acres "Exhibit A-4" as conveyed to Paul W. Schrock, Trustee (O.R. 431, Page 1596) and found in Survey 7-88 of the Madison County Engineer's Record of Land Surveys;

thence with a northeasterly line of what remains of the aforesaid original 7.509 acres "Exhibit A-4" N 47°20'11" W, a distance of 585.33 feet to a 3/4" pipe (found);

thence with a northwesterly line of what remains of the aforesaid original 7.509 acres "Exhibit A-4" S 42°38'36" W, a distance of 624.88 feet to a 3/4" pipe (found);

thence with an easement line an easement line for the next 6 calls:

- 1) S 52°47'53" W, a distance of 100.87 feet to point;
- 2) S 11°17'10" W, a distance of 89.65 feet to point;
- 3) N 77°48'23" W, a distance of 60.15 feet to point;
- 4) N 19°41'12" E, a distance of 159.80 feet to point;
- 5) S 77°48'23" E, a distance of 54.37 feet to point;
- 1) N 42°26'57" E, a distance of 689.91 feet to a 5/8" iron pin (set) in a westerly line of Access Road dedication per Plats B504 & B505 (Instrument # 2023-2494&2495);

thence with a westerly line of the aforesaid Access Road S 47°23'57" E passing a northwesterly corner to and continuing with a northwesterly line of what remains of an original 11.843 acres tract as conveyed to Sheetz, Inc. (O.R. 407, Page 299) and found in Survey Record 116-22 of the Madison County Engineer's Record of Land Surveys, a distance of 626.08 feet to a 5/8" iron pin (set) in a northwesterly line of the aforementioned State Route 42 right-of-way dedicated per Plats B504 & B505 (Instrument # 2023-2494&2495);

thence with the northwesterly line of the aforesaid right-of-way of State Route 42 S 42°35'54" W, a distance of 34.08 feet to the point of beginning, **containing 1.295 acres within said easement.**

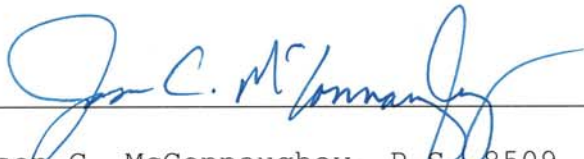
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Bearings are based upon the Grid Azimuth (Az. 270° 42' 21.0") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived from GNSS observations taken September 16, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

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