

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE MAY 12, 2025  
 SCALE 1"=400'  
 DEED REFERENCE  
 OFFICIAL RECORD SEE BELOW  
 TOWNSHIP RANGE  
 MILITARY SURVEY Nos. 5218, 6391-7894-9651-9697, AND 6908

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 16° 13' 35.7") BETWEEN NATIONAL GEODETIC SURVEY CORNS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN APRIL 17, 2025, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).  
 (TRIMBLE FILE 25155 04-29-25)

113.080 Ac.  
 P.O.B.  
 LOCAL CONTROL MONUMENT "2001" TO P.O.B. N 624,750.206' E 1,712,552.666'  
 MAD 02-025 TO P.O.B. N 17°42'10" W - 387.26'  
 N 10°27'15" W - 3521.68'

267.612 Ac.  
 P.O.B.  
 LOCAL CONTROL MONUMENT "2001" TO P.O.B. N 625,776.470' E 1,712,181.620'  
 MAD 02-025 TO P.O.B. N 19°18'29" W - 1478.33'  
 N 12°40'46" W - 4601.71'

STATE OF OHIO D.B. 162, PAGE 247 PARCEL No. 806-A 0.979 Ac. DE-1  
 STATE OF OHIO D.B. 162, PAGE 247 PARCEL No. 806-X 2.525 Ac. DE-2  
 STATE OF OHIO D.B. 175, PAGE 242 PARCEL No. 807-X 1.939 Ac. DE-3

A H. DENNIS ROLFE AND SUSAN J. ROLFE O.R. 264, PAGE 1308 PARCEL No. 2 78.55 Ac. P.N. 21-00247.000  
 B JULIE HIDY MILLER O.R. 276, PAGE 220 86.410 Ac. P.N. 21-00053.000  
 C DENNIS JOHN MOSCOE O.R. 180, PAGE 1504 O.R. 319, PAGE 2295 6.0437 Ac. P.N. 21-00357.000 S.R. 65-14

DEED REFERENCES  
 DANIEL ISAACS, SUCCESSOR TRUSTEE OF VIRGIL D. ISAACS AND JANICE M. ISAACS LIVING TRUST  
 O.R. 427, PAGE 2583 TRACT 5 5.001 Ac.  
 P.N. 21-00160.002 S.R. 45-13  
 O.R. 211, PAGE 962 O.R. 432, PAGE 405 TRACT 2 123.856 Ac.  
 P.N. 21-00160.000 TRACT 3 67.077 Ac.  
 P.N. 21-00161.000 TRACT 4 195.00 Ac.  
 P.N. 21-00160.000 TRACT 5 5.001 Ac.

REVISION
5/14/2025
5/19/2025
5/22/2025

BOUNDARY SURVEY FOR  
 JAMESLAND, LLC AND THOMPSON CREEK FARMS  
 RANGE TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. Nos. 5218, 6391-7894-9651-9697, AND 6908

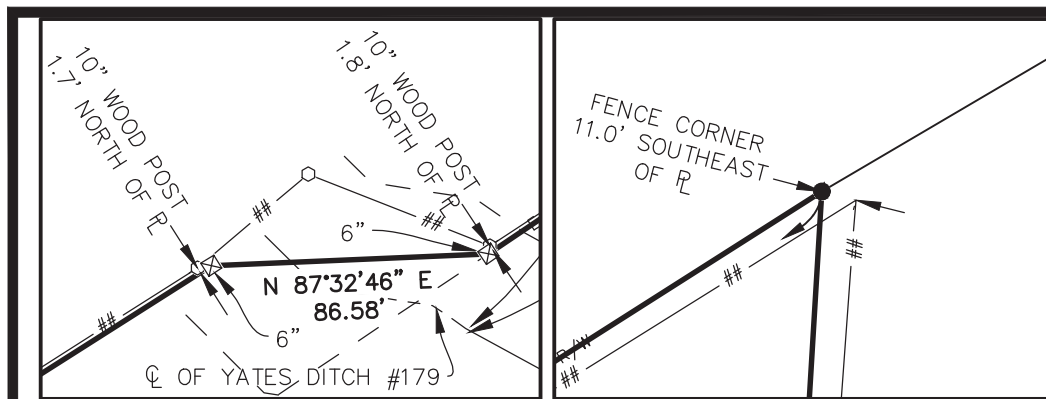


ARCHITECTS | ENGINEERS | SURVEYORS

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

MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
MAY 12, 2025	1"=400'	S25-155



DETAIL A SCALE: 1"=60'  
 DETAIL B SCALE: 1"=60'

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
- ⊙ MAG NAIL (SET)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊕ SPIKE (FOUND) UNDER PAVEMENT
- ⊞ CONCRETE MONUMENT, 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"

STATE OF OHIO  
 D.B. 162, PAGE 249  
 PARCEL No. 806-WL  
 10.130 Ac.

P.O.C.  
 P.O.B.  
 (267.612 Ac.)

INTERSTATE HIGHWAY No. 71  
 (FAY-1-14.11) (MAD-1-0.00)

267.612 Ac.  
 (1.174 Ac. IN DANVILLE RD.)  
 (166.209 Ac. IN V.M.S. No. 5218)  
 (60.890 Ac. IN V.M.S. No. 6391, 7894, 9651 & 9697)  
 (40.513 Ac. IN V.M.S. No. 6908)

O.R. 211, PAGE 962  
 O.R. 432, PAGE 405  
 TRACT 2  
 123.856 Ac.  
 P.N. 21-00160.000  
 (0.436 Ac.)

O.R. 427, PAGE 2583  
 TRACT 5  
 5.001 Ac.  
 P.N. 21-00160.002  
 S.R. 45-13  
 (0.363 Ac.)

O.R. 211, PAGE 962  
 O.R. 432, PAGE 405  
 TRACT 4  
 ORIG. 195.00 Ac.  
 P.N. 21-00160.000  
 (76.948 Ac.)

O.R. 427, PAGE 2583  
 TRACT 5  
 5.001 Ac.  
 P.N. 21-00160.002  
 S.R. 45-13  
 (4.638 Ac.)

113.080 Ac.  
 (0.562 IN DANVILLE RD.)  
 (75.375 Ac. IN V.M.S. No. 5218)  
 (6.892 Ac. IN V.M.S. No. 6391, 6391, 7894, 9651 & 9697)  
 (30.813 Ac. IN V.M.S. No. 6908)

O.R. 427, PAGE 2583  
 TRACT 5  
 5.001 Ac.  
 P.N. 21-00160.002  
 S.R. 45-13  
 (4.638 Ac.)

O.R. 211, PAGE 962  
 O.R. 432, PAGE 405  
 TRACT 4  
 ORIG. 195.00 Ac.  
 P.N. 21-00160.000  
 (108.006 Ac.)

H. DENNIS ROLFE AND SUSAN J. ROLFE O.R. 420, PAGE 2362 (1/2 INTEREST) AND THOMPSON CREEK FARMS, INC. O.R. 420, PAGE 2364 (1/2 INTEREST) 91.8169 Ac. P.N. 21-00279.000 S.R. 64-17

RONALD J. DANIELS AND MARJORIE A. DANIELS, CO-TRUSTEES, ET. AL. O.R. 430, PAGE 1169 TRACT TWO ORIG. 107.85 Ac. P.N. 21-00090.000

GREEN AGRI-CAPITAL LLC O.R. 282, PAGE 1289 PARCEL FOUR FIRST TRACT 100 Ac. P.N. 21-00183.000

THOMPSON CREEK FARMS, INC. O.R. 301, PAGE 1211 ORIG. 77 Ac. & 26 POLES P.N. 21-00357.001

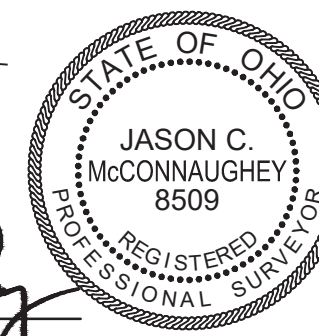
NOTES:  
 THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.  
 NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.  
 ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

LINE No.	BEARING	LENGTH
L1	N 19°55'05" W	275.00'
L2	N 19°56'25" W	101.76'



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN APRIL, 2025.

JASON C. McCONAUGHEY, P.S. 8509





# 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. S25-155

May 22, 2025

## LEGAL DESCRIPTION

Virgil D. Isaacs and Janice M. Isaacs Living Trust  
267.612 Acres Tract

Situated in the Township of Range, County of Madison, State of Ohio, being a part of V.M.S. Nos. 5218, 6391-7894-9651-9697, and 6908, and being all (67.120 acres) of the 67.077 acres "Tract 3" (Parcel No. 21-00161.000), part (123.181 acres) of the 123.856 acres "Tract 2", and part (76.948 acres) of the original 195.00 acres "Tract 4" (Parcel No. 21-00160.000) as conveyed Daniel Isaacs, Successor Trustee of the Virgil D. Isaacs and Janice M. Isaacs Living Trust and recorded in Official Record 211, Page 962 and Official Record 427, Page 2583 of the Madison County Recorder's Office and a part (0.363 acre) of the 5.001 acres tract (Parcel No. 21-00160.002) as conveyed Daniel Isaacs, Successor Trustee of the Virgil D. Isaacs and Janice M. Isaacs Living Trust and recorded in Official Record 427, Page 2583 of the Madison County Recorder's Office and found in Survey Record 45-13 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Beginning at a mag nail (set) at the intersection of the southerly limited access right-of-way of Interstate Highway No. 71 (FAY-1-14.11) (MAD-1-0.00) and the centerline of Danville Road (County Road No. 8), said mag nail marking the southwesterly corner of a 10.130 acres "Parcel No. 806-WL" as conveyed to the State of Ohio (D.B. 162, Page 249) and being 121.00 feet right of Station 138+07.24 of Interstate Highway No. 71 (FAY-1-14.11) (MAD-1-0.00) ;

thence with the southerly limited access right-of-way of Interstate Highway No. 71 and the southerly line of the aforesaid 10.130 acres "Parcel No. 806-WL" N 57°34'32" E passing the southwesterly corner

to and continuing with the southerly line of a 23.152 acres "Parcel No. 807-WL" as conveyed to the State of Ohio (D.B. 165, Page 226), a distance of 3347.76 feet to a 6" concrete monument (found);

thence with the southerly line of the aforesaid 23.152 acres "Parcel No. 807-WL" for the next 3 calls:

- 1) N 87°32'46" E, a distance of 86.58 feet to a 6" concrete monument (found);
- 2) N 56°08'36" E, a distance of 570.18 feet to a 6" concrete monument (found);
- 3) N 57°34'32" E, a distance of 1359.95 feet to a 5/8" iron pin (set) marking the northwesterly corner of a 115.195 acres tract as conveyed to Stephen R. Anthony and Patricia J. Anthony (O.R. 250, Page 461) and found in Survey Record RA-6 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 115.195 acres tract for the next 3 calls:

- 1) S 03°28'34" W, a distance of 2049.88 feet to a 5/8" iron pin (set);
- 2) S 86°17'18" E, a distance of 319.30 feet to a 5/8" iron pin (set);
- 3) S 03°36'26" W, a distance of 1069.80 feet to a 5/8" iron pin (set) marking the northwesterly corner of what remains of an original 160.44 acres tract as conveyed to Thomas L. Vogel, Trustee (O.R. 339, Page 2212);

thence with the westerly line of what remains of the aforesaid original 160.44 acres tract S 03°33'49" W, a distance of 1025.22 feet to a 5/8" iron pin (found) marking the northwesterly corner of a 91.8169 acres tract as conveyed to H. Dennis Rolfe and Susan J. Rolfe (1/2 interest) (O.R. 420, Page 2362) and Thompson Creek Farms, Inc. (1/2 interest) (O.R. 420, Page 2364) and found in Survey Record 64-17 of the Madison County Engineer's Record of Land Surveys;

thence with a new division line N 86°07'49" W passing a 5/8" iron pin (set) at 4205.69 feet, a total distance of 4235.69 feet to a mag nail (set) in the centerline of Danville Road;

thence with the centerline of Danville Road N 19°47'43" W, a distance of 295.23 feet to a mag nail (set);

thence continuing with the centerline of Danville Road N 19°54'28" W, a distance of 796.05 feet to the point of beginning, **containing 267.612 acres of land.**


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

Bearings are based upon the Grid Azimuth (Az 16° 13' 35.7") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken April 17, 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. S25-155 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



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File No. S25-155

May 22, 2025

## LEGAL DESCRIPTION

Virgil D. Isaacs and Janice M. Isaacs Living Trust  
113.080 Acres Tract

Situated in the Township of Range, County of Madison, State of Ohio, being a part of V.M.S. Nos. 5218, 6391-7894-9651-9697, and 6908, and being part (0.436 acre) of the 123.856 acres "Tract 2" and part (108.006 acres) of the original 195.00 acres "Tract 4" (Parcel No. 21-00160.000) as conveyed Daniel Isaacs, Successor Trustee of the Virgil D. Isaacs and Janice M. Isaacs Living Trust and recorded in Official Record 211, Page 962 and Official Record 432, Page 405 of the Madison County Recorder's Office and a part (4.638 acres) of the 5.001 acres tract (Parcel No. 21-00160.002) as conveyed Daniel Isaacs, Successor Trustee of the Virgil D. Isaacs and Janice M. Isaacs Living Trust and recorded in Official Record 427, Page 2583 of the Madison County Recorder's Office and found in Survey Record 45-13 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a mag nail (set) at the intersection of the southerly limited access right-of-way of Interstate Highway No. 71 (FAY-1-14.11) (MAD-1-0.00) and the centerline of Danville Road (County Road No. 8), said mag nail marking the southwesterly corner of a 10.130 acres "Parcel No. 806-WL" as conveyed to the State of Ohio (D.B. 162, Page 249) and being 121.00 feet right of Station 138+07.24 of Interstate Highway No. 71 (FAY-1-14.11) (MAD-1-0.00);

thence with the centerline of Danville Road S 19°54'28" E, a distance of 796.05 feet to a mag nail (set);

thence continuing with the centerline of Danville Road S 19°47'43" E, a distance of 295.23 feet to a mag nail (set) marking the true point

of beginning of the tract of land herein described;

thence with a new division line S 86°07'49" E passing a 5/8" iron pin (set) at 30.00 feet, a total distance of 4235.69 feet to a 5/8" iron pin (found) marking the southwesterly corner of what remains of an original 160.44 acres tract as conveyed to Thomas L. Vogel, Trustee (O.R. 339, Page 2212) and the northwesterly corner of a 91.8169 acres tract as conveyed to H. Dennis Rolfe and Susan J. Rolfe (1/2 interest) (O.R. 420, Page 2362) and Thompson Creek Farms, Inc. (1/2 interest) (O.R. 420, Page 2364) and found in Survey Record 64-17 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 91.8169 acres tract S 03°30'00" W, a distance of 1546.68 feet to a 5/8" iron pin (found) marking the northwesterly corner of a 78.55 acres "Parcel No. 2" as conveyed to H. Dennis Rolfe and Susan J. Rolfe (O.R. 264, Page 1308) and the northeasterly corner of an 86.410 acres tract as conveyed to Julie Hidy Miller (O.R. 276, Page 220);

thence with the northerly line of the aforesaid 86.410 acres tract N 86°36'23" W, a distance of 860.91 feet to a 5/8" iron pin (set) in the easterly line of what remains of an original 77 acres and 26 poles tract as conveyed to Thompson Creek Farms, Inc. (O.R. 301, Page 1211);

thence with the easterly line of what remains of the aforesaid original 77 acres and 26 poles tract N 03°08'20" E, a distance of 320.00 feet to a 5/8" iron pin (set);

thence with the northerly line of what remains of the aforesaid original 77 acres and 26 poles tract N 85°46'40" W, a distance of 2162.96 feet to a 5/8" iron pin (found) marking the northeasterly corner of a 6.0437 acres tract as conveyed to Dennis John Moscoe (O.R. 180, Page 1504 and O.R. 319, Page 2295) and found in Survey Record 65-14 of the Madison County Engineer's Record of Land Surveys and the southeasterly corner of a 5.000 acres tract as conveyed to David W. Johnson and Karen S. Johnson (O.R. 279, Page 691) and found in Survey Record 33-89 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 5.000 acres tract N

19°55'14" W, a distance of 350.02 feet to a 5/8" iron pin (found);

thence with the northerly line of the aforesaid 5.000 acres tract N 85°45'54" W passing a 5/8" iron pin (found) at 656.75 feet, a total distance of 681.76 feet to a railroad spike (found) in the centerline of Danville Road;

thence with the centerline of Danville Road for the next 4 calls:

- 1) N 19°56'30" W, a distance of 473.03 feet to a mag nail (set);
- 2) N 19°55'05" W, a distance of 275.00 feet to a mag nail (set);
- 3) N 19°56'25" W, a distance of 101.76 feet to a mag nail (set);
- 4) N 19°47'43" W, a distance of 129.25 feet to the true point of

beginning, **containing 113.080 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az 16° 13' 35.7") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken April 17, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

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