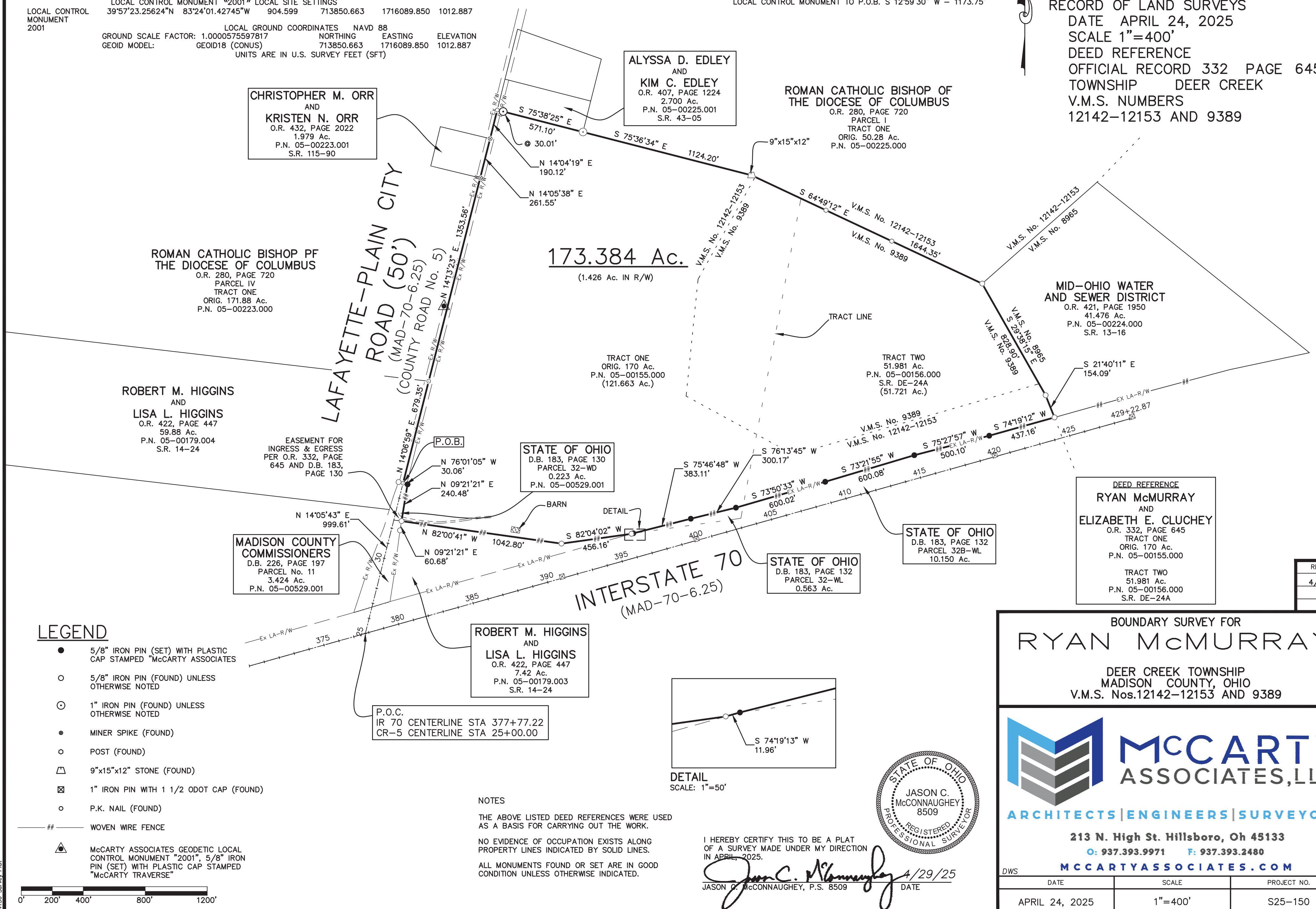


NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION	RESIDUALS
MAD 02-016	39°57'06.06696"N	83°22'37.91579"W	890.982	712047.382	1722575.804	999.240	$\Delta H = 0.027$ $\Delta V = -0.019$
COLUMBUS CORS (COLB)	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 CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
	39°57'23.25624"N	83°24'01.42745"W	904.599	713850.663	1716089.850	1012.887	
LOCAL CONTROL MONUMENT 2001	LOCAL GROUND COORDINATES NAVD 88						
	GROUND SCALE FACTOR: 1.0000575597817						
	GEIOD18 (CONUS)	GEIOD18 (CONUS)	NORTHING	EASTING	ELEVATION		
UNITS ARE IN U.S. SURVEY FEET (SFT)							

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 269°46'02.7") FROM NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN APRIL 1, 2025, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 25150 04-04-25)

P.O.B. N 712,706.961' E 1,715,825.980'  
LOCAL CONTROL MONUMENT TO P.O.B. S 12°59'30" W - 1173.75'

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
MADISON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE APRIL 24, 2025  
SCALE 1"=400'  
DEED REFERENCE  
OFFICIAL RECORD 332 PAGE 645  
TOWNSHIP DEER CREEK  
V.M.S. NUMBERS  
12142-12153 AND 9389



**CHRISTOPHER M. ORR AND KRISTEN N. ORR**  
O.R. 432, PAGE 2022  
1.979 Ac.  
P.N. 05-00223.001  
S.R. 115-90

**ALYSSA D. EDLEY AND KIM C. EDLEY**  
O.R. 407, PAGE 1224  
2.700 Ac.  
P.N. 05-00225.001  
S.R. 43-05

**ROMAN CATHOLIC BISHOP OF THE DIOCESE OF COLUMBUS**  
O.R. 280, PAGE 720  
PARCEL I TRACT ONE  
ORIG. 50.28 Ac.  
P.N. 05-00225.000

**ROMAN CATHOLIC BISHOP OF THE DIOCESE OF COLUMBUS**  
O.R. 280, PAGE 720  
PARCEL IV TRACT ONE  
ORIG. 171.88 Ac.  
P.N. 05-00223.000

**ROBERT M. HIGGINS AND LISA L. HIGGINS**  
O.R. 422, PAGE 447  
59.88 Ac.  
P.N. 05-00179.004  
S.R. 14-24

EASEMENT FOR INGRESS & EGRESS PER O.R. 332, PAGE 645 AND D.B. 183, PAGE 130

**STATE OF OHIO**  
D.B. 183, PAGE 130  
PARCEL 32-WD  
0.223 Ac.  
P.N. 05-00529.001

**MADISON COUNTY COMMISSIONERS**  
D.B. 226, PAGE 197  
PARCEL No. 11  
3.424 Ac.  
P.N. 05-00529.001

**ROBERT M. HIGGINS AND LISA L. HIGGINS**  
O.R. 422, PAGE 447  
7.42 Ac.  
P.N. 05-00179.003  
S.R. 14-24

**STATE OF OHIO**  
D.B. 183, PAGE 132  
PARCEL 32-WL  
0.563 Ac.

**STATE OF OHIO**  
D.B. 183, PAGE 132  
PARCEL 32B-WL  
10.150 Ac.

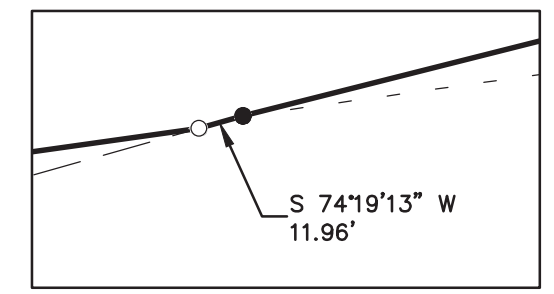
**DEED REFERENCE RYAN McMURRAY AND ELIZABETH E. CLUCHEY**  
O.R. 332, PAGE 645  
TRACT ONE  
ORIG. 170 Ac.  
P.N. 05-00155.000  
  
TRACT TWO  
51.981 Ac.  
P.N. 05-00156.000  
S.R. DE-24A

**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS OTHERWISE NOTED
- ⊙ 1" IRON PIN (FOUND) UNLESS OTHERWISE NOTED
- MINER SPIKE (FOUND)
- POST (FOUND)
- ▢ 9"x15"x12" STONE (FOUND)
- ⊠ 1" IRON PIN WITH 1 1/2 ODOT CAP (FOUND)
- P.K. NAIL (FOUND)
- ## WOVEN WIRE FENCE
- ▲ MCCARTY ASSOCIATES GEODETIC 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 DATE 4/29/25

REVISIONS
4/29/25

**BOUNDARY SURVEY FOR RYAN McMURRAY**  
DEER CREEK TOWNSHIP  
MADISON COUNTY, OHIO  
V.M.S. Nos. 12142-12153 AND 9389



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

DATE	SCALE	PROJECT NO.
APRIL 24, 2025	1"=400'	S25-150



# 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. S25-150

April 29, 2025

## LEGAL DESCRIPTION

Ryan McMurray and Elizabeth E. Cluchey  
173.384 Acres Tract

Situated in the Township of Deer Creek, County of Madison, State of Ohio, being a part of V.M.S. Nos. 12142-12153, and 9389, and being all that remains (121.663 acres) of the original 170 acres "Tract One" (Parcel No. 05-00155.000) and all (51.721 acres) of the 51.981 acres "Tract Two" (Parcel No. 05-00156.000) as conveyed to Ryan McMurray and Elizabeth E. Cluchey and recorded in Official Record 332, Page 645 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 point marking the intersection of centerline station 377+77.22 of Interstate 70 (MAD-70-6.25) and centerline station 25+00.00 of Lafayette-Plain City Road (County Road No. 5);

thence with the centerline of Lafayette-Plain City Road N 14°05'43" E, a distance of 999.61 feet to a mag nail (found) marking the northerly most corner of a 0.223 acre "Parcel 32-WD" as conveyed to the State of Ohio (D.B. 183, Page 130) and a westerly corner of what remains of the original 170 acres "Tract One" of which this is a part, said mag nail being the true point of beginning of the tract of land herein described;

thence with the centerline of Lafayette-Plain City Road for the next 4 calls:

- 1) N 14°06'59" E, a distance of 679.35 feet to a mag nail (found);
- 2) N 14°13'23" E, a distance of 1353.56 feet to a miner spike (found);
- 3) N 14°05'38" E, a distance of 261.55 feet to a miner spike (found);

4) N 14°04'19" E, a distance of 190.12 feet to a P.K. nail (found) marking the southwesterly corner of a 2.700 acres tract as conveyed to Alyssa D. Edley and Kim C. Edley (O.R. 407, Page 1224) and found in Survey Record 43-05 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 2.700 acres tract S 75°38'25" E passing a 1" iron pipe (found) at 30.01 feet, a total distance of 571.10 feet to a 1" iron pipe (found) marking a southerly corner of what remains of an original 50.28 acres "Parcel I, Tract One" as conveyed to Roman Catholic Bishop of The Diocese of Columbus (O.R. 280, Page 720);

thence with a southerly line of what remains of the aforesaid original 50.28 acres "Parcel I, Tract One" S 75°36'34" E, a distance of 1124.20 feet to a 9" by 15" by 12" stone (found);

thence with another southerly line of what remains of the aforesaid original 50.28 acres "Parcel I, Tract One" S 64°49'12" E, a distance of 1644.35 feet to a 5/8" iron pin (found) marking the westerly most corner of a 41.476 acres tract as conveyed to Mid-Ohio Water and Sewer District (O.R. 421, Page 1950) and found in Survey Record 13-16 of the Madison County Engineer's Record of Land Surveys;

thence with a southwesterly line of the aforesaid 41.476 acres tract S 29°38'15" E, a distance of 828.90 feet to a 5/8" iron pin (found);

thence with another southwesterly line of the aforesaid 41.476 acres tract S 21°40'11" E, a distance of 154.09 feet to a 5/8" iron pin (found) in the northerly limited access right-of-way of Interstate 70 (MAD-70-6.25) and marking the northeasterly corner of a 10.150 acres "Parcel 32B-WL" as conveyed to the State of Ohio (D.B. 183, Page 134);

thence with the northerly limited access right-of-way of Interstate 70 and the northerly lines of the aforesaid 10.150 acres "Parcel 32B-WL" for the next 4 calls:

- 1) S 74°19'12" W, a distance of 437.16 feet to a 5/8" iron pin (set);
- 2) S 75°27'57" W, a distance of 500.10 feet to a 5/8" iron pin (set);

- 3) S 73°21'55" W, a distance of 600.08 feet to a 5/8" iron pin (set);
- 4) S 73°50'33" W passing the northeasterly corner to and continuing with a northerly line of a 0.563 acre "Parcel 32-WL" as conveyed to as conveyed to the State of Ohio (D.B. 183, Page 132), a distance of 600.02 feet to a 5/8" iron pin (set);

thence continuing with the northerly limited access right-of-way of Interstate 70 and a northerly line of the aforesaid 0.563 acre "Parcel 32-WL" for the next 3 calls:

- 1) S 76°13'45" W, a distance of 300.17 feet to a 5/8" iron pin (set);
- 2) S 75°46'48" W, a distance of 383.11 feet to a 5/8" iron pin
- 3) S 74°19'13" W, a distance of 11.96 feet to a 5/8" iron pin (found) marking the easterly most corner of a 7.42 acres tract as conveyed to Robert M. Higgins and Lisa L. Higgins (O.R. 422, Page 447) and found in Survey Record 14-24 of the Madison County Engineer's Record of Land Surveys;

thence with a northerly line of the aforesaid 7.42 acres tract S 82°04'02" W, a distance of 456.16 feet to a 5/8" iron pin (found);

thence with another northerly line of the aforesaid 7.42 acres tract N 82°00'41" W, a distance of 1042.80 feet to a 5/8" iron pin (found) marking the northeasterly corner of a 1.010 acres "Parcel 31A-WD" as conveyed to as conveyed to the State of Ohio (D.B. 184, Page 106) and the southeasterly corner of the aforementioned 0.223 acre "Parcel 32-WD" as conveyed to the State of Ohio (D.B. 183, Page 130);

thence with the easterly line of the aforesaid 0.223 acre "Parcel 32-WD" N 09°21'21" E, a distance of 240.48 feet to a 5/8" iron pin (set);

thence with the northerly line of the aforesaid 0.223 acre "Parcel 32-WD" N 76°01'05" W, a distance of 30.06 feet to the true point of beginning, **containing 173.384 acres of land.**

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

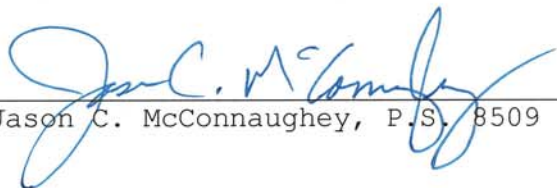
Bearings are based upon the Grid Azimuth (Az. 269° 46' 02.7") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived from GNSS

observations taken April 1, 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. S25-150 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