

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS			
NAME	NAD 83 (2011)	ELLIPSOID	OHIO STATE PLANE COORDINATES
COLUMBUS CORS (COLB)	LATITUDE	LONGITUDE	NORTHING EASTING
MAD 1	39°57'35.11255"N	83°02'44.74694"W	714254.2703 1815510.6865
MAD02-011	39°56'00.26535"N	83°28'03.53995"W	705648.4804 1697147.2421
LOCAL CONTROL MONUMENT "2101"	39°54'54.36015"N	83°24'18.75258"W	698798.461 1714589.752

LOCAL GROUND COORDINATES			
NAME	NORTHING	EASTING	NAVD 88 ELEVATION
MAD 1	705648.4804	1697147.2421	1072.927
MAD02-011	705867.3675	1690312.0773	1102.010
LOCAL CONTROL MONUMENT "2101"	698798.461	1714589.752	1012.437

P.O.B. N 699,306.703' E 1,714,171.295'
MAD 01 TO P.O.B. S 69°34'07" E - 18166.91'

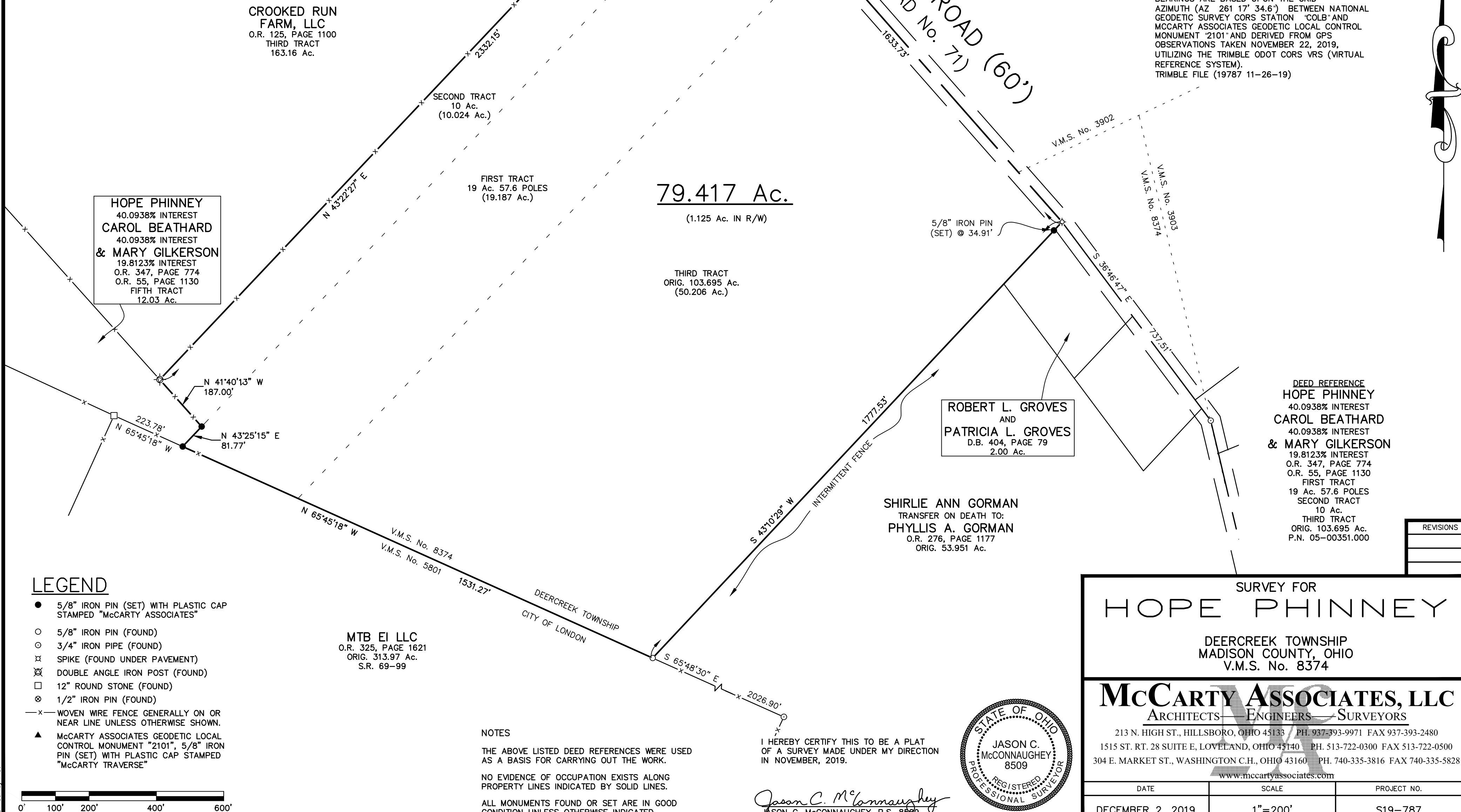
P.N. 05-00351.000

VOLUME _____ PLAT NO. _____

MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE DECEMBER 2, 2019
SCALE 1"=200'
DEED REFERENCE
OFFICIAL RECORD 55 PAGE 1130
TOWNSHIP DEERCREEK
MILITARY SURVEY NUMBER 8374

GCSQUARED LLC
O.R. 246, PAGE 2178
ORIG. 312.362 Ac.

BEARINGS ARE BASED UPON THE GRID
AZIMUTH (AZ 261 17' 34.6") BETWEEN NATIONAL
GEODETIC SURVEY CORS STATION "COLB" AND
MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL
MONUMENT "2101" AND DERIVED FROM GPS
OBSERVATIONS TAKEN NOVEMBER 22, 2019,
UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL
REFERENCE SYSTEM).
TRIMBLE FILE (19787 11-26-19)



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- 3/4" IRON PIPE (FOUND)
- ⊗ SPIKE (FOUND UNDER PAVEMENT)
- ⊗ DOUBLE ANGLE IRON POST (FOUND)
- 12" ROUND STONE (FOUND)
- ⊗ 1/2" IRON PIN (FOUND)
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2101", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"

MTB EI LLC
O.R. 325, PAGE 1621
ORIG. 313.97 Ac.
S.R. 69-99

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 NOVEMBER, 2019.

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

DEED REFERENCE
HOPE PHINNEY
40.0938% INTEREST
CAROL BEATHARD
40.0938% INTEREST
& MARY GILKERSON
19.8123% INTEREST
O.R. 347, PAGE 774
O.R. 55, PAGE 1130
FIRST TRACT
19 Ac. 57.6 POLES
SECOND TRACT
10 Ac.
THIRD TRACT
ORIG. 103.695 Ac.
P.N. 05-00351.000

REVISIONS

SURVEY FOR
HOPE PHINNEY

DEERCREEK TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. No. 8374

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.
DECEMBER 2, 2019	1"=200'	S19-787

L:\Current Projects\2019\19-787 Hope Phinney\CAD\AutoCAD\Project\19787 Survey Plat.dwg, Plat, 12/2/2019 11:23:58 AM, Josh, 1:1

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

Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S19-787

December 3, 2019

LEGAL DESCRIPTION

Hope Phinney
79.417 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374, and being all (19.187 acres) of the 19 acres, 57.6 poles "First Tract", all (10.024 acres) of the 10 acres "Second Tract", and all that remains of the original 103.695 acres "Third Tract" (Parcel No. 05-00351.000) as described in a deed to Hope Phinney (40.0938 %), Carol Beathard (40.0938 %), and Mary Gilkerson (19.8123 %) and recorded in Official Record 55, Page 1130 and Official Record 347, Page 774 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a spike (found) in the centerline of Spring Valley Road (County Road No. 71) marking an easterly most corner of Lot No. 23 of Joseph Burr Addition (P.B. 2, Page 186), said spike bears S 69°34'07" E, a distance of 18,166.91 feet from Madison County Engineer's GPS Survey Mark "MAD 01";

thence with the centerline of Spring Valley Road S 41°19'52" E, a distance of 1633.73 feet to a spike (found) under the pavement at a point of intersection of the centerline of said road, said spike marking a northerly most corner of a 2.00 acres tract as described in a deed to Robert L. Groves and Patricia L. Groves (D.B. 404, Page 79);

thence with the northwesterly line of the aforesaid 2.00 acres tract S 43°10'29" W passing a 5/8" iron pin (set) at 34.91 feet and passing a northerly most corner of and continuing with a northwesterly line of what remains of an original 53.951 acres tract as described in a deed to Shirlie Ann Gorman, T.O.D. to Phyllis A. Gorman (O.R. 276, Page 1177), a total distance of 1777.53 feet to a 5/8" iron pin (found) marking an angle point in the northerly line of an original 313.97 acres tract as described in a deed to MTB EI LLC (O.R. 325, Page 1621) and found in Survey Record 69-99 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid original 313.97 acres tract N 65°45'18" W, a distance of 1531.27 feet to a 5/8" iron pin (set) marking a southerly most corner of a 12.03 acres "Fifth Tract" as described in a deed to Hope Phinney (40.0938 %), Carol Beathard (40.0938 %), and Mary Gilkerson (19.8123 %) (O.R. 55, Page 1130) and (O.R. 347, Page 774);

thence with the southeasterly line of the aforesaid 12.03 acres "Fifth Tract" N 43°25'15" E, a distance of 81.77 feet to a 5/8" iron pin (set);

thence with the northeasterly line of the aforesaid 12.03 acres "Fifth Tract" N 41°40'13" W, a distance of 187.00 feet to a double angle iron post (found) marking a southerly most corner of a 163.16 acres "Third Tract" as described in a deed to Crooked Run Farm, LLC (O.R. 125, Page 1100);

thence with the southeasterly line of the aforesaid 163.16 acres "Third Tract" N 43°22'27" E passing a southerly most corner to and continuing with the southeasterly line of the aforementioned Lot No. 23 of Joseph Burr Addition (P.B. 2, Page 186) passing a double angle iron post (found) at 2309.15 feet, a

total distance of 2332.15 feet to the point of beginning,
containing 79.417 acres of land.

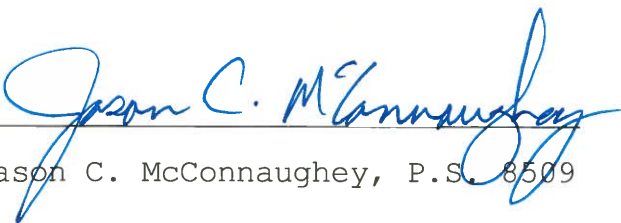
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 261° 17' 34.6") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Control Monument "2101" and derived from GPS observations taken November 22, 2019, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2019, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S19-787 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