

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE AUGUST 29, 2008
 SCALE 1"=100'
 DEED REFERENCE
 OFFICIAL RECORD 238 PAGE 1696
 TOWNSHIP RANGE
 MILITARY SURVEY NUMBER 6497

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 317 13' 59.1") BETWEEN NATIONAL GEODETIC SURVEY MONUMENT "PINCH" AND MCCARTY ASSOCIATES GEODETIC MONUMENT "YANKEETOWN" AND DERIVED FROM GPS OBSERVATIONS TAKEN AUGUST 25, 2008, UTILIZING THE TRIMBLE ODOT CORS VRS VIRTUAL REFERENCE SYSTEM).

8.991 Ac.

JEFFREY D. MARSHALL,
 ET AL
 O.R. 104, PAGE 2178
 TRACT ONE
 ORIG. 49 Ac.

DAVID J. GRIMSLEY
 D.B. 297, PAGE 531
 ORIG. 200 Ac.

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (NSRS2007) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES NORTHING	EASTING	NAVD 88 ELEVATION
PINCH	39°39'38.98367"N	83°15'55.10616"W	723.633	605818.2733	1753046.0576	831.035

SITE BASE STATION "YANKEETOWN (2001)" LOCAL SITE SETTINGS						
YANKEETOWN(2001)	39°44'15.43411"N	83°21'32.14086"W	849.290	634025.411	1726956.190	956.255
COMBINED SCALE FACTOR: 1.0000856641			LOCAL GROUND COORDINATES NORTHING		NAVD 88 ELEVATION	
GEOID MODEL: GEOID03 (CONUS)			634025.411		1726956.190 956.255	
UNITS ARE IN U.S. SURVEY FEET (SFT)						

DOUGLAS A. HOBSON,
 ET UX
 O.R. 193, PAGE 2429
 29.9946 Ac.

LAURA L. CAIN
 O.R. 236, PAGE 2293
 8.7958 Ac.

JEFFREY S. PERRIGO
 O.R. 227, PAGE 839
 1.000 Ac.

P.O.B.

YANKEETOWN CHENOWETH ROAD (50')
 (COUNTY ROAD No. 9)

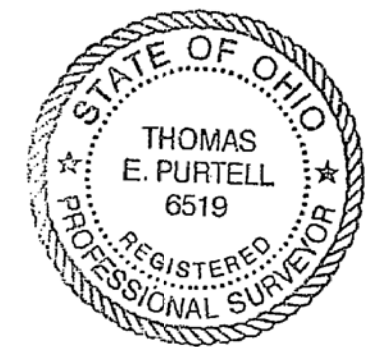
LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊠ POST (FOUND)
- ▲ GPS CONTROL STATION (SET)
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

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 AUGUST, 2008.

Thomas E. Purcell 75-08
 THOMAS E. PURTELL, P.S. 6519



DEED REFERENCE:
 CITIMORTGAGE, INC.
 O.R. 238, PAGE 1696
 ORIG. 10 Ac.

SURVEY FOR
ACCUTITLE AGENCY, INC.
 RANGE TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 6497

MCCARTY ASSOCIATES, LLC
 ARCHITECTS ENGINEERS SURVEYORS
 213 N. HIGH ST., HILLSBORO, OHIO 45133 / PH. 937-393-9971 FAX 937-393-2480
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 / PH. 513-722-0300 FAX 513-722-0500
 304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 / PH. 740-335-3816 FAX 740-335-5828
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
AUGUST 29, 2008	1"=100'	S08-787



LEGAL DESCRIPTION
AccuTitle Agency, Inc.
8.991 Acres Tract

Situated in the Township of Range, County of Madison, State of Ohio, being a part of V.M.S. No. 6497 and being further bounded and described as follows:

Beginning at a R.R. spike (found) in the centerline of Yankeetown Chenoweth Road (County Road No. 9) and marking the northwesterly corner of a 8.7958 acres tract as conveyed to Laura L. Cain (O.R. 236, Page 2293).

thence with the centerline of Yankeetown Chenoweth Road N 12 deg. 27 min. 07 sec. W, a distance of 139.44 ft. to a R.R. spike (found), said R.R. spike marking the southwesterly corner of a 1.000 acre tract as conveyed to Jeffrey F. Perrigo (O.R. 227, Page 839);

thence with Perrigo's line for the next three calls:

- (1) N 61 deg. 41 min. 31 sec. E, passing a 5/8" iron pin (set) at 25.00 ft., a total distance of 217.05 ft. to a 5/8" iron pin (found);
- (2) N 12 deg. 13 min. 17 sec. W, a distance of 208.86 ft. to a 5/8" iron pin (found);
- (3) S 61 deg. 43 min. 08 sec. W, a distance of 216.91 ft. to a 5/8" iron pin (set), in the centerline of the aforementioned Yankeetown Chenoweth Road;

thence with the centerline of Yankeetown Chenoweth Road N 12 deg. 11 min. 32 sec. W, a distance of 10.56 ft. to a 5/8" iron pin (found);

thence continuing with the centerline of Yankeetown Chenoweth Road N 46 deg. 56 min. 42 sec. W, a distance of 158.03 ft. to a Mag nail (set), said Mag nail marking the southwesterly corner of a "Tract One" original 49 acres tract as conveyed to Jeffrey D. Marshall, et al (O.R. 104, Page 2178);

thence with Marshall's southerly line N 60 deg. 40 min. 40 sec. E, passing a 5/8" iron pin (set) at 25.00 ft., a total distance of 1,025.29 ft. to a 5/8" iron pin (set), said iron pin being in the westerly line of an original 200 acres tract as

conveyed to David J. Grimsley (D.B. 297, Page 531);

thence with Grimsley's westerly line S 02 deg. 19 min. 57 sec. W, a distance of 598.10 ft. to a 3" metal post (found), said post marking northeasterly corner of the aforementioned 8.7958 acres tract as conveyed to Laura L. Cain (O.R. 236, Page 2293).

thence with Cain's northerly line S 61 deg. 48 min. 52 sec. W, passing a 5/8" iron pin (set) at 743.85 ft., a total distance of 768.85 ft. to the true point of beginning, containing 8.991 acres of land

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

Bearings are based upon the Grid Azimuth (AZ. 317 deg. 13 min. 59.1 sec.) between National Geodetic Survey Monument "PINCH" and McCarty Associates Geodetic Monument "YANKEETOWN" and derived from GPS observations taken August 25, 2008, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

The above described tract contains all of an original 10 acres tract as conveyed to CITIMORTGAGE, Inc. as recorded in Official Record 238, Page 1696 in the Madison County Recorder's Office.

Land surveyed in August 2008, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Drawing No. S08-787 on file in the office of McCarty Associates, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".

PRIOR DEED REFERENCE: Official Record 236, Page 2293

**McCARTY
ASSOCIATES, LLC**
Architects, Engineers
and Surveyors


Thomas E. Purtell, P.S. 6519

