

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS NAD 83 (NSRS2007)			OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION
	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	
MADISON COUNTY CORS (OHMD)	39°52'28.79984"N	83°28'45.11284"W	988.501	684287.1747	1693676.986	-
MAD 1	39°56'00.26535"N RESIDUALS	83°28'03.53995"W	964.692	705648.4804 ΔH = 0.055 SFT	1697147.2421 ΔV = -0.075 SFT	1072.927
MILLER (2001)	SITE BASE STATION "MILLER (2001)" LOCAL SITE SETTINGS			700574.0135	1728196.8897	981.812
	GROUND SCALE FACTOR: 1.0000621018 GEOID MODEL: GEOID03 (CONUS)			LOCAL GROUND COORDINATES NORTHING EASTING 700574.0135 1728196.8897	NAVD 88 ELEVATION 981.812	
	P.O.B. 9.284 Ac. N 700,288.829' E. 1,728,297.851' P.O.B. 2.835 Ac. N 700,680.694' E. 1,728,152.416'					
	MAD 1 TO P.O.B. 9.284 Ac. S 80°14'15" E 31610.34' (GROUND) MAD 1 TO P.O.B. 2.835 Ac. S 80°53'50" E 31402.65' (GROUND)					

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE OCTOBER 31, 2016
SCALE 1"=100'
DEED REFERENCE
OFFICIAL RECORD 319 PAGE 1102
TOWNSHIP DEERCREEK
MILITARY SURVEY NUMBER 5652

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 64° 44' 29.9")
BETWEEN NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING
REFERENCE STATION (CORS) "OHMD" (MADISON COUNTY CORS) AND
MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "MILLER (2001)"
AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 27, 2010,
UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊙ 3/4" IRON PIPE (FOUND)
- ⊗ IRON PIN (FOUND) UNDER THE PAVEMENT
- ⊠ RAILROAD SPIKE (FOUND) UNDER THE PAVEMENT
- ⊙ MAG NAIL (SET)
- ⊙ MAG NAIL (FOUND)
- ⊠ RAILROAD SPIKE (FOUND)
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "CREMEENS (3001)" 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"

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 OCTOBER, 2010 & OCTOBER, 2016.



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

DEED REFERENCE:
JERALD R. CREMEENS, JR.
AND
ERIN L. CREMEENS
O.R. 319, PAGE 1102
TRACT #1
10.345 Ac.
P.N. 05-00258.000
S.R. 10-11
TRACT #2
1.773 AC.
P.N. 05-00258.002

SURVEY FOR
ERIN L. CREMEENS
DEERCREEK TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. No. 5652

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. 11/04/16; 11/09/16; 11/10/16 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
OCTOBER 31, 2016	1"=100'	S10-804A

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. S10-804A
November 10, 2016

LEGAL DESCRIPTION

Erin L. Cremeens
2.835 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 5652, being 1.061 acres of a 10.345 acres "Tract #1" as conveyed to Jerald R. Cremeens Jr. and Erin L. Cremeens and recorded in Official Record 319, Page 1102 of the Madison County Recorder's Office and found in Survey Record 10-11 of the Madison County Engineer's Record of Land Surveys (Parcel No. 05-00258.000), being all of a 1.773 acres "Tract #2" as conveyed to Jerald R. Cremeens Jr. and Erin L. Cremeens and recorded in Official Record 319, Page 1102 of the Madison County Recorder's Office (Parcel No. 05-00258.002),, and being further bounded and described as follows:

Commencing at a railroad spike (found) under the pavement in the centerline of Glade Run Road (County Road No. 70) marking a corner to the original 79.72 acres "First Tract" as conveyed to Dennis Cremeens, Jerald Cremeens, and Garold Cremeens (O.R. 283, Page 423), the southeasterly corner of a 0.2179 acres tract as conveyed to Dennis Cremeens, Jerald Cremeens, and Garold Cremeens (O.R. 264, Page 2450) and found in Survey Record 10-11 of the Madison County Engineer's Record of Land Surveys, a northwesterly corner of a 66.164 acres tract as conveyed to Steven D. Adelsberger and Jill W. Adelsberger (O.R. 309, Page 1428) and found in Survey Record 39-15 of the Madison County

Engineer's Record of Land Surveys, said railroad spike being in the southerly line of V.M.S. No. 5652;

thence with the centerline of Glade Run Road for the next five calls:

(1) N 36°04'07" W, a distance of 69.73 feet to a mag nail (found);

(2) N 30°06'18" W, a distance of 69.25 feet to a mag nail (found);

(3) N 21°49'02" W, a distance of 69.09 feet to a mag nail (found);

(4) N 14°30'14" W, a distance of 72.25 feet to a mag nail (found);

(5) N 12°33'58" W, a distance of 58.06 feet to an iron pin (found) under the pavement, said iron pin being the southeasterly corner of the 1.997 acres tract as conveyed to William E. Gilbert, et ux (O.R. 193, Page 2202) and found in Survey Record DE-3A of the Madison County Engineer's Record of Land Surveys;

thence continuing with the centerline of Glade Run Road N 08°52'21" W, a distance of 85.86 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 700,680.694 feet, Easting 1,728,152.416 feet South Zone and based upon NAD 83 (2011), said point of beginning being S 80°53'50" E, a distance of 31,402.65 feet from National Geodetic Survey Monument "MAD 1";

thence continuing with the centerline of Glade Run Road N 08°52'21" W passing a railroad spike (found) at 129.07 feet marking a southwesterly corner to the 1.773 acres "Tract #2", a total distance of 494.54 feet to a mag nail (set) over a spike

(found) under the pavement marking a northwesterly corner to the 1.773 acres "Tract #2" and a corner to an original 291.70 acres "Parcel One" as conveyed to Jacob Farm, LLC (O.R. 263, Page 2536);

thence with the line of Jacob Farm, LLC's original 291.70 acres "Parcel One" S 56°19'13" E passing a 3/4" iron pipe (found) at 27.23 feet, a distance of 248.29 feet to a 5/8" iron pin (found);

thence continuing with the line of Jacob Farm, LLC's original 291.70 acres "Parcel One" N 84°05'48" E, a distance of 138.71 feet to a 5/8" iron pin (found, bent) marking a northerly corner to the 10.345 acres "Tract #1";

thence with the westerly line of the 10.345 acres "Tract #1" S 17°02'02" E passing 5/8" iron pin (found) at 171.87 feet marking a southeasterly corner to the 1.773 acres "Tract #2" and continuing with a new division line through the 10.345 acres "Tract #1", a total distance of 302.53 feet to a point;

thence continuing with a new division line through the 10.345 acres "Tract #1" S 77°59'18" W passing a 5/8" iron pin (set) at 342.88 feet, a distance of 364.93 feet to the true point of beginning, containing 2.835 acres of land.

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

Bearings are based upon the Grid Azimuth (AZ. 64° 44' 29.9") between National Geodetic Survey Continuously Operating Reference Station (CORS) "OHMD" (Madison County CORS) and McCarty Associates Geodetic Survey Monument "MILLER (2001)" and derived from GPS observations taken October 27, 2010, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in October 2016, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S10-804A 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

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. S10-804A

November 9, 2016

LEGAL DESCRIPTION

Erin L. Cremeens
9.284 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 5652, being 9.284 acres of a 10.345 acres "Tract #1" as conveyed to Jerald R. Cremeens Jr. and Erin L. Cremeens and recorded in Official Record 319, Page 1102 of the Madison County Recorder's Office and found in Survey Record 10-11 of the Madison County Engineer's Record of Land Surveys (Parcel No. 05-00258.000), and being further bounded and described as follows:

Beginning at a railroad spike (found) under the pavement in the centerline of Glade Run Road (County Road No. 70) marking a corner to the original 79.72 acres "First Tract" as conveyed to Dennis Cremeens, Jerald Cremeens, and Garold Cremeens (O.R. 283, Page 423), the southeasterly corner of a 0.2179 acres tract as conveyed to Dennis Cremeens, Jerald Cremeens, and Garold Cremeens (O.R. 264, Page 2450) and found in Survey Record 10-11 of the Madison County Engineer's Record of Land Surveys, a northwesterly corner of a 66.164 acres tract as conveyed to Steven D. Adelsberger and Jill W. Adelsberger (O.R. 309, Page 1428) and found in Survey Record 39-15 of the Madison County Engineer's Record of Land Surveys, said railroad spike being in the southerly line of V.M.S. No. 5652 and marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 700,288.829 feet, Easting

1,728,297.851 feet South Zone and based upon NAD 83 (2011), said point of beginning being S 80°14'15" E, a distance of 31,610.34 feet from National Geodetic Survey Monument "MAD 1";

thence with the centerline of Glade Run Road for the next five calls:

- (1) N 36°04'07" W, a distance of 69.73 feet to a mag nail (found);
- (2) N 30°06'18" W, a distance of 69.25 feet to a mag nail (found);
- (3) N 21°49'02" W, a distance of 69.09 feet to a mag nail (found);
- (4) N 14°30'14" W, a distance of 72.25 feet to a mag nail (found);
- (5) N 12°33'58" W, a distance of 58.06 feet to an iron pin (found) under the pavement, said iron pin being the southeasterly corner of the 1.997 acres tract as conveyed to William E. Gilbert, et ux (O.R. 193, Page 2202) and found in Survey Record DE-3A of the Madison County Engineer's Record of Land Surveys;

thence continuing with the centerline of Glade Run Road N 08°52'21" W, a distance of 85.86 feet to a mag nail (set);

thence with a new division line through the 10.345 acres "Tract #1" of which this is a part N 77°59'18" E passing 5/8" iron pins (set) at 22.05 feet and 257.56 feet, a total distance of 364.93 feet to a point;

thence continuing with a new division line through the 10.345 acres "Tract #1" of which this is a part N 17°02'02" W passing 5/8" iron pin (found) at 130.66 feet marking a southeasterly corner to and continuing with the westerly line of a 1.773 acres "Tract #2" as conveyed to Jerald R. Cremeens Jr.

and Erin L. Cremeens (O.R. 319, Page 1102), a total distance of 302.53 feet to a 5/8" iron pin (found, bent) marking a northeasterly corner to Cremeens' 1.773 acres "Tract #2" and a corner to an original 291.70 acres "Parcel One" as conveyed to Jacob Farm LLC (O.R. 263, Page 2536);

thence with the line of Jacob Farm LLC's original 291.70 acres "Parcel One" for the next three calls:

- 1) N 85°36'42" E, a distance of 248.53 feet to a 5/8" iron pin (found);
- 2) S 86°37'53" E, a distance of 194.65 feet to a 5/8" iron pin (found);
- 3) S 27°30'45" E, a distance of 471.98 feet to a 5/8" iron pin (found) in the northerly line of the 66.164 acres tract as conveyed to Steven D. Adelsberger and Jill W. Adelsberger (O.R. 309, Page 1428) and found in Survey Record 39-15 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of Adelsberger's 66.164 acres tract S 66°09'28" W passing a 5/8" iron pin (found) at 829.93 feet, a total distance of 856.08 feet to the true point of beginning, containing 9.284 acres of land.

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

Bearings are based upon the Grid Azimuth (AZ. 64° 44' 29.9") between National Geodetic Survey Continuously Operating Reference Station (CORS) "OHMD" (Madison County CORS) and McCarty Associates Geodetic Survey Monument "MILLER (2001)" and derived from GPS observations taken October 27, 2010, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

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