

VICINITY MAP  
1" = 2000'

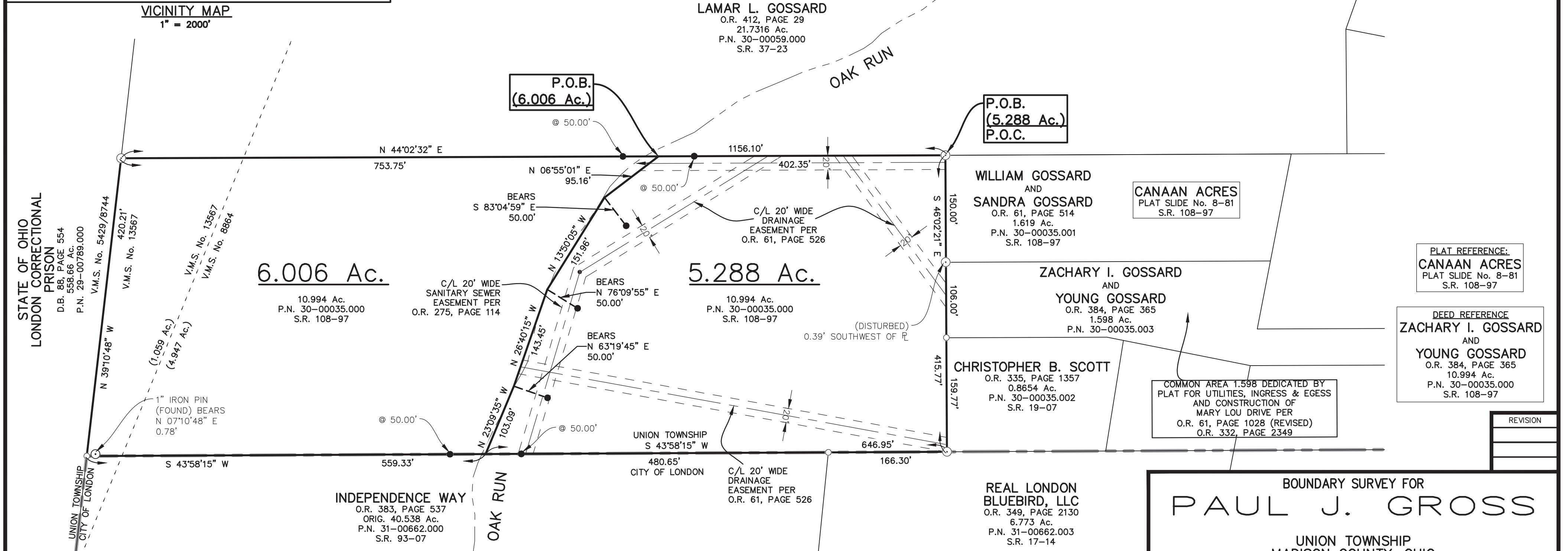
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	HEIGHT	ELLIPSOID	OHIO STATE PLANE COORDINATES NAVD 88	ELEVATION
MAD 02-004	39°54'02.623674"N	83°26'51.659506"W	949.399	NORTHING	1702621.2821	1057.230
	RESIDUALS		ΔH = - SFT	ΔV = - SFT		
CLARK COUNTY CORS ARP OHCL	39°56'38.04023"N	83°50'16.40587"W	830.721	NORTHING	1593385.906	940.039
LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT "2001"	39°54'10.40903"N	83°28'03.27331"W	957.175	NORTHING	1697048.901	1065.032
LOCAL GROUND COORDINATES NAVD 88						
GROUND SCALE FACTOR:	1.000068973208			NORTHING	1697048.901	ELEVATION 1065.032
GEOID MODEL:	GEOID18 (CONUS)			EASTING	694532.857	
UNITS ARE IN U.S. SURVEY FEET (SFT)						

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 98°54'57.9") BETWEEN NATIONAL GEODETIC SURVEY STATION "OHCL" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN SEPTEMBER 17, 2024, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 24308 09-18-24)

P.O.B. (5.288 Ac.) N 694,287.534' E 1,696,184.958  
 LOCAL CONTROL MONUMENT "2001" TO P.O.B. (5.288 Ac.) S 74°08'52" W - 898.10'  
 MAD 02-004 TO P.O.B. (5.288 Ac.) N 84°39'37" W - 6464.38'

P.O.B. (6.006 Ac.) N 693,998.311' E 1,695,905.246  
 LOCAL CONTROL MONUMENT "2001" TO P.O.B. (6.006 Ac.) S 64°56'55" W - 1262.41'  
 MAD 02-004 TO P.O.B. (6.006 Ac.) N 87°20'13" W - 6723.30'

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE JANUARY 14, 2025  
 SCALE 1"=100'  
 DEED REFERENCE  
 OFFICIAL RECORD 384 PAGE 365  
 TOWNSHIP UNION  
 MILITARY SURVEY NUMBERS 8864 & 13567



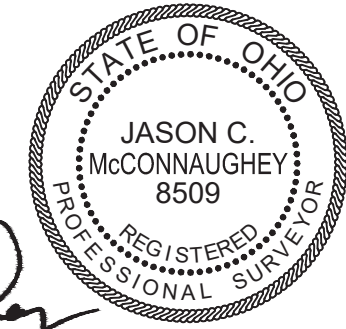
LEGEND

- 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
- ⊕ SANITARY MANHOLE

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 SEPTEMBER, 2024.

JASON C. McCONNAUGHEY, P.S. 8509



BOUNDARY SURVEY FOR  
**PAUL J. GROSS**  
 UNION TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. Nos. 8864 AND 13567

**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.
JANUARY 14, 2025	1"=100'	S24-308



213 N. HIGH STREET, HILLSBORO, OHIO 45133

O: (937) 393-9971

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. S24-308  
January 14, 2025

**LEGAL DESCRIPTION**

Zachary I. Gossard and Young Gossard  
5.288 Acres Tract

Situated in the Township of Union, County of Madison, State of Ohio, being a part of V.M.S. No. 8864, and being a part of the 10.994 acres tract (Parcel No. 30-00035.000) as conveyed to Zachary I. Gossard and Young Gossard and recorded in Official Record 384, Page 365 of the Madison County Recorder's Office and found in Survey Record 108-97 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Beginning at a 1" iron pipe (found) in the southeasterly line of a 21.7316 acres tract as conveyed to Lamar L. Gossard (O.R. 412, Page 29) and found in Survey 37-23 of the Madison County Engineer's Record of Land Surveys, marking the westerly most corner of a 1.619 acres tract of Cannan Acres (Plat Slide No. 8-81) as conveyed to William Gossard and Sandra Gossard (O.R. 61, Page 514) and found in Survey 108-97 of the Madison County Engineer's Record of Land Surveys, and marking the northerly most corner of the 10.994 acres of which this is a part;

thence with the southwesterly line of the aforesaid 1.619 acres tract S 46°02'21" E passing the westerly most corner to and continuing with the southwesterly line of a 1.598 acres tract as conveyed to Zachary I. Gossard and Young Gossard (O.R. 384, Page 365) and dedicated per (Plat Slide No. 8-81) and passing a 5/8" iron pin (found) at 256.00 feet marking the westerly most corner

to and continuing with the southwesterly line of a 0.8654 acre tract as conveyed to Christopher B. Scott (O.R. 335, Page 1357) and found in Survey Record 19-07 of the Madison County Engineer's Record of Land Surveys, a distance of 415.77 feet to a 1" pipe (found) in the northwesterly line of a 6.773 acres tract as conveyed to Real London Bluebird, LLC (O.R. 349, Page 2130) and found in Survey 17-14 of the Madison County Engineer's Record of Land Surveys;

thence with the northwesterly line of the aforesaid 6.773 acres tract S 43°58'15" W passing a 5/8" iron pin (found) at 166.30 feet marking the northerly most corner to and continuing with the northwesterly line of an original 40.538 acres tract as conveyed to Independence Way (O.R. 383, Page 537) and found in Survey 93-07 of the Madison County Engineer's Record of Land Surveys and passing a 5/8" iron pin (set) at 596.95 feet, a total distance of 646.95 feet to a point in Oak Run;

thence with a new division line for the next 4 calls:

- 1) N 23°09'35" W, a distance of 103.09 feet to a point in Oak Run, from which a 5/8" iron pin (set) bears N 63°19'45" E, a distance of 50.00 feet;
- 2) N 26°40'15" W, a distance of 143.45 feet to a point in Oak Run, from which a 5/8" iron pin (set) bears N 76°09'55" E, a distance of 50.00 feet;
- 3) N 13°50'05" W, a distance of 151.96 feet to a point in Oak Run, from which a 5/8" iron pin (set) bears S 83°04'59" E, a distance of 50.00 feet;
- 4) N 06°55'01" E, a distance of 95.16 feet to a point in Oak Run and being in the southeasterly line of the aforementioned 21.7316 acres tract as conveyed to Lamar L. Gossard (O.R.

412, Page 29) and found in Survey 37-23 of the Madison County Engineer's Record of Land Surveys,

thence with the southeasterly line of the aforesaid 21.7316 acres tract N 44°02'32" E passing a 5/8" iron pin (set) at 50.00 feet, a total distance of 402.35 feet to the true point of beginning, **containing 5.288 acres of land.**


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

Bearings are based upon the Grid Azimuth (Az 98°54'57.9") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken September 17, 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. S24-308 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  
MCCARTYASSOCIATES.COM

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. S24-308  
December 4, 2024

**LEGAL DESCRIPTION**

Zachary I. Gossard and Young Gossard  
6.006 Acres Tract

Situated in the Township of Union, County of Madison, State of Ohio, being a part of V.M.S. Nos. 8864 and 13567, and being a part of the 10.994 acres tract (Parcel No. 30-00035.000) as conveyed to Zachary I. Gossard and Young Gossard and recorded in Official Record 384, Page 365 of the Madison County Recorder's Office and found in Survey Record 108-97 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a 1" iron pipe (found) in the southeasterly line of a 21.7316 acres tract as conveyed to Lamar L. Gossard (O.R. 412, Page 29) and found in Survey 37-23 of the Madison County Engineer's Record of Land Surveys, marking the westerly most corner of a 1.619 acres tract of Cannan Acres (Plat Slide No. 8-81) as conveyed to William Gossard and Sandra Gossard (O.R. 61, Page 514) and found in Survey 108-97 of the Madison County Engineer's Record of Land Surveys, and marking the northerly most corner of the 10.994 acres of which this is a part;

thence with the southeasterly line of the aforesaid 21.7316 acres tract and the northwesterly line of the 10.994 acres of which this is a part S 44°02'32" W, a distance of 402.35 feet to a point in Oak Run marking the true point of beginning of the tract of land herein described;

thence with a new division line for the next 4 calls:

- 1) S 06°55'01" W, a distance of 95.16 feet to a point in Oak Run, from which a 5/8" iron pin (set) bears S 83°04'59" E, a distance of 50.00 feet;
- 2) S 13°50'05" E, a distance of 151.96 feet to a point in Oak Run, from which a 5/8" iron pin (set) bears N 76°09'55" E, a distance of 50.00 feet;
- 3) S 26°40'15" E, a distance of 143.45 feet to a point in Oak Run, from which a 5/8" iron pin (set) bears N 63°19'45" E, a distance of 50.00 feet;
- 4) S 23°09'35" E, a distance of 103.09 feet to a point in Oak Run, said point being in the northwesterly line of what remains of an original 40.538 acres tract as conveyed to Independence Way (O.R. 383, Page 537) and found in Survey 93-07 of the Madison County Engineer's Record of Land Surveys;

thence with the northwesterly line of what remains of the aforesaid original 40.538 acres tract S 43°58'15" W passing a 5/8" iron pin (set) at 50.00 feet, a total distance of 559.33 feet to a 5/8" iron pin (found) marking an easterly corner of a 558.66 acres tract as conveyed to the State of Ohio London Correctional Prison (D.B. 88, Page 554), from said iron pin (found) a 1" pipe (found) bears N 07°10'48" E, a distance of 0.78 feet;

thence with an easterly line of the aforesaid 558.66 acres tract N 39°10'48" W, a distance of 420.21 feet to a 1" pipe (found) marking the southerly most corner of the aforementioned 21.7316 acres tract as conveyed to Lamar L. Gossard (O.R. 412, Page 29) and found in Survey 37-23 of the Madison County Engineer's Record of Land Surveys;

thence with the southeasterly line of the aforesaid 21.7316 acres tract N 44°02'32" E passing a 5/8" iron pin (set) at 703.75 feet, a total distance of 753.75 feet to the true point of beginning, **containing 6.006 acres of land.**

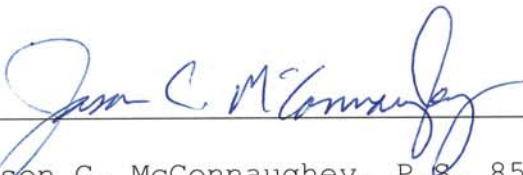
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 98°54'57.9") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken September 17, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

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\_\_\_\_\_  
Jason C. McConnaughey, P.S. 8509