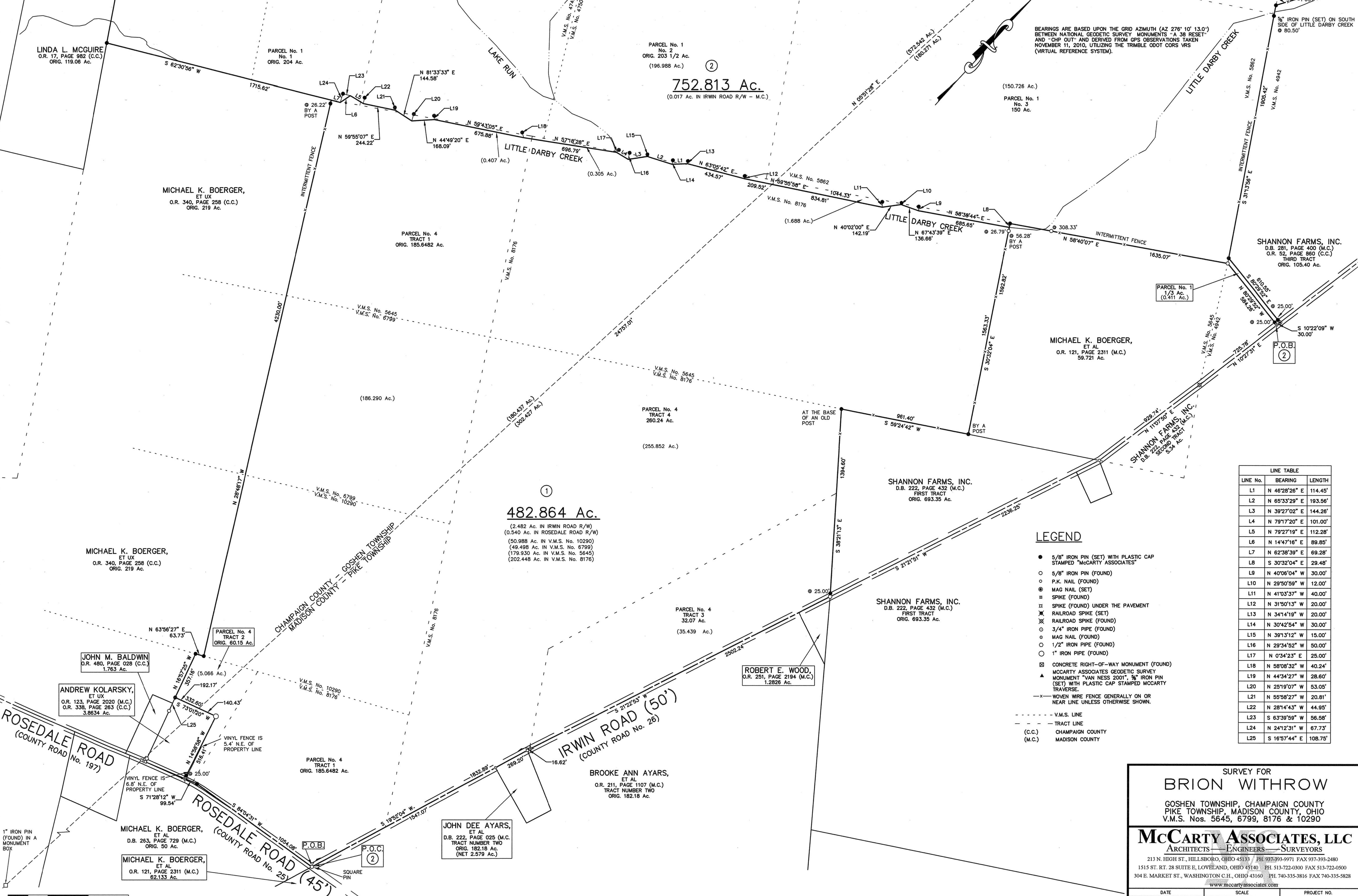


BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 276° 10' 13.0") BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS "A 38 RESET" AND "CHP OUT" AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 11, 2010, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).



752.813 Ac.  
(0.017 Ac. IN IRWIN ROAD R/W - M.C.)

482.864 Ac.  
(2.482 Ac. IN IRWIN ROAD R/W)  
(0.540 Ac. IN ROSEDALE ROAD R/W)  
(50.988 Ac. IN V.M.S. No. 10290)  
(49.498 Ac. IN V.M.S. No. 6799)  
(179.930 Ac. IN V.M.S. No. 5845)  
(202.448 Ac. IN V.M.S. No. 8176)

LINE No.	BEARING	LENGTH
L1	N 46°28'26" E	114.45'
L2	N 65°33'29" E	193.56'
L3	N 39°27'02" E	144.26'
L4	N 79°17'20" E	101.00'
L5	N 79°27'19" E	112.28'
L6	N 14°47'16" E	89.85'
L7	N 62°38'39" E	69.28'
L8	S 30°32'04" E	29.48'
L9	N 40°06'04" W	30.00'
L10	N 29°50'59" W	12.00'
L11	N 41°03'37" W	40.00'
L12	N 31°50'13" W	20.00'
L13	N 34°14'19" W	20.00'
L14	N 30°42'54" W	30.00'
L15	N 39°13'12" W	15.00'
L16	N 29°34'52" W	50.00'
L17	N 0°34'23" E	25.00'
L18	N 58°08'32" W	40.24'
L19	N 44°34'27" W	28.60'
L20	N 25°19'07" W	53.05'
L21	N 55°58'27" W	20.81'
L22	N 28°14'43" W	44.95'
L23	S 63°39'58" W	56.58'
L24	N 24°12'31" W	67.73'
L25	S 16°57'44" E	108.75'

**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- P.K. NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ SPIKE (FOUND)
- ⊙ SPIKE (FOUND) UNDER THE PAVEMENT
- ⊙ RAILROAD SPIKE (SET)
- ⊙ RAILROAD SPIKE (FOUND)
- 3/4" IRON PIPE (FOUND)
- MAG NAIL (FOUND)
- 1/2" IRON PIPE (FOUND)
- 1" IRON PIPE (FOUND)
- ⊙ CONCRETE RIGHT-OF-WAY MONUMENT (FOUND)
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "VAN NESS 2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED McCARTY TRAVERSE.
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- - - V.M.S. LINE
- - - TRACT LINE
- (C.C.) CHAMPAIGN COUNTY
- (M.C.) MADISON COUNTY

SURVEY FOR  
**BRION WITHROW**  
GOSHEN TOWNSHIP, CHAMPAIGN COUNTY  
PIKE TOWNSHIP, MADISON COUNTY, OHIO  
V.M.S. Nos. 5645, 6799, 8176 & 10290

**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

DATE	SCALE	PROJECT NO.
DECEMBER 3, 2010	1"=300'	S10-126



# MCCARTY ASSOCIATES, LLC

## ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480

Michael L. McCarty, P.E., P.S.— Thomas E. Purtell, P.S.— Loren M. Puckett, P.E.— Eric N. Lutz, P.S.— Jerrold B. Bradley, AIA

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File No. S10-126  
November 30, 2010

### LEGAL DESCRIPTION

Brion Withrow  
Parcel 1  
482.864 Acres Tract

Situated in the Townships of Goshen and Pike, Counties of Champaign and Madison, State of Ohio, being a part of V.M.S. Nos. 5645, 6799, 8176, and 10290, contains 186.290 acres from the original 185.6482 acres "Parcel No. 4, Tract 1", contains all that remains (5.066 acres) of the original 60.15 acres "Parcel No. 4, Tract 2", contains all (35.439 acres) of the 32.07 acres "Parcel No. 4, Tract 3", contains 255.852 acres from the 260.24 acres "Parcel No. 4, Tract 4", contains 0.117 acres from the 204 acres "Parcel No.1, No. 1", and contains 0.100 acres from the original 203 ½ acres "Parcel No.1, No. 2" as conveyed to Brion Withrow, Trustee of the Brion Withrow Trust Agreement dated December 3, 2008 and recorded in Official Record 476, Page 3146, of the Champaign County Recorder's Office and recorded in Official Record 244, Page 2415 the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a 5/8" square iron pin (found) marking the centerline intersection of Irwin Road (County Road No. 26) and Rosedale Road (County Road No. 25 in Madison County and County Road No. 197 in Champaign County);

thence with the centerline of Rosedale Road S 84°04'31" W, a distance of 1054.08 feet to a 5/8" iron pin (set);

thence also with the centerline of Rosedale Road

S 71°28'12" W, a distance of 99.54 feet to a railroad spike (found), said railroad spike being the southeasterly corner of the 3.8634 acres tract as conveyed to Andrew Kolarsky, et ux (O.R. 123, Page 2020 in Madison County and O.R. 338, Page 263 in Champaign County);

thence with Kolarsky's easterly line N 14°58'58" W, passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 516.41 feet to a 1" iron pipe (found);

thence with Kolarsky's northerly line S 73°01'20" W, crossing the Madison County - Champaign County Line at 140.43 feet, a total distance of 332.60 feet to a 5/8" iron pin (set) in the easterly line of the original 219 acres tract as conveyed to Michael K. Boerger, et ux (O.R. 340, Page 258, Champaign County);

thence Boerger's easterly line for the next three calls:

- (1) N 16°57'25" W, a distance of 357.16 feet to a 5/8" iron pin (set);
- (2) N 63°56'27" E, a distance of 63.73 feet to a 5/8" iron pin (set);
- (3) N 28°48'17" W, passing a 5/8" iron pin (set) at 4203.78 feet, a total distance of 4230.00 feet to a point in the centerline of Little Darby Creek;

thence with the general centerline of Little Darby Creek for the next seventeen calls:

- (1) N 62°38'39" E, a distance of 69.28 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 24°12'31" W, a distance of 67.73 feet;
- (2) N 14°47'16" E, a distance of 89.85 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears S 63°39'59" W, a distance of 56.58 feet;



- (3) N 79°27'19" E, a distance of 112.28 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 28°14'43" W, a distance of 44.95 feet;
- (4) N 59°55'07" E, a distance of 244.22 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 55°58'27" W, a distance of 20.81 feet;
- (5) N 81°33'33" E, a distance of 144.58 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 25°19'07" W, a distance of 53.05 feet;
- (6) N 44°49'20" E, a distance of 168.09 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 44°34'27" W, a distance of 28.60 feet;
- (7) N 59°43'05" E, a distance of 675.88 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 58°08'32" W, a distance of 40.24 feet;
- (8) N 57°18'28" E, a distance of 696.79 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 00°34'23" E, a distance of 25.00 feet;
- (9) N 79°17'20" E, a distance of 101.00 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 29°34'52" W, a distance of 50.00 feet;
- (10) N 39°27'02" E, a distance of 144.26 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 39°13'12" W, a distance of 15.00 feet;
- (11) N 65°33'29" E, a distance of 193.56 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 30°42'54" W, a distance of 30.00 feet;
- (12) N 46°28'26" E, a distance of 114.45 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 34°14'19" W, a distance of 20.00 feet;

(13) N 63°05'42" E, a distance of 434.57 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 31°50'13" W, a distance of 20.00 feet;

(14) N 59°55'58" E, crossing the Champaign County - Madison County Line at 209.52 feet, a total distance of 1044.33 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 41°03'37" W, a distance of 40.00 feet;

(15) N 40°02'00" E, a distance of 142.19 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 29°50'59" W, a distance of 12.00 feet;

(16) N 67°43'39" E, a distance of 136.66 feet to a point from which a 5/8" iron pin (set) on the northerly side of said creek bears N 40°06'04" W, a distance of 30.00 feet;

(17) N 58°38'44" E, a distance of 685.65 feet to a point in the centerline of Little Darby Creek and in the westerly line of the 59.721 acres tract as conveyed to Michael K. Boerger, et al (O.R. 121, Page 2311, Madison County);

thence with Boerger's westerly line S 30°32'04" E, passing a 5/8" iron pin (found) by a post at at 26.79 feet, a total distance of 1563.33 feet to a 5/8" iron pin (set) by a post in the northerly line of the original 693.35 acres "First Tract" as conveyed to Shannon Farms, Inc. (D.B. 222, Page 432, Madison County);

thence with the northerly line of Shannon Farms, Inc. S 59°24'42" W, a distance of 961.40 feet to a 5/8" iron pin (set) at the base of an old post;

thence with the westerly line of Shannon Farms, Inc.

S 38°21'13" E, passing a 5/8" iron pin (set) at 1369.60 feet, a total distance of 1394.60 feet to a 1/2" iron pipe (found) in the centerline of Irwin Road;

thence with the centerline of Irwin Road S 21°22'53" W, a distance of 2502.24 feet to a railroad spike (found);

thence also with the centerline of Irwin Road S 19°52'04" W, a distance of 1832.89 feet to the beginning, containing 482.864 acres of land of which 180.437 acres are in Champaign County and 302.427 acres are in Madison County.

The above description contains 179.930 acres in V.M.S. No. 5645, 49.498 acres in V.M.S. No. 6799, 202.448 acres in V.M.S. No. 8176, and 50.988 acres in V.M.S. No. 10290.

The above description contains 2.482 acres within the right-of-way of Irwin Road and contains 0.540 acres within the right-of-way of Rosedale Road.

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

Bearings are based upon the Grid Azimuth (AZ. 276° 10' 13.0") between National Geodetic Survey Monuments "A 38 RESET" and "CHP OUT" and derived from GPS observations taken November 11, 2010, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2010, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S10-126 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".

*Thomas E. Purtell*

Thomas E. Purtell, P.S. 6519

