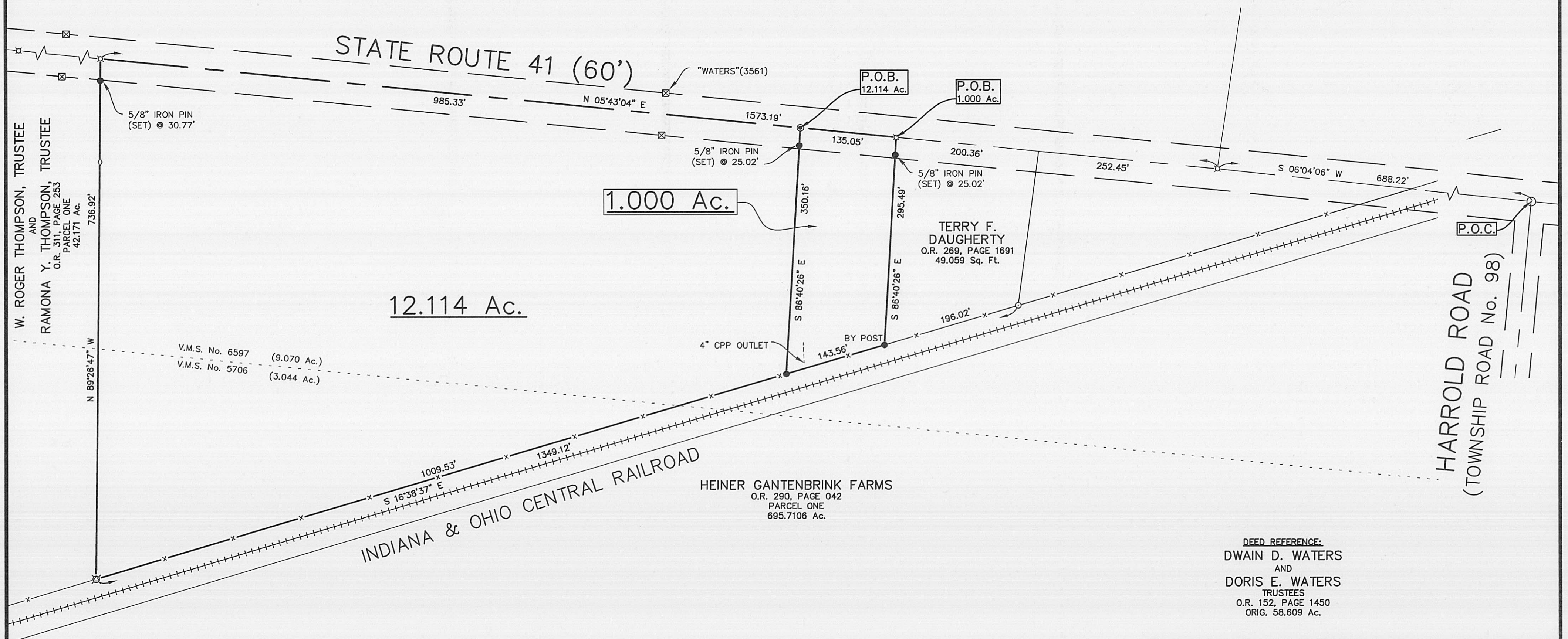


BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 222° 16' 52.9") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION 'OHMD' AND MCCRTY ASSOCIATES SURVEY CONTROL MONUMENT 'WATERS (3561)' AND DERIVED FROM GPS OBSERVATIONS TAKEN MARCH 25, 2016, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID		OHIO STATE PLANE COORDINATES		NAVD 88	
NAME	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			ΔH = 0.000 SFT		ΔV =	-
SITE BASE STATION 'WATERS (3561)' LOCAL SITE SETTINGS							
WATERS (3561)	39°45'33.69803"N	83°36'43.33111"W	1018.999	642720.499	1655878.911	1126.711	
GROUND SCALE FACTOR: 1.0000913550				LOCAL GROUND COORDINATES		NAVD 88	
GEOID MODEL: GEOID12A (CONUS)				NORTHING	EASTING	ELEVATION	
				700755.588	1711364.008	1015.913	
UNITS ARE IN U.S. SURVEY FEET (SFT)							
P.O.C.	N 644,178.155	E 1,656,059.181					
P.O.B. 12.114 Ac.	N 642,908.858	E 1,655,927.858					
P.O.B. 1.000 Ac.	N 643,043.236	E 1,655,941.312					
MADISON COUNTY CORS (OHMD) TO P.O.C. S 43°09'51" W 54,989.40'							

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE APRIL 8, 2016  
 SCALE 1"=100'  
 DEED REFERENCE  
 OFFICIAL RECORD 152 PAGE 1450  
 TOWNSHIP STOKES  
 MILITARY SURVEY NUMBER 5706 & 6597

HEINER GANTENBRINK FARMS  
 D.B. 273, PAGE 887  
 ORIG. 580.2730



DEED REFERENCE:  
 DWAIN D. WATERS  
 AND  
 DORIS E. WATERS  
 TRUSTEES  
 O.R. 152, PAGE 1450  
 ORIG. 58.609 Ac.

**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- ⊠ SPIKE (FOUND UNDER PAVEMENT)
- ⊙ MAG NAIL (SET)
- 3/4" IRON PIPE (FOUND)
- ⊙ 1" IRON PIN (FOUND) IN MONUMENT BOX
- ⊠ 6" R/W MONUMENT (FOUND)
- ◇ WOOD POST (FOUND)
- ⊠ ANGLE IRON POST (FOUND)
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

**NOTES**

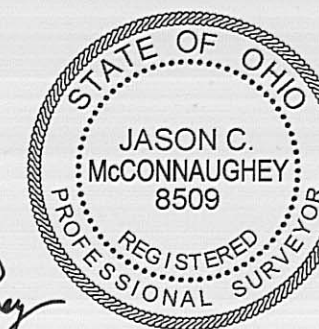
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

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 APRIL 2016.

*Jason C. McConnaughey*  
 JASON McCONNAUGHEY, P.S. 8509



SURVEY FOR  
**DWAIN D. WATERS**  
 STOKES TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. Nos. 6597 & 5706

**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.
APRIL 8, 2016	1"=100'	S16-760



# 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.

Jerrold B. Bradley, AIA

File No. S16-760

April 12, 2016

### LEGAL DESCRIPTION

Dwain D. Waters  
1.000 Acres Tract

Situated in the Township of Stokes, County of Madison, State of Ohio, being a part of V.M.S. Nos. 6597, and being a part of an original 58.609 acres as conveyed to Dwain D. Waters or Doris E. Waters, Trustees and recorded in Official Record Volume 152, Page 1450 of the Madison County Recorder's Office, (13.0728 acres after exceptions), being Parcel No. 27-00217.000, and being further bounded and described as follows:

Commencing at a 1" iron pin (found) in a monument box at the intersection of Harrold Road (Township Road No. 98) and State Route 41;

thence S 06°04'06" W with the centerline of State Route 41, a distance of 688.22 feet to a spike (found) under the pavement;

thence S 05°43'04" W with the centerline of State Route 41, a distance of 452.81 feet to a spike (found) under the pavement marking the southwesterly corner to a 49,059 square feet (1.1262 acres) tract as conveyed to Terry F. Daugherty (O.R. 269, Page 1691), said spike being the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 643,043.236 feet, Easting 1,655,941.312 feet South Zone and based upon NAD 83 (2011);

thence S 86°40'26" E with the southerly line of Daugherty's 49,059 square feet (1.1262 acres) tract passing a 5/8" iron pin (set) at 25.02 feet, a total distance of 295.49 feet to a 5/8"

iron pin (set) by a post in the westerly right of way of the Indiana & Ohio Central Railroad;

thence S 16°38'37" E with the westerly right of way of the Indiana & Ohio Central Railroad, a distance of 143.56 feet to a 5/8" iron pin (set);

thence N 86°40'26" W with a new division line passing a 5/8" iron pin (set) at 325.14 feet, a total distance of 350.16 feet to a mag nail (set) in the centerline of State Route 41;

thence N 05°43'04" E with the centerline of State Route 41, a distance of 135.05 feet to the true point of beginning, containing 1.000 acres of land.

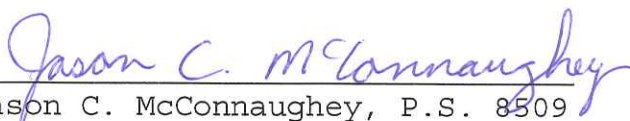
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 222° 16' 52.9") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Survey Monument "WATERS (3561)" and derived from GPS observations taken March 25, 2016, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in April 2016, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S16-760 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".



  
Jason C. McConnaughey, P.S. 8509

# 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.

Jerrold B. Bradley, AIA

File No. S16-760

April 12, 2016

### LEGAL DESCRIPTION

Dwain D. Waters  
12.114 Acres Tract

Situated in the Township of Stokes, County of Madison, State of Ohio, being a part of V.M.S. Nos. 6597 and 5706, and being a part of an original 58.609 acres as conveyed to Dwain D. Waters or Doris E. Waters, Trustees and recorded in Official Record Volume 152, Page 1450 of the Madison County Recorder's Office, (13.0728 acres after exceptions), being Parcel No. 27-00217.000, and being further bounded and described as follows:

Commencing at a 1" iron pin (found) in a monument box at the intersection of Harrold Road (Township Road No. 98) and State Route 41;

thence S 06°04'06" W with the centerline of State Route 41, a distance of 688.22 feet to a spike (found) under the pavement;

thence S 05°43'04" W with the centerline of State Route 41 passing a spike (found) under the pavement at 452.81 feet marking the southwesterly corner to a 49,059 square feet (1.1262 acres) tract as conveyed to Terry F. Daugherty (O.R. 269, Page 1691), a total distance of 587.86 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 642,908.858 feet, Easting 1,655,927.858 feet South Zone and based upon NAD 83 (2011);

thence S 86°40'26" E with a new division line, a distance of 350.16 feet to a 5/8" iron pin (set) in the westerly right of way of the Indiana & Ohio Central Railroad;

thence S 16°38'37" E with the westerly right of way of the Indiana & Ohio Central Railroad, a distance of 1009.53 feet to an angle iron post (found) marking the northeasterly corner of a 42.171 acres "Tract One" as conveyed to W. Roger Thompson, Trustee and Ramona Y. Thompson, Trustee (O.R. 311, Page 253);

thence N 89°26'47" W with the northerly line of Thompson's 42.171 acres "Tract One" passing a 5/8" iron pin (set) at 706.15 feet, a total distance of 736.92 feet to a spike (found) under the pavement in the centerline of State Route 41;

thence N 05°43'04" E with the centerline of State Route 41, a distance of 985.33 feet to the true point of beginning, containing 12.114 acres of land.

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

Bearings are based upon the Grid Azimuth (AZ. 222° 16' 52.9") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Survey Monument "WATERS (3561)" and derived from GPS observations taken March 25, 2016, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in April 2016, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S16-760 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".



Jason C. McConnaughey  
Jason C. McConnaughey, P.S. 8509