

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 1" IRON PIPE (FOUND)
- NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊠ CONCRETE MONUMENT (FOUND)
- STONE (FOUND)
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

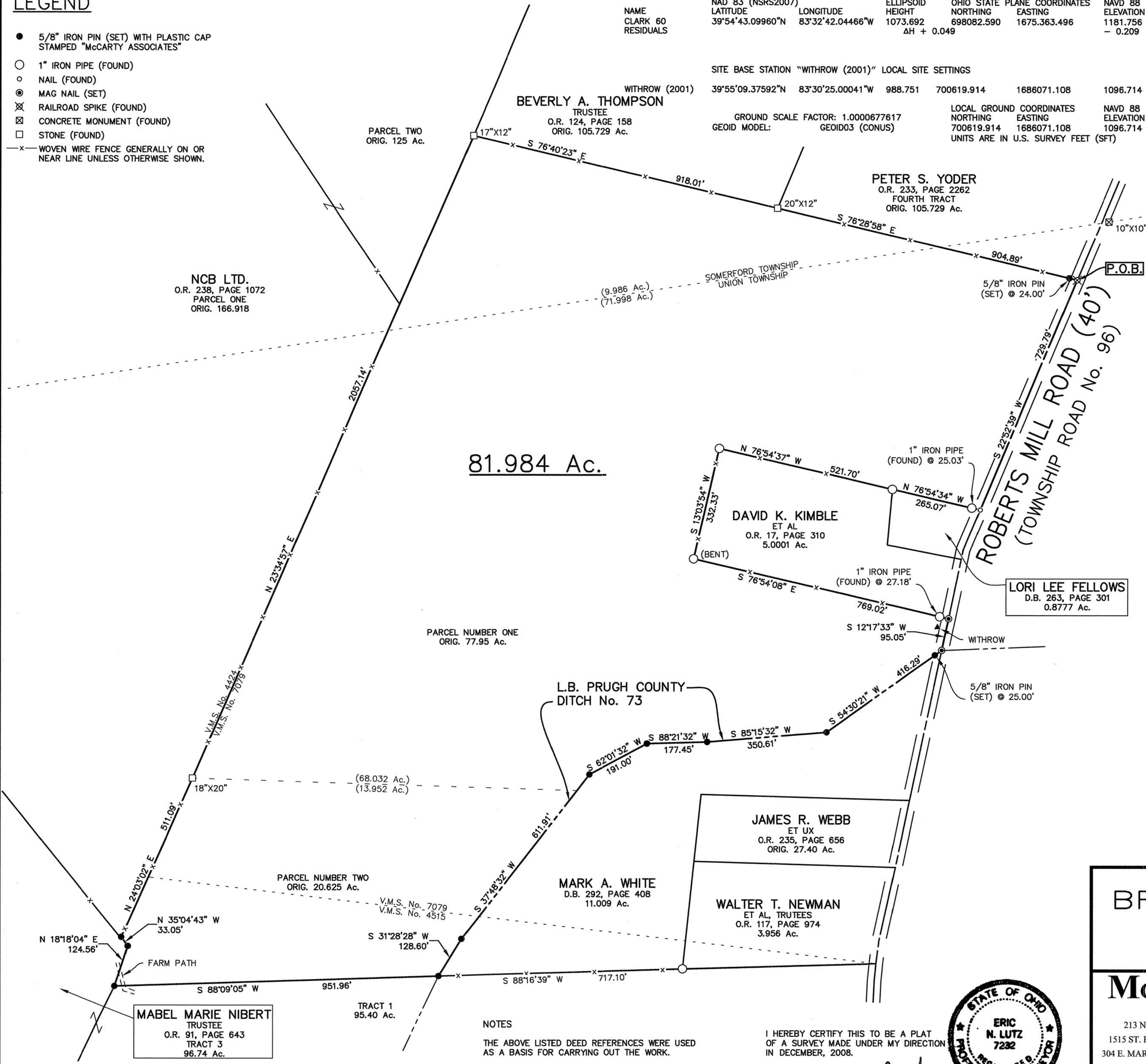
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		OHIO STATE PLANE COORDINATES		NAVD 88
NAME	CLARK 60	RESIDUALS	HEIGHT	ELEVATION
NAD 83 (NSRS2007)	39°54'43.09960"N	83°32'42.04466"W	1073.692	1181.756
ELLIPSOID	OHIO STATE PLANE COORDINATES		NAVD 88	
HEIGHT	NORTHING		EASTING	
AH + 0.049	698082.590	1675.363.496	1096.714	- 0.209

SITE BASE STATION "WITHROW (2001)" LOCAL SITE SETTINGS

WITHROW (2001)	39°55'09.37592"N	83°30'25.00041"W	988.751	700619.914	1686071.108	1096.714
GROUND SCALE FACTOR:	1.0000677617		LOCAL GROUND COORDINATES			
GEOID MODEL:	GEOID03 (CONUS)		NORTHING	EASTING		NAVD 88
			700619.914	1686071.108		ELEVATION
			UNITS ARE IN U.S. SURVEY FEET (SFT)			1096.714

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
 DATE DECEMBER 8, 2008
 SCALE 1"=200'
 DEED REFERENCE
 OFFICIAL RECORD 220 PAGE 188
 TOWNSHIP UNION & SOMERFORD
 MILITARY SURVEY NUMBER 7079 & 4515

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 76° 40' 07.7") BETWEEN NATIONAL GEODETIC SURVEY AND CLARK COUNTY GEODETIC SURVEY MONUMENT "CLARK 60" AND MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "WITHROW (2001)" AND DERIVED FROM GPS OBSERVATIONS TAKEN DECEMBER 3, 2008, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).



81.984 Ac.

PARCEL NUMBER ONE
ORIG. 77.95 Ac.

NCB LTD.
O.R. 238, PAGE 1072
PARCEL ONE
ORIG. 166.918

BEVERLY A. THOMPSON
TRUSTEE
O.R. 124, PAGE 158
ORIG. 105.729 Ac.

PETER S. YODER
O.R. 233, PAGE 2262
FOURTH TRACT
ORIG. 105.729 Ac.

DAVID K. KIMBLE
ET AL
O.R. 17, PAGE 310
5.0001 Ac.

LORI LEE FELLOWS
D.B. 263, PAGE 301
0.8777 Ac.

L.B. PRUGH COUNTY
DITCH No. 73

JAMES R. WEBB
ET UX
O.R. 235, PAGE 656
ORIG. 27.40 Ac.

MARK A. WHITE
D.B. 292, PAGE 408
11.009 Ac.

WALTER T. NEWMAN
ET AL, TRUTEES
O.R. 117, PAGE 974
3.956 Ac.

MABEL MARIE NIBERT
TRUSTEE
O.R. 91, PAGE 643
TRACT 3
96.74 Ac.

DEED REFERENCE
BRION H. WITHROW
O.R. 220, PAGE 188
PARCEL NUMBER ONE
ORIG. 77.95 Ac.
PARCEL NUMBER TWO
ORIG. 20.625 Ac.

89-08

SURVEY FOR
BRION H. WITHROW
 UNION AND SOMERFORD TOWNSHIPS
 MADISON COUNTY, OHIO
 V.M.S. Nos. 7079 AND 4515

McCARTY ASSOCIATES, LLC
 ARCHITECTS — ENGINEERS — SURVEYORS

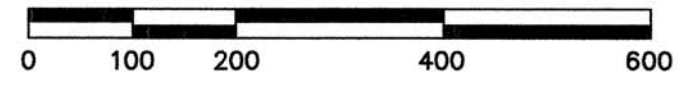
213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
 304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
DECEMBER 8, 2008	1"=200'	S08-799

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 DECEMBER, 2008.

Eric N. Lutz
 ERIC N. LUTZ, P. S. 7232



LEGAL DESCRIPTION
Brion H. Withrow
81.984 Acres Tract

Situated in the Townships of Somerford and Union, County of Madison, State of Ohio, being a part of V.M.S. Nos. 7079 and 4515 and containing all that remains of an original 77.95 acres "Parcel Number One" (being 68.032 acres) and all that remains of an original 20.625 acres "Parcel Number Two" (being 13.952 acres) as conveyed to Brion H. Withrow recorded in Official Record 220, Page 188 of the Madison County Recorder's Office and being further bounded and described as follows:

Beginning at a R.R. spike (found) in the centerline of Roberts Mill Road (Township Road No. 96), said R.R. spike being the southeasterly corner of an original 105.729 acres "Fourth Tract" as conveyed to Peter S. Yoder (O.R. 223, Page 2262);

thence with the centerline of Roberts Mill Road S 22 deg. 52 min. 39 sec. W, a distance of 729.79 ft. to a nail (found), said nail being the northeasterly corner of a 0.8777 acres tract as conveyed Lori Lee Fellows (D.B. 263, Page 301);

thence with Fellows' northerly line N 76 deg. 54 min. 34 sec. W, passing a 1" iron pipe (found) at 25.03 ft., a total distance of 265.08 ft. to a 1" iron pipe (found), said iron pipe being a corner to a 5.0001 acres tract as conveyed to David K. Kimble, et al (O.R. 17, Page 310);

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

- (1) N 76 deg. 54 min. 37 sec. W, a distance of 521.70 ft. to a 1" iron pipe (found);
- (2) S 13 deg. 03 min. 54 sec. W, a distance of 332.33 ft. to a 1" iron pipe (found, bent);
- (3) S 76 deg. 54 min. 08 sec. E, passing a 1" iron pipe (found) at 741.84 ft., a total distance of 769.02 ft. to a Mag nail (set) in the centerline of the aforementioned Roberts Mill Road;

thence with the centerline of Roberts Mill Road S 12 deg. 17 min. 33 sec. W, a distance of 95.05 ft. to a Mag nail (set), said Mag nail being the northerlymost corner of a 11.009 acres

tract as conveyed to Mark A. White (D.B. 292, Page 408);

thence with White's line and generally following the centerline of L.B. Prugh County Ditch No. 73 for the next six calls:

- (1) S 54 deg. 30 min. 21 sec. W, passing a 5/8" iron pin (set) at 25.00 ft., a total distance of 416.29 ft. to a 5/8" iron pin (set);
- (2) S 85 deg. 15 min. 32 sec. W, a distance of 350.61 ft. to a 5/8" iron pin (set);
- (3) S 88 deg. 21 min. 32 sec. W, a distance of 177.45 ft. to a 5/8" iron pin (set);
- (4) S 62 deg. 01 min. 32 sec. W, a distance of 191.00 ft. to a 5/8" iron pin (set);
- (5) S 37 deg. 48 min. 32 sec. W, a distance of 611.91 ft. to a 5/8" iron pin (set);
- (6) S 31 deg. 28 min. 28 sec. W, a distance of 128.60 ft. to a 5/8" iron pin (set), said iron pin being in the northerly line of a 95.40 acres "Tract 1" as conveyed to Mabel Marie Nibert, Trustee (O.R. 91, Page 643);

thence with Nibert's northerly line S 88 deg. 09 min. 05 sec. W, a distance of 951.96 ft. to a 5/8" iron pin (set), said iron pin being in the easterly line of a 96.74 acres "Tract 3" also as conveyed to Mabel Marie Nibert, Trustee (O.R. 91, Page 643);

thence with Nibert's line N 18 deg. 18 min. 04 sec. E, a distance of 124.56 ft. to a 5/8" iron pin (set);

thence continuing with Nibert's line N 35 deg. 04 min. 43 sec. W, a distance of 33.05 ft. to a 5/8" iron pin (set), said iron pin being a corner to an original 166.918 acres "Parcel One" as conveyed to NCB Ltd. (O.R. 238, Page 1072);

thence with the line of NCB Ltd. N 24 deg. 03 min. 02 sec. E, a distance of 511.09 ft. to an 18" x 20" stone (found);

thence continuing with the line of NCB Ltd. passing the northeasterly corner of said original 166.918 acres "Parcel One" and continuing with the line of an original 125 acres "Parcel Two" also as conveyed to NCB Ltd. (O.R. 238, Page 1072) N 23 deg. 34 min. 57 sec. E, a distance of 2057.14 ft. to a cross

notch in 17" x 12" stone (found), said stone being the southwesterly corner of an original 105.729 acres tract as conveyed to Beverly A. Thompson, Trustee (O.R. 124, Page 158);

thence with Thompson's southerly line S 76 deg. 40 min. 23 sec. E, a distance of 918.01 ft. to a 20" x 12" stone (found), said stone being the southwesterly corner of the aforementioned original 105.729 acres "Tract 4" as conveyed to Peter S. Yoder (O.R. 233, Page 2262);

thence with Yoder's southerly line S 76 deg. 28 min. 58 sec. E, passing a 5/8" iron pin (set) at 880.89 ft., a total distance of 904.89 ft. to the beginning, containing 81.984 acres of land of which 9.986 acres are contained in Somerford Township and 71.998 acres are contained in Union Township;

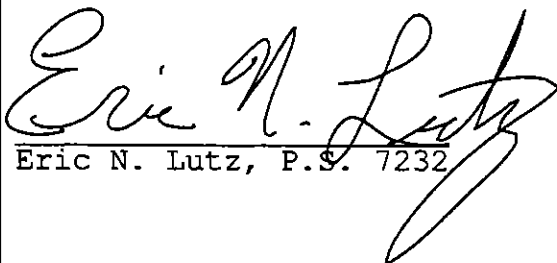
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 76 deg. 40 min. 07.7 sec.) between National Geodetic Survey and Clark County Geodetic Survey Monuments "CLARK60" and McCarty Associates Geodetic Monument "WITHROW(2001)" and derived from GPS observations taken December 3, 2008, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in December 2008, under the direction of Eric N. Lutz, Registered Professional Surveyor No. 7232, the survey plat of which is referred to as Project No. S08-799 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".

McCARTY
ASSOCIATES, LLC
Architects, Engineers
and Surveyors


Eric N. Lutz, P.S. 7232

