

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 237° 28' 04.5") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN OCTOBER 14, 2025, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 25308 10-15-25)

LINE No.	BEARING	LENGTH
R1	N 10°15'48" W	74.62'
R2	N 78°27'01" E	130.18'

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 3, 2025
 SCALE 1"=200'
 DEED REFERENCE
 OFFICIAL RECORD 432 PAGE 600
 TOWNSHIP FAIRFIELD
 MILITARY SURVEY No. 6285

"PARCEL C"
 P.O.B. N 677,387.817' E 1,754,860.584'
 LOCAL CONTROL MONUMENT "2001" TO P.O.B.:
 N 25°37'36" W - 1545.35'
 MAD 02-012 TO P.O.B.:
 N 40°14'36" E - 937.02'

"PARCEL D"
 P.O.B. N 679,926.210' E 1,754,228.795'
 LOCAL CONTROL MONUMENT "2001" TO P.O.B.:
 N 18°17'54" W - 4141.13'
 MAD 02-012 TO P.O.B.:
 N 29°13'53" E - 11110.00'

"PARCEL E"
 P.O.B. N 679,604.014' E 1,755,311.030'
 LOCAL CONTROL MONUMENT "2001" TO P.O.B.:
 N 03°27'18" W - 3616.11'
 MAD 02-012 TO P.O.B.:
 N 34°46'20" E - 11410.65'

"PARCEL F"
 P.O.B. N 679,400.234' E 1,755,995.515'
 LOCAL CONTROL MONUMENT "2001" TO P.O.B.:
 N 07°48'02" E - 3437.57'
 MAD 02-012 TO P.O.B.:
 N 38°06'36" E - 11653.40'

(A) PHILIP R. DINGESS AND DONNA J. GUYTON
 AND LESLIE L. DINGESS, TRUSTEES
 O.R. 435, PAGE 1505
 0.876 Ac.
 P.N. 07-00167.001
 S.R. 9-87

(B) DONNA J. GUYTON
 O.R. 432, PAGE 600
 PARCEL ONE
 41.35 Ac.
 P.N. 07-00249.000

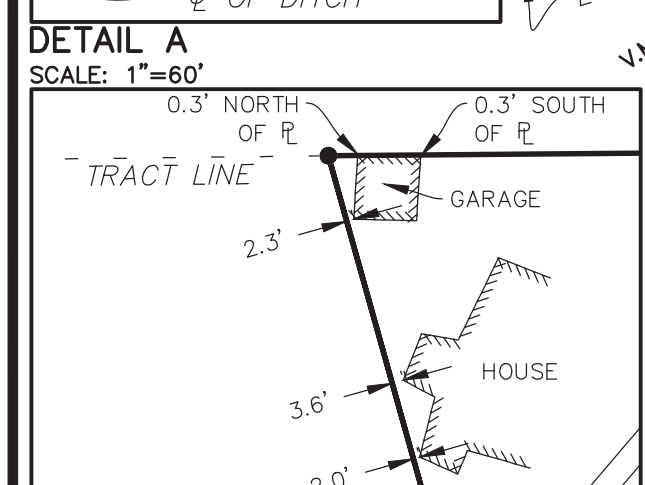
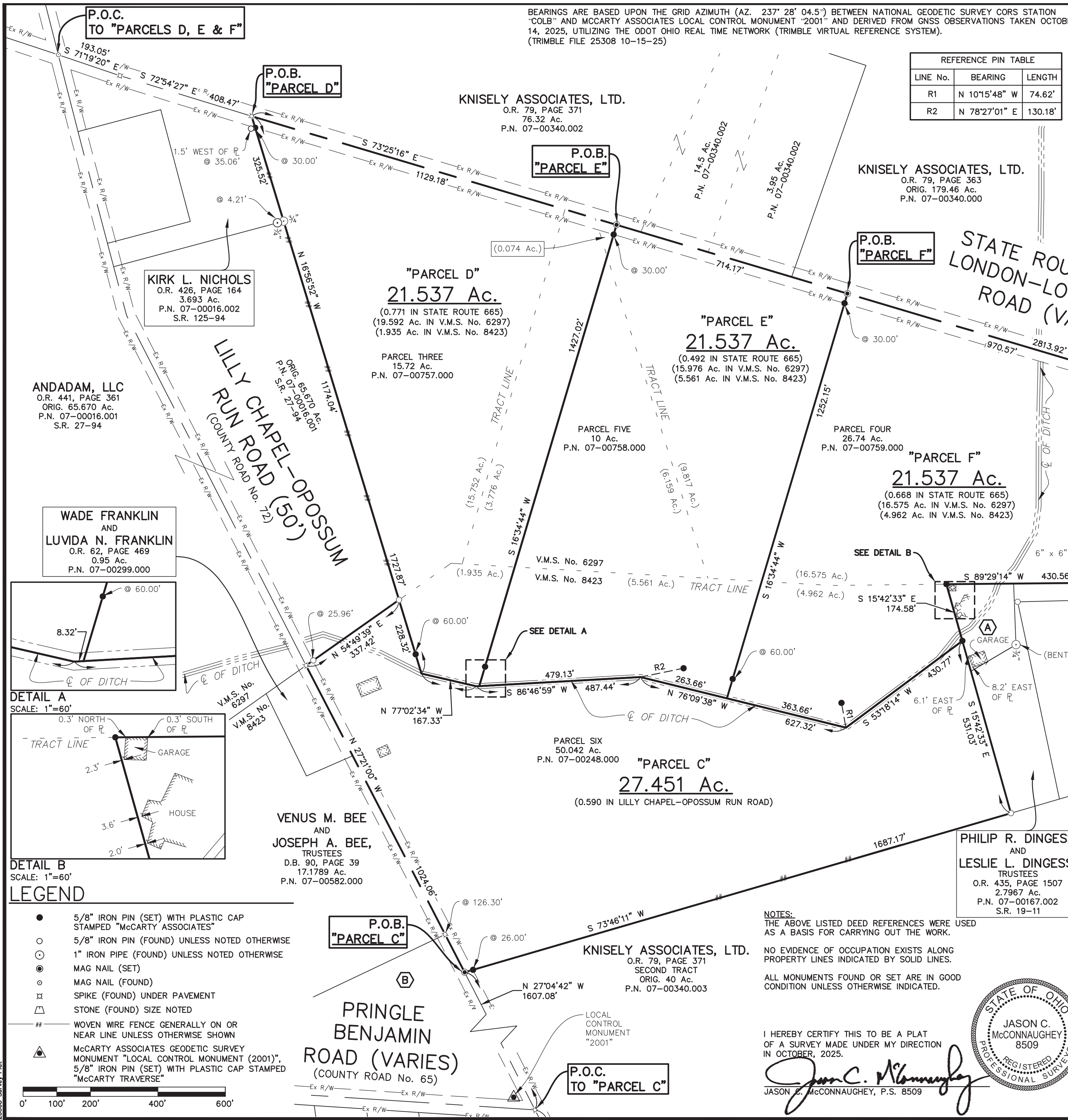
DEED REFERENCE
 DONNA J. GUYTON
 O.R. 432, PAGE 600
 PARCEL THREE
 15.72 Ac.
 P.N. 07-00757.000
 PARCEL FOUR
 26.74 Ac.
 P.N. 07-00759.000
 PARCEL FIVE
 10 Ac.
 P.N. 07-00758.000
 PARCEL SIX
 50.042 Ac.
 P.N. 07-00248.000

REVISION
11/24/25

BOUNDARY SURVEY FOR
 DONNA J. GUYTON ESTATE
 FAIRFIELD TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 6285

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.
NOVEMBER 3, 2025	1"=200'	S25-308

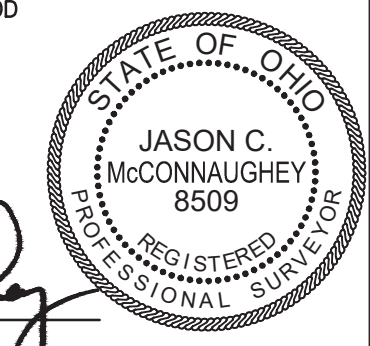


LEGEND

- 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
- ⊙ MAG NAIL (SET)
- ⊙ MAG NAIL (FOUND)
- ⊙ SPIKE (FOUND) UNDER PAVEMENT
- ⊙ STONE (FOUND) SIZE 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 OCTOBER, 2025.
 JASON C. McCONNAUGHEY, P.S. 8509



L:\2025\25-308 Donna J. Guyton Estate\AutoCAD\DWG_Survey\25308_Survey Plat.dwg, 11/24/2025 2:22:09 PM, DWG To PDF.pc3



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. S25-308
November 24, 2025

LEGAL DESCRIPTION

Donna J. Guyton Estate
27.451 Acres
"Parcel C"

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. No. 6285, and being part of the 50.042 acres "Parcel Six" (Parcel No. 07-00248.000) as conveyed to Donna J. Guyton and recorded in Official Record 432, Page 600 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a spike (found) under the pavement at the centerline intersection Pringle Benjamin Road (County Road No. 65) and Lilly Chapel-Opossum Run Road (County Road No. 72);

thence with the centerline of Lilly Chapel-Opossum Run Road N $27^{\circ}04'42''$ W, a distance of 1607.08 feet to a mag nail (set) marking the northwesterly corner of what remains of an original 40 acres "Second Tract" as conveyed to Knisely Associates, LTD. (O.R. 79, Page 371) and the southwesterly corner of the 50.042 acres "Parcel Six" 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 Lilly Chapel-Opossum Run Road N $27^{\circ}21'00''$ W, a distance of 1024.06 feet to a spike (found) under the pavement in the southerly line of what remains of an original 65.670 acres tract as conveyed to Andadam, LLC (O.R. 441, Page 361) and found in Survey Record 27-94;

thence with the southerly line of what remains of the aforesaid original 65.670 acres tract N $54^{\circ}49'39''$ E passing a $5/8''$ iron pin (found) at 25.96 feet, a total distance of 337.42 feet to a $5/8''$ iron

pin (found) marking the southerly most corner of a 15.72 acres "Parcel Three" as conveyed Donna J. Guyton (O.R. 432, Page 600);

thence with a new division line for the next 5 calls:

- 1) S 16°56'52" E passing a 5/8" iron pin (set) at 168.32 feet, a total distance of 228.32 feet to a point in a drainage ditch;
- 2) S 77°02'34" E, a distance of 167.33 feet to a point in a drainage ditch;
- 3) N 86°46'59" E, a distance of 487.44 feet to a point in a drainage ditch, from which a 5/8" iron pin (set) bears N 78°27'01" E, a distance of 130.18 feet;
- 4) S 76°09'38" E, a distance of 627.32 feet to a point in a drainage ditch, from which a 5/8" iron pin (set) bears N 10°15'48" W, a distance of 74.62 feet;
- 5) N 53°18'14" E, a distance of 430.77 feet to a 5/8" iron pin (set) on the southerly edge of aforesaid ditch and being in the westerly line of a 0.876 acres tract as conveyed to Philip R. Dingess and Leslie L. Dingess, Trustees (O.R. 435, Page 1505) and found in Survey Record 9-87;

thence with the westerly line of the aforesaid 0.876 acres tract S 15°42'33" E passing a westerly corner to and continuing with a westerly line of a 2.7967 acres tract as conveyed to Philip R. Dingess and Leslie L. Dingess, Trustees (O.R. 435, Page 1507) and found in Survey Record 19-11, a distance of 531.03 feet to a 5/8" iron pin (found) in the northerly line of what remains of the aforementioned original 40 acres "Second Tract" as conveyed to Knisely Associates, LTD. (O.R. 79, Page 371);

thence with the northerly line of what remains of the aforesaid original 40 acres "Second Tract" S 73°46'11" W passing a 5/8" iron pin (set) at 1661.17 feet, a total distance of 1687.17 feet to the true point of beginning, **containing 27.451 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az. 237° 28' 04.5") between National Geodetic Survey CORS Station "COLB" and McCarty

Associates Local Control Monument "2001" and derived from GNSS observations taken October 14, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in October 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S25-308 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



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. S25-308

October 31, 2025

LEGAL DESCRIPTION

Donna J. Guyton Estate

21.537 Acres

"Parcel E"

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. No. 6285, and being part (5.561 acres) of the 50.042 acres "Parcel Six" (Parcel No. 07-00248.000), and part (9.817 acres) of the 26.74 acres "Parcel Four" (Parcel No. 07-00759.000), and part (6.159 acres) of the 10 acres "Parcel Five" (Parcel No. 07-00758.000) as conveyed to Donna J. Guyton and recorded in Official Record 432, Page 600 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (found) at the centerline intersection of Lilly Chapel-Opossum Run Road (County Road No. 72) and State Route 665-London-Lockbourne Road;

thence with the centerline of State Route 665-London-Lockbourne Road for the next 3 calls:

- 1) S 71°19'20" E, a distance of 193.05 feet to a spike (found) under the pavement;
- 2) S 72°54'27" E, a distance of 408.47 feet to a spike (found) under the pavement;
- 3) S 73°25'16" E, a distance of 1129.18 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of State Route 665-London-Lockbourne Road S 73°25'16" E, a distance of 714.17 feet to a mag nail (set);

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

- 1) S 16°34'44" W passing a 5/8" iron pin (set) at 30.00 feet and

passing a 5/8" iron pin (set) at 1192.15 feet, a total distance of 1252.15 feet to a point in a drainage ditch;

2) N 76°09'38" W, a distance of 263.66 feet to a point in a drainage ditch, from which a 5/8" iron pin (set) bears N 78°27'01" E, a distance of 130.18 feet;

3) S 86°46'59" W, a distance of 479.13 feet to a point in a drainage ditch;

4) N 16°34'44" E passing a 5/8" iron pin (set) at 60.00 feet and passing a 5/8" iron pin (set) at 1397.02 feet, a total distance of 1427.02 feet to the true point of beginning, **containing 21.537 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az. 237° 28' 04.5") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived from GNSS observations taken October 14, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in October 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S25-308 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



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Cody W. Beucler, P.E.

Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-308

October 31, 2025

LEGAL DESCRIPTION

Donna J. Guyton Estate

21.537 Acres

"Parcel F"

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. No. 6285, and being part (4.962 acres) of the 50.042 acres "Parcel Six" (Parcel No. 07-00248.000) and part (16.575 acres) of the 26.74 acres "Parcel Four" (Parcel No. 07-00759.000) as conveyed to Donna J. Guyton and recorded in Official Record 432, Page 600 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (found) at the centerline intersection of Lilly Chapel-Opossum Run Road (County Road No. 72) and State Route 665-London-Lockbourne Road;

thence with the centerline of State Route 665-London-Lockbourne Road for the next 3 calls:

- 1) S 71°19'20" E, a distance of 193.05 feet to a spike (found) under the pavement;
- 2) S 72°54'27" E, a distance of 408.47 feet to a spike (found) under the pavement;
- 3) S 73°25'16" E, a distance of 1843.35 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of State Route 665-London-Lockbourne Road S 73°25'16" E, a distance of 970.57 feet to a

spike (found) under the pavement marking the northwesterly corner of a 2.7967 acres tract as conveyed to Philip R. Dingess and Leslie L. Dingess, Trustees (O.R. 435, Page 1507) and found in Survey Record 19-11;

thence with a westerly line of the aforesaid 2.7967 acres tract S 19°30'16" W passing a 5/8" iron pin (found) at 22.15 feet, a total distance of 616.17 feet to a 6" by 6" stone (found);

thence with a northerly line of the aforesaid 2.7967 acres tract S 89°29'14" W passing the northeasterly corner to and continuing with the northerly of a 0.876 acres tract as conveyed to Philip R. Dingess and Leslie L. Dingess, Trustees (O.R. 435, Page 1505) and found in Survey Record 9-87, a distance of 430.56 feet to a 5/8" iron pin (set);

thence with the westerly line of the aforesaid 0.876 acres tract S 15°42'33" E, a distance of 174.58 feet to a 5/8" iron pin (set) on the southerly edge of a drainage ditch;

thence with a new division line for the next 3 calls:

1) S 53°18'14" W, a distance of 430.77 feet to a point in a drainage ditch, from which a 5/8" iron pin (set) bears N 10°15'48" W, a distance of 74.62 feet;

2) N 76°09'38" W, a distance of 363.66 feet to a point in a drainage ditch;

3) N 16°34'44" E passing a 5/8" iron pin (set) at 60.00 feet and passing a 5/8" iron pin (set) at 1222.15 feet, a total distance of 1252.15 feet to the true point of beginning,

containing 21.537 acres of land.

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

Bearings are based upon the Grid Azimuth (Az. 237° 28' 04.5") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived

from GNSS observations taken October 14, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

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Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-308
February 25, 2026

LEGAL DESCRIPTION

Donna J. Guyton Estate
21.537 Acres
"Parcel D"

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. No. 6285, and being part (1.935 acres) of the 50.042 acres "Parcel Six" (Parcel No. 07-00248.000), all (15.752 acres) of the 15.72 acres "Parcel Three" (Parcel No. 07-00757.000), and part (3.776 acres) of the 10 acres "Parcel Five" (Parcel No. 07-00758.000), and part (0.074 acre) of the 26.74 acres "Parcel Four" (Parcel No. 07-00759.000) as conveyed to Donna J. Guyton and recorded in Official Record 432, Page 600 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a mag nail (found) at the centerline intersection of Lilly Chapel-Opossum Run Road (County Road No. 72) and State Route 665-London-Lockbourne Road;

thence with the centerline of State Route 665-London-Lockbourne Road S 71°19'20" E, a distance of 193.05 feet to a spike (found) under the pavement;

thence continuing with the centerline of State Route 665-London-Lockbourne Road S 72°54'27" E, a distance of 408.47 feet to a spike (found) under the pavement marking the northeasterly corner of 3.693 acres tract as conveyed to Kirk L. Nichols (O.R. 426, Page 164) and found in Survey Record 125-94 and marking the northwesterly corner of the 15.72 acres "Parcel Three" of which

this is a part, said spike being the true point of beginning of the tract of land herein described;

thence with the centerline of State Route 665-London-Lockbourne Road S 73°25'16" E, a distance of 1129.18 feet to a mag nail (set);

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

- 1) S 16°34'44" W passing a 5/8" iron pin (set) at 30.00 feet and passing a 5/8" iron pin (set) at 1367.02 feet, a total distance of 1427.02 feet to a point in a drainage ditch;
- 2) S 86°46'59" W, a distance of 8.32 feet to a point in a drainage ditch;
- 3) N 77°02'34" W, a distance of 167.33 feet to a point in a drainage ditch;
- 4) N 16°56'52" W passing a 5/8" iron pin (set) at 60.00 feet, passing a 5/8" iron pin (found) at 228.32 feet marking the southeasterly corner to and continuing with the easterly line of what remains of an original 65.670 acres tract as conveyed to Andadam, LLC (O.R. 441, Page 361) and found in Survey Record 27-94, passing a 3/4" iron pipe (found) at 1402.36 feet marking the southeasterly corner to and continuing with the easterly line of the aforementioned 3.693 acres tract as conveyed to Kirk L. Nichols (O.R. 426, Page 164) and found in Survey Record 125-94, and passing a 5/8" iron pin (set) at 1697.87 feet, a total distance of 1727.87 feet to the true point of beginning, **containing 21.537 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az. 237° 28' 04.5") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived

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