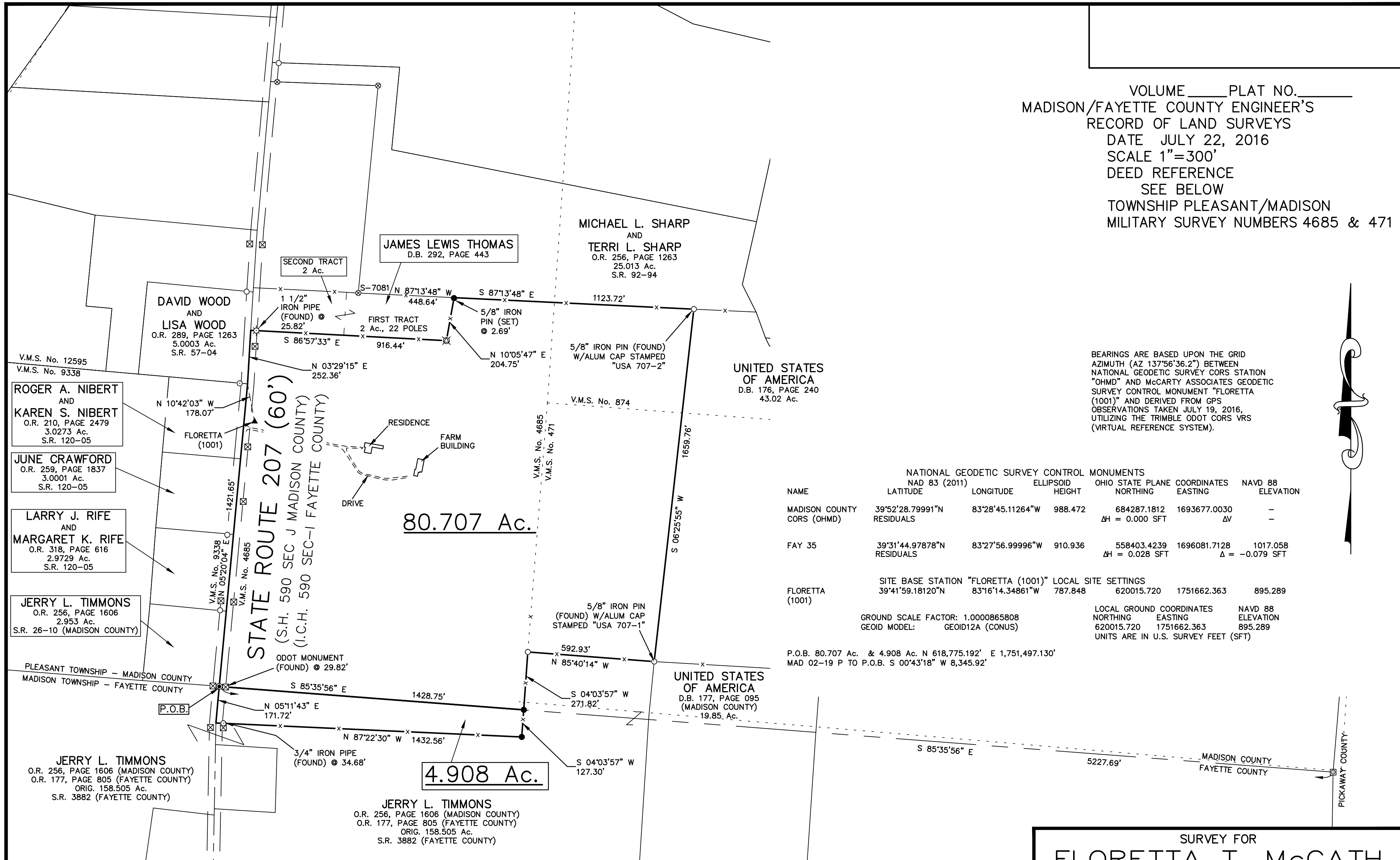


VOLUME _____ PLAT NO. _____
 MADISON/FAYETTE COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE JULY 22, 2016
 SCALE 1"=300'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP PLEASANT/MADISON
 MILITARY SURVEY NUMBERS 4685 & 471



BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 137°56'36.2") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHMD" AND McCARTY ASSOCIATES GEODETIC SURVEY CONTROL MONUMENT "FLORETTA (1001)" AND DERIVED FROM GPS OBSERVATIONS TAKEN JULY 19, 2016, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM).

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION
	NAD 83 (2011) LATITUDE	LONGITUDE		NORTHING	EASTING	
MADISON COUNTY CORRS (OHMD) RESIDUALS	39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812	1693677.0030	-
FAY 35	39°31'44.97878"N	83°27'56.99996"W	910.936	558403.4239	1696081.7128	1017.058
				ΔH = 0.000 SFT	ΔV	-
FLORETTA (1001)	SITE BASE STATION "FLORETTA (1001)" LOCAL SITE SETTINGS					
	39°41'59.18120"N	83°16'14.34861"W	787.848	620015.720	1751662.363	895.289
	GROUND SCALE FACTOR: 1.0000865808			LOCAL GROUND COORDINATES		NAVD 88
	GEOD MODEL: GEOD12A (CONUS)			NORTHING	EASTING	ELEVATION
				620015.720	1751662.363	895.289
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

P.O.B. 80.707 Ac. & 4.908 Ac. N 618,775.192' E 1,751,497.130'
 MAD 02-19 P TO P.O.B. S 00°43'18" W 8,345.92'

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- 3/4" IRON PIPE (FOUND)
- ✕ ANGLE IRON (FOUND)
- MAG NAIL (SET)
- ☒ ODOT MONUMENT (FOUND)
- ☒ COUNTY LINE MONUMENT (FOUND)
- ☆ 1 1/2" IRON PIPE (FOUND)
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "FLORETTA (1001)" 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED McCARTY TRAVERSE.

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.

DEED REFERENCE:

FLORETTA T. McGATH,
 TRUSTEE
 O.R. 183, PAGE 1548 (FAYETTE COUNTY)
 PARCEL No. 4
 P.N. 11000400000600
 O.R. 293, PAGE 720 (MADISON COUNTY)
 PARCEL No. 10
 P.N. 17-00524.00
 ORIG. 126.83 Ac.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN JULY, 2016.

Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8569



SURVEY FOR
FLORETTA T. McGATH
 PLEASANT TOWNSHIP, MADISON COUNTY, OHIO
 MADISON TOWNSHIP, FAYETTE COUNTY, OHIO
 V.M.S. Nos. 4685 & 471

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
 REV. 7/25/16 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
JULY 22, 2016	1"=300'	S16-776

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. S16-776

July 25, 2016

LEGAL DESCRIPTION

Floretta T. McGath

80.707 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. Nos. 4685, 471, and 874 and being a part of an original 126.83 acres "Parcel No. 10" as conveyed to Floretta T. McGath, Trustee and recorded in Official Record Volume 293, Page 720 of the Madison County Recorder's Office, being Madison County Parcel No. 17-00524.000 and "Parcel No. 4" recorded in Official Record Volume 183, Page 1548 of the Fayette County Recorder's Office, being Fayette County Parcel No. 11000400000600, and being further bounded and described as follows:

Beginning at a mag nail (set) in the centerline of State Route 207 (S.H. 590, Sec. J) marking a northerly corner to an original 158.505 acres tract as conveyed to Jerry L. Timmons (Madison County O.R. 256, Page 1606) and (Fayette County O.R. 177, Page 805) and found in Survey Record 3882 of the Fayette County Engineer's Record of Land Surveys, said mag nail being on the line between Fayette County and Madison County and marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 618,775.192 feet, Easting 1,751,497.130 feet South Zone and based upon NAD 83 (2011);

thence N 05°20'04" E with the centerline of State Route 207, a distance of 1421.65 feet to a point;

thence N 03°29'15" E continuing with the centerline of State Route 207, a distance of 252.36 feet to a point marking a southwesterly corner to a 2 acres "Second Tract" as conveyed to James Lewis Thomas (D.B. 292, Page 443);

thence S 86°57'33" E with a southerly line of Thomas' 2 acres "Second Tract" passing a 1 1/2" iron pipe (found) at 25.82 feet, passing a southwesterly corner to and continuing with a 2 acres, 22 poles "First Tract" as conveyed to James Lewis Thomas (D.B. 292, Page 443), a total distance of 916.44 feet to an angle iron post (found);

thence N 10°05'47" E with an easterly line of Thomas' 2 acres, 22 poles "First Tract" passing a 5/8" iron pin (set) at 202.06 feet, a total distance of 204.75 feet to a point in a southerly line of a 25.013 acres tract as conveyed to Michael L. Sharp and Terri L. Sharp (O.R. 256, Page 1263) and found in Survey Record 92-94 of the Madison County Engineer's Record of Land Surveys;

thence S 87°13'48" E with the southerly line of Sharp's 25.013 acres tract, a distance of 1123.72 feet to a 5/8" iron pin (found) with a aluminum cap stamped U.S.A 707-2 marking a northwesterly corner to a 43.02 acres tract as conveyed to United State of America (D.B. 176, Page 240);

thence S 06°25'55" W with a westerly line of United States of America's 43.02 acres tract, a distance of 1659.76 feet to a 5/8" iron pin (found) with a aluminum cap stamped U.S.A 707-1 marking a northwesterly corner to a 19.85 acres tract as conveyed to United States of America (Madison County D.B. 177, Page 095) and a northeasterly corner to an original 158.505 acres tract as

conveyed to Jerry L. Timmons (Madison County O.R. 256, Page 1606) and (Fayette County O.R. 177, Page 805) and found in Survey Record 3882 of the Fayette County Engineer's Record of Land Surveys;

thence N 85°40'14" W with a northerly line of Timmons' original 158.505 acres tract, a distance of 592.93 feet to a 5/8" iron pin (found);

thence S 04°03'57" W with a westerly line of Timmons' original 158.505 acres tract, a distance of 271.82 feet to a 5/8" iron pin (set) on the line between Fayette County and Madison County;

thence N 85°35'56" W with the line between Fayette County and Madison County passing a northerly edge of a right-of-way monument (found) at 1398.92 feet, a total distance of 1428.75 feet to the true point of beginning, containing 80.707 acres of land.

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

Bearings are based upon the Grid Azimuth (AZ. 137° 56' 36.2") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Survey Monument "FLORETTA (1001)" and derived from GPS observations taken July 19, 2016, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2016, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S16-776 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