

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID		OHIO STATE PLANE COORDINATES		NAVD 88	
NAME	NAD 83 (2011)	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
MADISON COUNTY CORS (OHMD)		39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812	1693677.0030	-
		RESIDUALS		$\Delta H = 0.000$ SFT	$\Delta V =$	-	-
FRANK 57		40°02'17.12798"N	83°13'59.34244"W	825.815	743162.4342	1763214.5345	935.296
		RESIDUALS		$\Delta H = 0.113$ SFT	$\Delta V = +0.216$ SFT		
MAD12-042		40°02'34.91471"N	83°15'50.72453"W	820.638	745034.058	1754566.780	929.92
		RESIDUALS		$\Delta H = 0.046$ SFT	$\Delta V = -0.114$ SFT		
BOERGER (2001)		SITE BASE STATION 'BOERGER (2001) LOCAL SITE		SETTINGS			
		40°03'09.23866"N	83°13'30.28940"W	833.351	748417.182	1765516.546	942.864
		GROUND SCALE FACTOR: 1.0000359073		LOCAL GROUND COORDINATES			
		GEOID MODEL: GEOID09 (CONUS)		NORTHING	EASTING	NAVD 88	ELEVATION
				748417.182	1765516.546	942.864	
		UNITS ARE IN U.S. SURVEY FEET (SFT)					

P.O.C. N. 748,406.201 E. 1,765,565.951  
MAD12-042 - P.O.C. N 72°49'50" E 11,460.91'

DON WHITMER AND COLLETTE I. WHITMER  
D.B. 256, PAGE 37  
60 Ac.

DON WHITMER AND COLLETTE I. WHITMER  
D.B. 228, PAGE 466  
123 Ac., 2 RODS, 24 PERCHES

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
MADISON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE FEBRUARY 20, 2014  
SCALE 1"=300'  
DEED REFERENCE  
OFFICIAL RECORD 295 PAGE 203  
TOWNSHIP CANAAN  
MILITARY SURVEY NUMBER 3474 & 3679

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 72° 49' 49.9") BETWEEN MADISON COUNTY GEODETIC SURVEY MONUMENT 'MAD12 042' AND MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT 'BOERGER (2001)' AND DERIVED FROM GPS OBSERVATIONS TAKEN FEBRUARY 12, 2014, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

\* THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTION B (1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

ABBRUZZESE ENTERPRISES  
O.R. 93, PAGE 1064  
ORIG. 125.17 Ac.

JERRY L. TROYER AND DENISE ROBY TROYER  
O.R. 140, PAGE 106  
30.023 Ac.  
S.R. 43-02

F. BRYAN ROBY AND SHARON BEACHY ROBY  
O.R. 140, PAGE 103  
30.016 Ac.  
S.R. 43-02

CHRISTINE IRENE ROBY REED AND CHARLES E. REED  
O.R. 140, PAGE 100  
20.003 Ac.  
S.R. 43-02

FRANK W. ROBY AND ELEANOR F. ROBY  
O.R. 140, PAGE 97  
25.407 Ac.  
S.R. 43-02

DEED REFERENCE  
AARON L. BOERGER AND SHANNON BOERGER  
O.R. 295, PAGE 203  
ORIG. 203.42 Ac.  
P.N. 01-00059.000

AARON L. BOERGER AND SHANNON M. BOERGER TRUSTEES  
O.R. 281, PAGE 614  
118.321 Ac.  
S.R. 20-05

THE WEBER FAMILY LIMITED PARTNERSHIP  
O.R. 45, PAGE 1004  
FIRST PARCEL  
95 1/4 Ac.

GENE L. SMITH AND KATHLEEN M. SMITH  
D.B. 294, PAGE 617  
6.000 Ac.  
S.R. 35-93

JERRY WARD AND KAREN S. WARD  
D.B. 263, PAGE 637  
2 Ac.

2.203 Ac.\*

O.R. 151, PAGE 739  
0.3111 Ac.  
S.R. 138-03

(179.522 Ac.)  
V.M.S. No. 3679  
V.M.S. No. 3474  
(2.826 Ac.)

P.O.C. 2.203 Ac.  
182.348 Ac.  
P.O.B. 13.179 Ac.

GCSQUARED LLC  
O.R. 276, PAGE 199  
199.954 Ac.  
S.R. 89-98

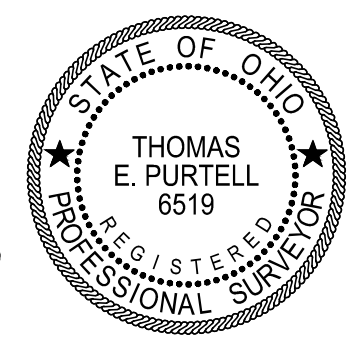
**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊙ 1/2" IRON PIN (FOUND)
- 1" IRON PIPE (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ⊗ 12" CONC. POST (FOUND)
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "BOERGER (2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

THE WEBER FAMILY LIMITED PARTNERSHIP  
O.R. 45, PAGE 1004  
THIRD PARCEL  
ORIG. 107 Ac., 3 RODS, 21.9 P.

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 FEBRUARY 2014.  
*Thomas E. Purtell*  
THOMAS E. PURTELL, P.S. 6519



SURVEY FOR  
**AARON L. BOERGER**  
CANAAN TOWNSHIP  
MADISON COUNTY, OHIO  
V.M.S. Nos. 3474 & 3679

**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.
FEBRUARY 20, 2014	1"=300	S14-756



L:\Current Projects\2014\14-756 Aaron L. Boerger\CAD\14-756 AutoCAD Project\14756 Survey Plat.dwg, Plot, 2/21/2014, 3:47:06 PM, Josh

# 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. S14-756  
February 20, 2014

### LEGAL DESCRIPTION

Aaron L. Boerger  
182.348 Acres Tract

Situated in the Township of Canaan, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3474 and 3679, being a part of the original 203.42 acres tract as conveyed to Aaron L. Boerger and Shannon Boerger and recorded in Official Record Volume 295, Page 203 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a railroad spike (found) marking the centerline intersection of Carters Mill Road (County Road No. 39) and Hayden Run Road (County Road No. 38), said railroad spike being the southwesterly corner of the 25.407 acres tract as conveyed to Frank W. Roby and Eleanor F. Roby (O.R. 140, Page 97) as found in Madison County Engineer's Survey Record No. 43-02;

thence with the centerline of Hayden Run Road S 73°26'08" W, a distance of 99.65 feet to a Mag nail (set);

thence also with the centerline of Hayden Run Road S 77°51'34" W, a distance of 367.59 feet to a Mag nail (set) marking the true point of beginning of the tract of land herein described;

thence also with the centerline of Hayden Run Road S 77°51'34" W, a distance of 1101.80 feet to a Mag nail (set), said Mag nail being the southeasterly corner of the 1 acres tract as conveyed to Charles E. Reed and Christine I. Reed (D.B. 296, Page 0873);

thence with Reed's easterly line N 15°03'52" W, passing a 5/8" iron pin (found) at 22.51 feet, passing the northeasterly corner to Reed's 1 acre tract at 287.56 feet, and continuing with the easterly line of a 0.311 acres tract as conveyed to Charles E. Reed and Christine I. Reed (O.R. 151, Page 739), as found in Madison County Engineer's Survey Record No. 138-03, passing a 5/8" iron pin (found) marking Reed's northeasterly corner at 287.56 feet, and continuing with a new division line, a total distance of 366.09 feet to a 5/8" iron pin (found);

thence with a new division line S 78°00'13" W, a distance of 383.55 feet to a 5/8" iron pin (set);

thence with another new division line S 04°07'38" E, passing a 5/8" iron pin (set) at 241.99 feet, a total distance of 369.28 feet to a Mag nail (set) in the centerline of Hayden Run Road;

thence with the centerline of Hayden Run Road S 77°57'15" W, a distance of 1038.29 feet to a Mag nail (set), said Mag nail being the southeasterly corner of the 2 acres tract as conveyed to Jerry Ward and Karen S. Ward (D.B. 263, Page 637);

thence with Ward's easterly line N 32°18'37" W, passing a 5/8" iron pin (set) at 20.75 feet, a total distance of 330.00 feet to a 1" iron pipe (found);

thence with Ward's northerly line S 75°00'30" W, a distance of 261.90 feet to a 5/8" iron pin (set) in the easterly line of the 6.000 acres tract as conveyed to Gene L. Smith and Kathleen M. Smith (D.B. 294, Page 617), as found in Madison County Engineer's Survey Record No. 35-93;

thence with Smith's easterly line N 31°56'58" W, passing Smith's northeasterly corner and continuing with the easterly line of the 95 ¼ acres "First Parcel" as conveyed to the Weber

Family Limited Partnership (O.R. 45, Page 1004), a distance of 819.21 feet to a 1" iron pipe (found), said iron pipe being the southeasterly corner of the 118.321 acres tract as conveyed to Aaron L. Boerger and Shannon M. Boerger, Trustees (O.R. 281, Page 614), as found in Madison County Engineer's Survey Record No. 20-05;

thence with Boerger's easterly line N 32°25'06" W, a distance of 1103.83 feet to a 1" iron pipe (found) in the southerly line of the original 125.17 acres tract as conveyed to Abbruzzese Enterprises (O.R. 93, Page 1064);

thence with the southerly line of Abbruzzese Enterprises N 57°52'48" E, passing a 5/8" iron pin (set) near a 12" concrete post marking the southeasterly corner of Abbruzzese Enterprises at 1310.81 feet, and continuing with the southerly line of the 60 acres tract as conveyed to Don Whitmer and Collette I. Whitmer (D.B. 256, Page 37), a total distance of 3112.17 feet to a 5/8" iron pin (set) by a post, said iron pin being the northwesterly corner of the 123 acres, 2 roods, 24 perches tract as conveyed to Don Whitmer and Collette I. Whitmer (D.B. 228, Page 466);

thence with Whitmer's westerly line S 32°16'22" E, a distance of 991.82 feet to a 5/8" iron pin (found), said iron pin being the northwesterly corner of the 30.023 acres tract as conveyed to Jerry L. Troyer and Denise Roby Troyer (O.R. 140, Page 106), as found in Madison County Engineer's Survey Record No. 43-02;

thence with Troyer's westerly line S 32°33'23" E, passing a 1/2" iron pin (found) marking Troyer's southwesterly corner at 409.92 feet, a total distance of 514.67 feet to a 5/8" iron pin (set);

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

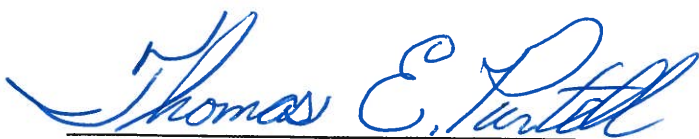
- (1) S 57°53'16" W, a distance of 241.10 feet to a 5/8" iron pin (set);
- (2) S 29°14'20" E, a distance of 887.58 feet to a 5/8" iron pin (set);
- (3) S 22°23'47" E, passing a 5/8" iron pin (set) at 816.10 feet, a total distance of 838.00 feet to the true point of beginning, containing 182.348 acres of land of which 2.826 acres are a part of V.M.S. No. 3474 and 179.522 acres are a part of V.M.S. No. 3679.

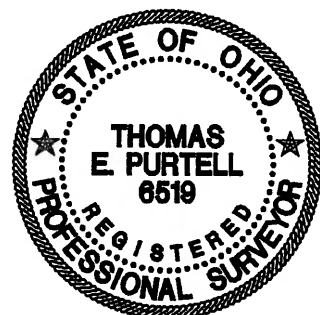
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 72° 49' 49.9") between Madison County Geodetic Survey Monument "MAD 12-042" and McCarty Associates Geodetic Survey Monument "BOERGER (2001)" and derived from GPS observations taken February 12, 2014, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February 2014, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S14-756 on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

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

  
Thomas E. Purtell, P.S. 6519



# McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

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

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File No. S14-756  
February 20, 2014

## LEGAL DESCRIPTION

Aaron L. Boerger  
13.179 Acres Tract

Situated in the Township of Canaan, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3474 and 3679, being a part of the original 203.42 acres tract as conveyed to Aaron L. Boerger and Shannon Boerger and recorded in Official Record Volume 295, Page 203 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a railroad spike (found) marking the centerline intersection of Carters Mill Road (County Road No. 39) and Hayden Run Road (County Road No. 38), said railroad spike being the southwesterly corner of the 25.407 acres tract as conveyed to Frank W. Roby and Eleanor F. Roby (O.R. 140, Page 97) as found in Madison County Engineer's Survey Record No. 43-02;

thence with the centerline of Hayden Run Road S 73°26'08" W, a distance of 99.65 feet to a Mag nail (set);

thence also with the centerline of Hayden Run Road S 77°51'34" W, a distance of 367.59 feet to a Mag nail (set);

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

- (1) N 22°23'47" W, passing a 5/8" iron pin (set) at 21.90 feet, a total distance of 838.00 feet to a 5/8" iron pin (set);
- (2) N 29°14'20" W, a distance of 887.58 feet to a 5/8" iron pin (set);

(3) N 57°53'16" E, a distance of 241.10 feet to a 5/8" iron pin (set) in the westerly line of the 30.016 acres tract as conveyed to F. Bryan Roby and Sharon Beachy Roby (O.R. 140, Page 103) as found in Madison County Engineer's Survey Record No. 43-02;

thence with Roby's westerly line S 32°33'23" E, passing Roby's southwesterly corner and continuing with the westerly line of the 20.003 acres tract as conveyed to Christine Irene Roby Reed and Charles E. Reed (O.R. 140, Page 100) as found in Madison County Engineer's Survey Record No. 43-02, passing a 1/2" iron pin (found) marking Reed's southwesterly corner at 985.44 feet, and continuing with the westerly line of the 25.407 acres tract as conveyed to Frank W. Roby and Eleanor F. Roby (O.R. 140, Page 97), passing a 1/2" iron pin (found) at 1839.71 feet, a total distance of 1864.77 feet to the beginning, containing 13.179 acres of land of which 3.562 acres are a part of V.M.S. No. 3474 and 9.617 acres are a part of V.M.S. No. 3679.

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

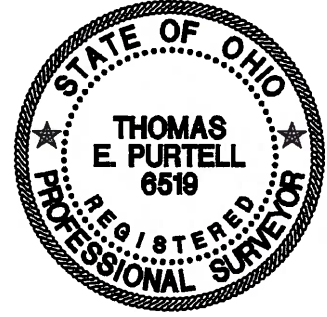
Bearings are based upon the Grid Azimuth (AZ. 72° 49' 49.9") between Madison County Geodetic Survey Monument "MAD 12-042" and McCarty Associates Geodetic Survey Monument "BOERGER (2001)" and derived from GPS observations taken February 12, 2014, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February 2014, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S14-756 on file in the office of McCarty Associates, LLC, Washington C.H., 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





# 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. S14-756  
February 20, 2014

## LEGAL DESCRIPTION

Aaron L. Boerger  
To  
Charles E. Reed  
2.203 Acres Tract

Situated in the Township of Canaan, County of Madison, State of Ohio, being a part of V.M.S. No. 3679, being a part of the original 203.42 acres tract as conveyed to Aaron L. Boerger and Shannon Boerger and recorded in Official Record Volume 295, Page 203 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a railroad spike (found) marking the centerline intersection of Carters Mill Road (County Road No. 39) and Hayden Run Road (County Road No. 38), said railroad spike being the southwesterly corner of the 25.407 acres tract as conveyed to Frank W. Roby and Eleanor F. Roby (O.R. 140, Page 97) as found in Madison County Engineer's Survey Record No. 43-02;

thence with the centerline of Hayden Run Road S 73°26'08" W, a distance of 99.65 feet to a Mag nail (set);

thence also with the centerline of Hayden Run Road S 77°51'34" W, a distance of 367.59 feet to a Mag nail (set);

thence also with the centerline of Hayden Run Road S 77°51'34" W, a distance of 1101.80 feet to a Mag nail (set), said Mag nail being the southeasterly corner of the 1 acres tract as conveyed to Charles E. Reed and Christine I. Reed (D.B. 296, Page 0873);

thence continuing with the centerline of Hayden Run Road

S 77°59'51" W, a distance of 206.37 feet to a Mag nail (set) marking the true point of beginning of the tract of land herein described;

thence also with the centerline of Hayden Run Road  
S 77°57'15" W, a distance of 247.34 feet to a Mag nail (set);

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

- (1) N 04°07'38" W, passing a 5/8" iron pin at 27.29 feet, a total distance of 369.28 feet to a 5/8" iron pin (set);
- (2) N 78°00'13" E, a distance of 383.55 feet to a 5/8" iron pin (set);
- (3) S 15°03'52" E, a distance of 78.53 feet to a 5/8" iron pin (found), said iron pin being the northeasterly corner of the 0.311 acres tract as conveyed to Charles E. Reed and Christine I. Reed (O.R. 151, Page 739), as found in Madison County Engineer's Survey Record No. 138-03;

thence with Reed's northerly line S 78°00'13" W, a distance of 191.32 feet to a 5/8" iron pin (found);

thence with Reed's westerly line S 12°03'50" E, passing a 1" iron pipe (found) marking the southwesterly corner to Reed's 0.311 acres tract at 70.36 feet, and continuing with the westerly line of the 1 acre tract also as conveyed to Charles E. Reed and Christine I. Reed (D.B. 296, Page 873), passing a 5/8" iron pin (found) at 264.74 feet, a total distance of 287.17 feet to the true point of beginning, containing 2.203 acres of land.

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

Bearings are based upon the Grid Azimuth (AZ. 72° 49' 49.9") between Madison County Geodetic Survey Monument "MAD 12-042" and McCarty Associates Geodetic Survey Monument "BOERGER (2001)" and derived from GPS observations taken February 12, 2014, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February 2014, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S14-756 on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

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

This conveyance is a transfer between adjoining lot owners made in connection with Section 711.001 Sub-section B (1) of the Ohio Revised Code and does not create any additional building site or violate any zoning regulations or another public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein.



Thomas E. Purtell, P.S. 6519

