

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)

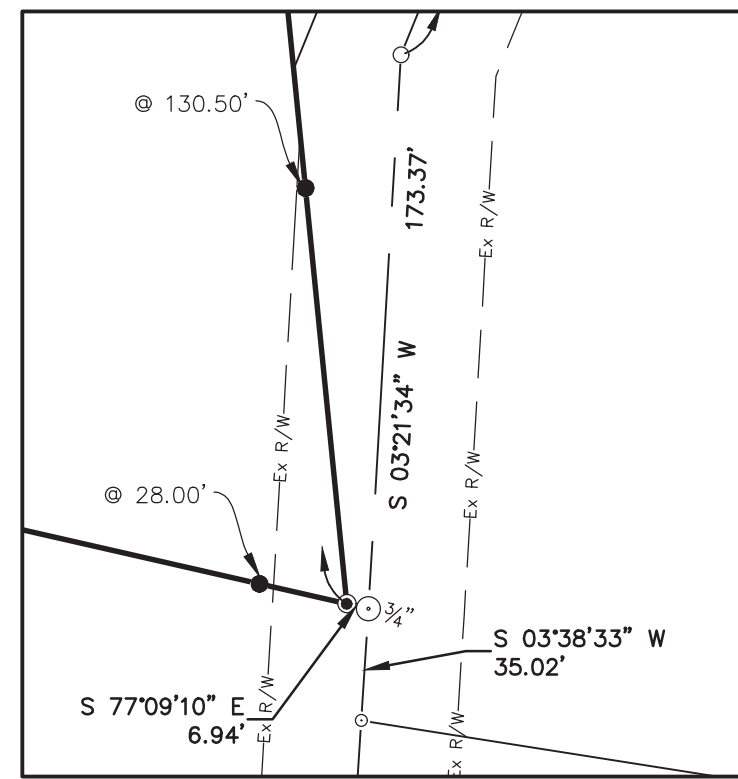
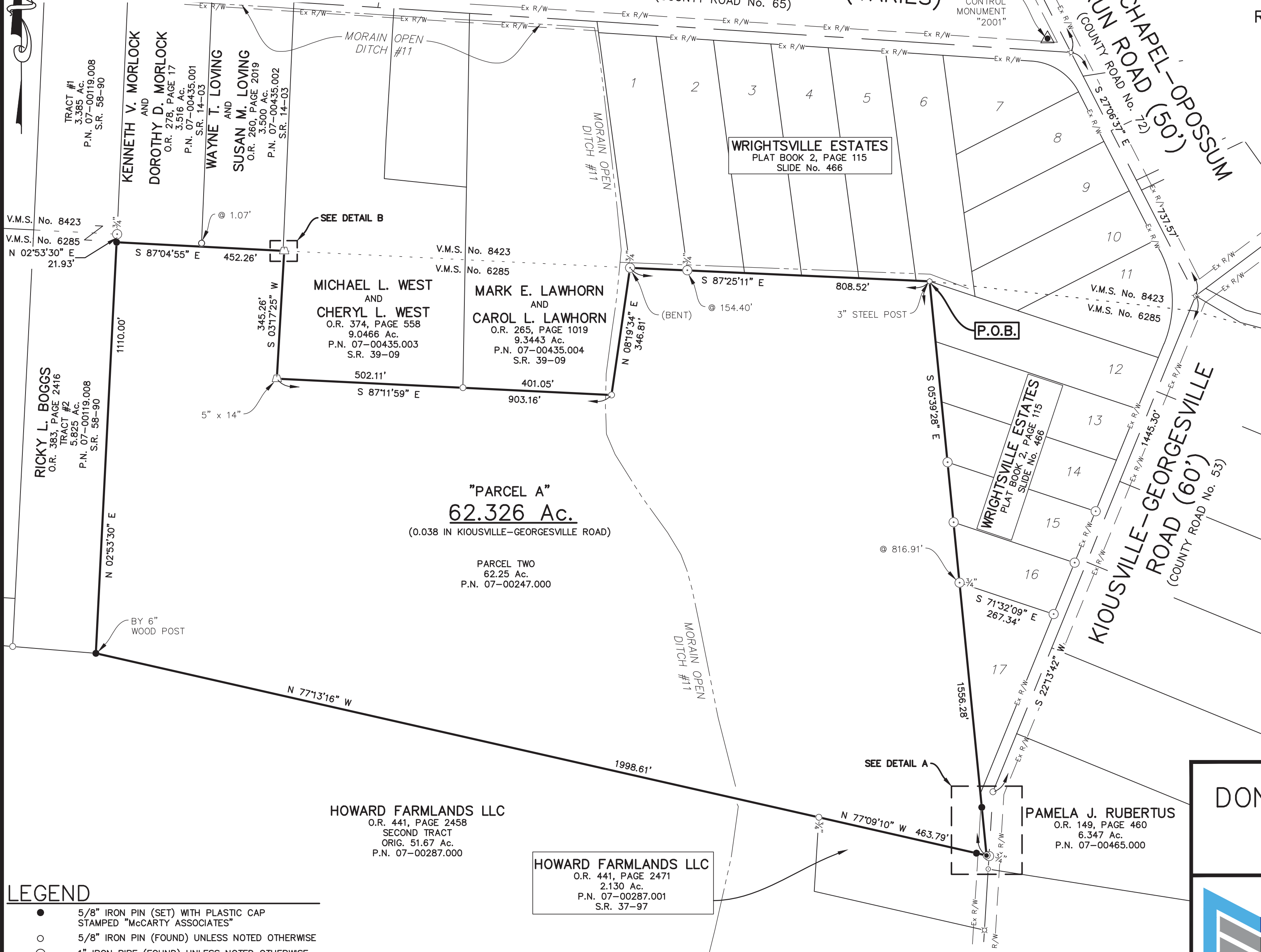
"PARCEL A"  
P.O.B.  
LOCAL CONTROL MONUMENT "2001" TO P.O.B.  
MAD 02-012 TO P.O.B.

N 675,339.630' E 1,755,211.141'  
S 25°53'19" W - 727.89'  
N 51°26'11" E - 8,194.97'

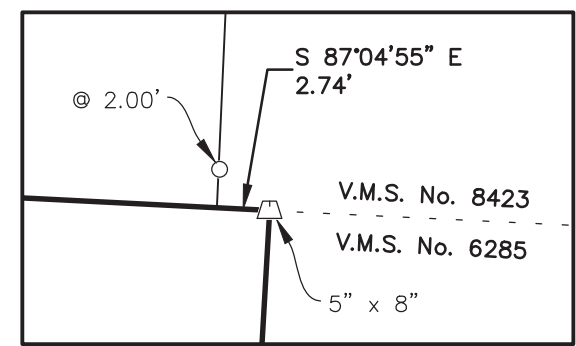
PRINGLE BENJAMIN ROAD (VARIES)  
(COUNTY ROAD No. 65)

LILLY CHAPEL - OPOSSUM  
COUNTY ROAD No. 72

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



DETAIL A  
SCALE: 1"=60'



DETAIL B  
SCALE: 1"=10'

DEED REFERENCE  
DONNA J. GUYTON  
O.R. 432, PAGE 600  
PARCEL TWO  
62.25 Ac.  
P.N. 07-00247.000  
S.R. 121-97

REVISION
11/24/25

- 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)
  - △ STONE (FOUND) SIZE NOTED
  - POST, SIZE/MATERIAL NOTED
  - ⌘ SPIKE (FOUND) UNDER PAVEMENT
  - ▲ 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



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



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



# 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.

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Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-308

November 24, 2025

### LEGAL DESCRIPTION

Donna J. Guyton Estate

62.326 Acres

"Parcel A"

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. No. 6285, and being all (62.326 acres) of the 62.25 acres "Parcel Two" (Parcel No. 07-00247.000) as conveyed 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:

Beginning at a 3" steel post (found) marking a southerly corner of Lot No. 6 and the northwesterly corner of Lot No. 12 of Wrightsville Estates (P.B. 2, Page 115-Slide No. 466);

thence with the westerly line of Wrightsville Estates S 05°39'28" E passing a 3/4" pipe (found) at 816.91 feet marking the southwesterly corner of Lot No. 16 and the northwesterly corner to and continuing with the westerly line of Lot No. 17 of Wrightsville Estates passing a 5/8" iron pin (set) at 1425.78 feet, a total distance of 1556.28 feet to a mag nail (set) near the westerly edge of existing pavement of Kiousville-Georgesville Road (County Road No. 53) and being in the northerly line of a 2.130 acres tract as conveyed to Howard Farmlands LLC (O.R. 441, Page 2471) and found in Survey Record 37-97, said mag nail being N 77°09'10" W, a distance of 6.94 feet from a 3/4" iron pipe (found) in the centerline of Kiousville-Georgesville Road marking the northeasterly corner of said 2.130 acres tract;

thence with the northerly line of the aforesaid 2.130 acres tract N 77°09'10" W passing a 5/8" iron pin (set) at 28.00 feet, a total distance of 463.79 feet to a 3/4" iron pin (found) marking a

northeasterly corner of what remains of an original 51.67 acres "Second Tract" as conveyed to Howard Farmlands LLC (O.R. 441, Page 2458);

thence with the northerly line of what remains of the aforesaid original 51.67 acres "Second Tract" N 77°13'16" W, a distance of 1998.61 feet to a 5/8" iron pin (set) marking the southeasterly corner of a 5.825 acres "Tract #2" as conveyed to Ricky L. Boggs (O.R. 383, Page 2416) and found in Survey Record 58-90;

thence with the easterly line of the aforesaid 5.825 acres "Tract #2" N 02°53'30" E, a distance of 1110.00 feet to a 5/8" iron pin (set) marking the southwesterly corner of a 3.516 acres tract as conveyed to Kenneth V. Morlock and Dorothy D. Morlock (O.R. 278, Page 17) and found in Survey Record 14-03;

thence with the southerly line of the aforesaid 3.516 acres tract S 87°04'55" E passing the southwesterly corner to and continuing with the southerly line of a 3.500 acres tract as conveyed to Wayne T. Loving and Susan M. Loving (O.R. 260, Page 2019) and found in Survey Record 14-03 and passing a westerly corner to and continuing with a southerly line of a 9.0466 acres tract as conveyed to Michael L. West and Cheryl L. West (O.R. 374, Page 558) and found in Survey Record 39-09, a distance of 452.26 feet to a 5" by 8" stone (found);

thence with a westerly line of the aforesaid 9.0466 acres tract S 03°17'25" W, a distance of 345.26 feet to a 5" by 14" stone (found);

thence with a southerly line of the aforesaid 9.0466 acres tract S 87°11'59" E passing a 5/8" iron pin (found) at 502.11 feet marking the southwesterly corner to and continuing with the southerly line of a 9.3443 acres tract as conveyed to Mark E. Lawhorn and Carol L. Lawhorn (O.R. 265, Page 1019) and found in Survey Record 39-09, a total distance of 903.16 feet to a 5/8" iron pin (found);

thence with the easterly line of the aforesaid 9.3443 acres tract N 08°19'34" E, a distance of 346.81 feet to a 3/4" iron pipe (found,bent) marking the southwesterly corner of Lot No. 1 of the aforementioned Wrightsville Estates;

thence with the southerly line of Wrightsville Estates S 87°25'11"

E passing a 3/4" iron pipe (found) at 154.40 feet marking the southwesterly corner of Lot No. 2, a total distance of 808.52 feet to the point of beginning, **containing 62.326 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