

VILLAGE OF LAYFAYETTE

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 25, 2020
 SCALE 1"=400'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP DEERCREEK
 MILITARY SURVEY NUMBERS
 3902, 3901, 8374 & 8792, 12142 & 12153

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 265° 50' 29.6") BETWEEN NATIONAL GEODETIC SURVEY CORNS STATION COLB AND NATIONAL GEODETIC SURVEY CONTROL MONUMENT MAD 1 AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 19, 2015, UTILIZING THE TRIMBLE ODOT CORNS VRS (VIRTUAL REFERENCE SYSTEM). TRIMBLE FILE 15789.CRD

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊗ TROD (FOUND)
- MAG NAIL (SET)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- 1" IRON PIPE (FOUND)
- 3/4" IRON PIPE (FOUND)
- MINER SPIKE (FOUND)
- ◇ POST (FOUND)
- ⊗ 1/2" IRON PIN (FOUND)
- ⊗ 5/8" IRON PIN (FOUND) W/CAP P.S. #8283
- ⊗ CONCRETE R/W MONUMENT
- ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT WINDY "2010", 5/8" IRON (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"

DEED REFERENCES:

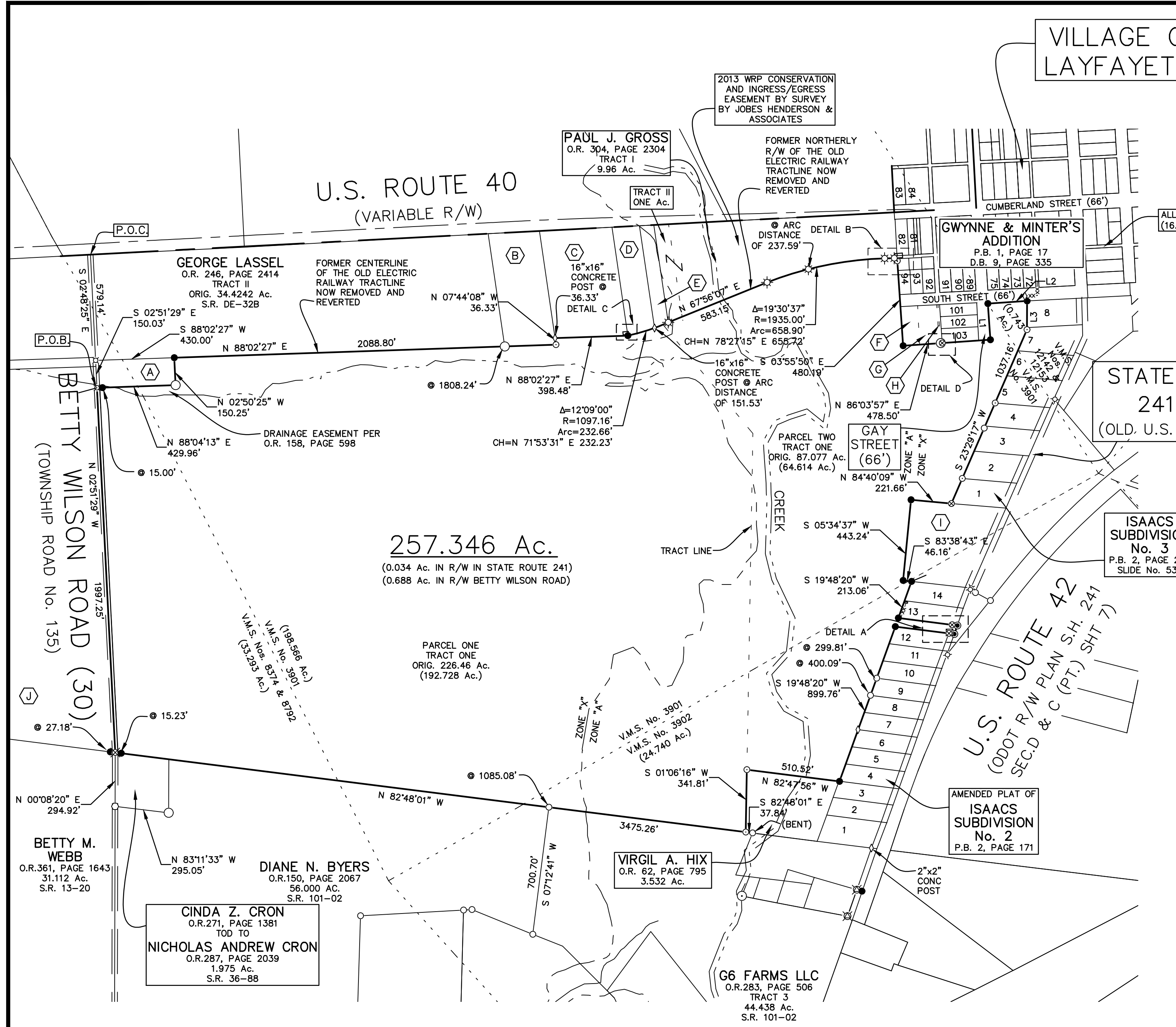
MADISON CO. INVESTMENTS, LLC
 RICHARD L. MEDELLIN ENTERPRISES, INC.
 AND DR. KARL SCHAEFFER
 O.R. 203, PAGE 2011
 (3/4 INTEREST)
 JIN K. CHOI
 AND
 GRACE KIM
 (1/4 INTEREST)
 O.R. 213, PAGE 2688
 PARCEL ONE
 TRACT ONE
 ORIG. 226.46 Ac.
 P.N. 05-00190.000
 PARCEL TWO
 TRACT ONE
 ORIG. 87.077 Ac.
 P.N. 05-00191.000
 S.R. DE-28A

REVISIONS
12/3/2020
12/7/2020

SURVEY FOR
PAUL J. GROSS
 DEERCREEK TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 3902, 3901, 8374 & 8792, 12142 & 12153

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
 www.mccartyassociates.com

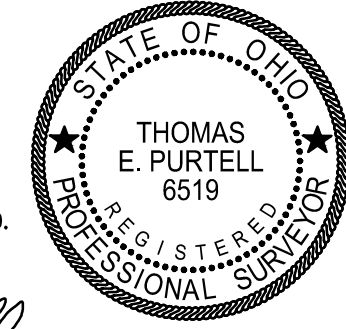
DATE	SCALE	PROJECT NO.
NOVEMBER 25, 2020	1"=400'	S20-774



LINE No.	BEARING	LENGTH
L1	N 4°03'39" W	198.00'
L2	N 86°03'57" E	215.30'
L3	S 0°20'17" W	157.45'
L4	S 82°47'56" E	325.52'
L5	S 19°46'24" W	49.61'
L6	N 82°47'56" W	325.55'

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.
 A PORTION OF THE PREMISES LIES WITHIN FLOOD HAZARD ZONE "A" AS PER COMMUNITY PANEL No. 39097C0150D

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 2019 AND NOVEMBER, 2020.
Thomas E. Purcell
 THOMAS E. PURTELL, P.S. 6519



20774 Survey Plat



(A)
 CHARLES E. HALL
 AND
 LOUELLA M. HALL
 O.R. 158, PAGE 598
 1.4085 Ac.

(B)
 DEERCREEK
 TOWNSHIP
 TRUSTEES
 D.B. 289, PAGE 75
 4.00 Ac.
 S.R. 2-92
 S.R. DE-32B

(C)
 DEERCREEK
 TOWNSHIP
 TRUSTEES
 D.B. 41, PAGE 269
 6.00 Ac.

(D)
 DEERCREEK
 TOWNSHIP
 TRUSTEES
 D.B. 113, PAGE 466
 2.00 Ac.

(E)
 DEERCREEK
 TOWNSHIP
 TRUSTEES
 D.B. 135, PAGE 627
 1.00 Ac.

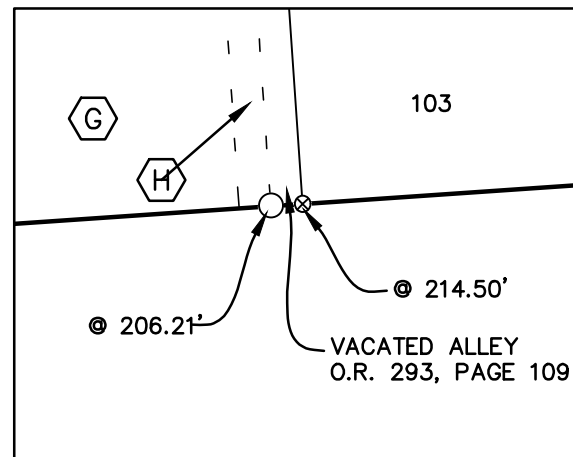
(F)
 KENNETH FOUT
 AND
 CARRIE BALLARD FOUT
 O.R. 238, PAGE 1010
 PARCEL II
 0.445 Ac.

(G)
 KENNETH FOUT
 AND
 CARRIE BALLARD FOUT
 O.R. 238, PAGE 1010
 PARCEL I
 0.445 Ac.

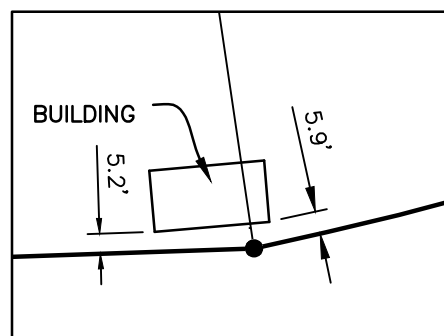
(H)
 KENNETH FOUT
 AND
 CARRIE BALLARD FOUT
 O.R. 238, PAGE 1010
 PARCEL III
 PORTION OF VACATED
 20' WIDE ALLEY

(I)
 MADISON COUNTY
 INVESTORS, INC.
 O.R. 186, PAGE 2277
 4.590 Ac.
 S.R. DE-BC

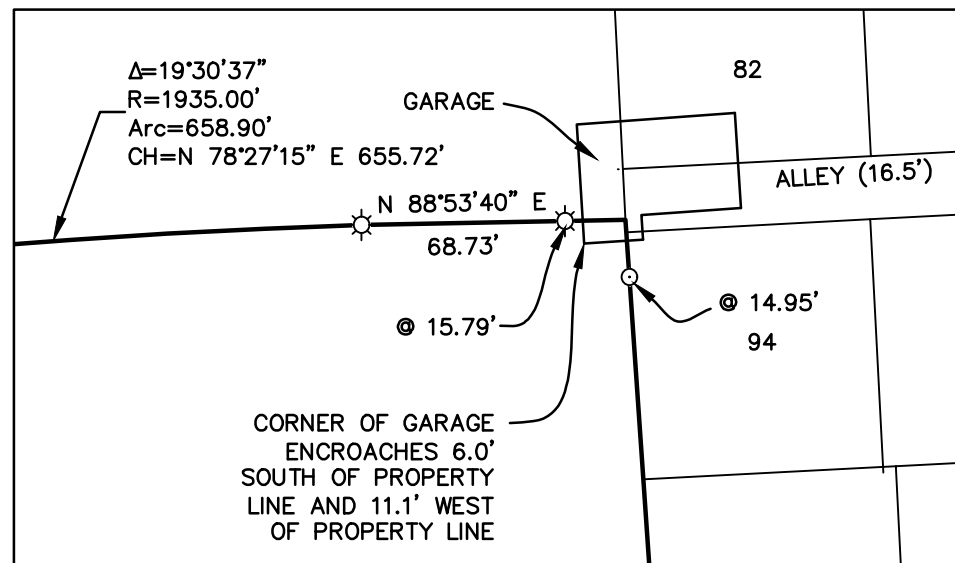
(J)
 THE TRUST OF THE WILL
 OF LUCY BEACH
 JAMES D. McELROY
 D.B. 108, PAGE 203
 196.05 Ac.



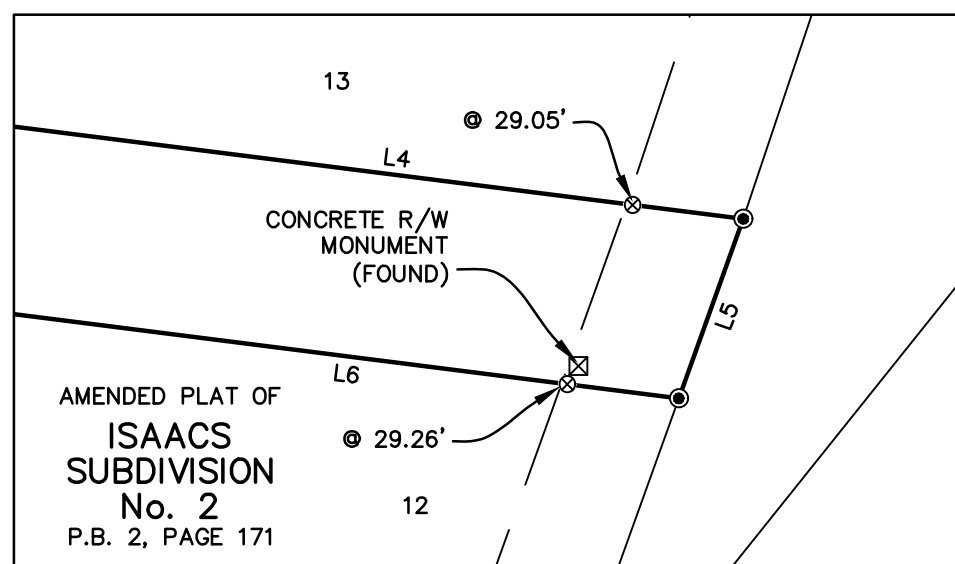
DETAIL D
 SCALE: 1"=50'



DETAIL C
 SCALE: 1"=50'



DETAIL B
 SCALE: 1"=50'



DETAIL A
 SCALE: 1"=50'

VOLUME ____ PLAT NO. ____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 25, 2020
 SCALE 1"=400'
 DEED REFERENCE
 SEE SHEET ONE
 TOWNSHIP DEERCREEK
 MILITARY SURVEY NUMBERS
 3902, 3901, 8374 & 8792, 12142 & 12153

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAD 83 (2011)						
NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	NAVD 88 ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
MADISON COUNTY CORS (OHMD)	39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812	1693677.0030	-
MAD 1	39°56'00.26535"N	83°28'03.53995"W	964.692	705648.4804	1697147.2421	1072.927
MAD12-016	39°57'06.066968"N	83°22'37.915789"W	890.983	712047.3823	1722575.8039	999.240
WINDY (2010)	39°55'13.37923"N	83°25'00.40483"W	907.810	700755.588	1711364.008	1015.913

SITE BASE STATION 'WINDY (2010)' LOCAL SITE SETTINGS						
NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	NAVD 88 ELEVATION
WINDY (2010)	39°55'13.37923"N	83°25'00.40483"W	907.810	700755.588	1711364.008	1015.913

GROUND SCALE FACTOR: 1.0000637175						
GEOD MODEL: GEOD12A (CONUS)						
LOCAL GROUND COORDINATES						
NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	NAVD 88 ELEVATION
WINDY (2010)	39°55'13.37923"N	83°25'00.40483"W	907.810	700755.588	1711364.008	1015.913

UNITS ARE IN U.S. SURVEY FEET (SFT)

MAD 1 TO P.O.B. N 88°10'48" E 11,808.071'
 P.O.B. N. 706,023.518' E. 1,708,949.355'

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊗ TROD (FOUND)
- MAG NAIL (SET)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- 1" IRON PIPE (FOUND)
- 3/4" IRON PIPE (FOUND)
- MINER SPIKE (FOUND)
- ◇ POST (FOUND)
- ⊗ 1/2" IRON PIN (FOUND)
- ⊗ 5/8" IRON PIN (FOUND) W/CAP P.S. #8283
- ⊗ CONCRETE R/W MONUMENT
- ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT WINDY "2010", 5/8" IRON (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"

REVISIONS
12/3/2020
12/7/2020

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	N 4°03'39" W	198.00'
L2	N 86°03'57" E	215.30'
L3	S 0°20'17" W	157.45'
L4	S 82°47'56" E	325.52'
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SURVEY FOR
PAUL J. GROSS
 DEERCREEK TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 3902, 3901, 8374 & 8792, 12142 & 12153

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 ARCHITECTS — ENGINEERS — SURVEYORS
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DATE	SCALE	PROJECT NO.
NOVEMBER 25, 2020	1"=400'	S20-774

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

File No. S20-774
December 08, 2020

LEGAL DESCRIPTION

Paul Gross
257.346 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3902, 3901, 8374-8792 and 12142-12153, and being all that remains of the original 226.46 acres "Parcel One, Tract One" (Parcel No. 05-00190.000) and all that remains of the original 87.077 acres "Parcel Two, Tract One" and found in Survey Record DE-28B of the Madison County Engineer's Record of Land Surveys (Parcel No. 05-00191.000) as described in a deed to Madison Co. Investments, LLC, Richard L. Medellin Enterprises, Inc., and Dr. Karl Schaeffer (3/4 interest) and recorded in Official Record 203, Page 2011 of the Madison County Recorder's Office and Jin K. Choi and Grace Kim (1/4 interest) and recorded in Official Record 213, Page 2688 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a point marking the intersection of the centerline of Betty Wilson Road (Township Road No. 135) and centerline of the Eastbound Lane of U.S. Route 40;

thence with the centerline of Betty Wilson Road S 02°48'25" E, a distance of 579.14 feet to a spike (found) under the pavement marking the southwesterly corner an original 34.4242 acres "Tract II" as described in a deed to George Lassel (O.R. 246, Page 2414) and found in Survey Record DE-32B of the Madison County Engineer's

Record of Land Surveys and a northwesterly corner of a 1.4085 acres tract as described in a deed to Charles E. Hall and Louella M. Hall (O.R. 158, Page 598);

thence continuing with the centerline of Betty Wilson Road S $02^{\circ}51'29''$ E, a distance of 150.03 feet to a spike (found) under the pavement marking the true point of beginning of the tract of land herein described;

thence with the southerly line of the aforesaid 1.4085 acres tract N $88^{\circ}04'13''$ E passing a $5/8''$ iron pin (set) at 15.00 feet, a total distance of 429.96 feet to a 1" iron pipe (found);

thence with the easterly line of the aforesaid 1.4085 acres tract N $02^{\circ}50'25''$ W, a distance of 150.25 feet to a $5/8''$ iron pin (set) in the southerly line of the aforementioned original 34.4242 acres "Tract II" as described in a deed to George Lassel (O.R. 246, Page 2414) and found in Survey Record DE-32B of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid original 34.4242 acres "Tract II" N $88^{\circ}02'27''$ E passing a 1" iron pipe (found) at 1808.24 feet marking a southwesterly corner to and continuing with the southerly line of a 4.00 acres tract as described in a deed to Deercreek Township Trustees (D.B. 289, Page 75), a total distance of 2088.80 feet to a $3/4''$ iron pipe (found);

thence with the easterly line of the aforesaid 4.00 acres tract N $07^{\circ}44'08''$ W, a distance of 36.33 feet to a 16" by 16" concrete post (found) marking a southwesterly corner of a 6.00 acres tract as described in a deed to Deercreek Township Trustees (D.B. 41, Page 269);

thence with the southerly line of the aforesaid 6.00 acres tract N $88^{\circ}02'27''$ E, a distance of 398.48 feet to a $5/8''$ iron pin (set) marking a southwesterly corner of a 2.00 acres tract as

described in a deed to Deercreek Township Trustees (D.B. 113, Page 466);

thence with the southerly line of the aforesaid 2.00 acres tract and a curve to the left passing a 16" by 16" concrete post (found) at an arc length of 151.53 feet marking a southwesterly corner to and continuing with a southerly line of a 1.00 acre tract as described in a deed to Deercreek Township Trustees (D.B. 135, Page 627) having a total arc length of 232.66 feet and a radius of 1097.16 feet, a chord bearing N 71°53'31" E, a distance of 232.23 feet to a 5/8" iron pin (found) marking a southwesterly corner of a One acre "Tract II" as described in a deed to Paul J. Gross (O.R. 304, Page 2304);

thence with the southerly line of the aforesaid One acre "Tract II" N 67°56'07" E passing a southwesterly corner to and continuing with the southerly line of a 9.96 acres "Tract I" as described in a deed to Paul J. Gross (O.R. 304, Page 2304), a total distance of 583.15 feet to a 5/8" iron pin (found);

thence continuing with the southerly line of the aforesaid 9.96 acres "Tract I" and a curve turning to the right passing a 5/8" iron pin (found) at an arc length of 237.59 feet, having a total arc length of 658.90 feet, a radius of 1935.00 feet, and a chord bearing of N 78°27'15" E, with a chord length of 655.72', to a 5/8" iron pin (found);

thence continuing with the southerly line of the aforesaid 9.96 acres "Tract I" N 88°53'40" E passing a 5/8" iron pin (found) at 52.95 feet, a total distance of 68.73 feet to a point in the westerly terminus of an alley of Gwynne and Minter's Addition to the Town of Layfayette (D.B. 9, Page 335 and P.B. 1, Page 17);

thence with the westerly terminus of the aforesaid alley S 03°55'50" E passing the westerly corners of Lot No. 94 of Gwynne

and Minter's Addition passing a 3/4" iron pipe (found) at 14.95 feet, passing the westerly terminus of South Street, passing a northwesterly corner to and continuing with the westerly line of a 0.445 acres "Parcel II" as described in a deed to Kenneth Fout and Carrie Ballard Fout (O.R. 238, Page 1010), a total distance of 480.19 feet to a 5/8" iron pin (set);

thence with the southerly line of the aforesaid 0.445 acres "Parcel II" N 86°03'57" E passing the southerly corners of a 0.455 acres "Parcel I" as described in a deed to Kenneth Fout and Carrie Ballard Fout (O.R. 238, Page 1010), passing the southwest corner to and continuing with the southerly line of a vacated alley (O.R. 293, Page 109) "Parcel III" as described in a deed to Kenneth Fout and Carrie Ballard Fout (O.R. 238, Page 1010) and passing a 1" pipe (found) at 206.21 feet, passing a 1/2" iron pipe (found) at 214.50 feet marking a southwest corner to and continuing the southerly line of Lot No. 103 of Gwynne and Minter's Addition to the Town of Layfayette as described in a deed to Kenneth Fout and Carrie Ballard Fout (O.R. 289, Page 592), and passing the southwest corner to and continuing with the southerly terminus of Gay Street, a distance of 478.50 feet to a 5/8" iron pin (set);

thence with the easterly line of Gay Street N 04°03'39" W, a distance of 198.00 feet to a 5/8" iron pin (set) at the intersection of the easterly line of Gay Street and the southerly line of South Street;

thence with the southerly line of South Street N 86°03'57" E, a distance of 215.30 feet to a 5/8" iron pin (set) marking a northwesterly corner of Lot No. 8 of Isaacs Subdivision No. 3 (P.B. 2, Page 205);

thence with a westerly line of Isaacs Subdivision No. 3 S 00°20'17" W, a distance of 157.45 feet to a 3/4" iron pipe (found) marking a westerly corner to Lot No. 7 of said Subdivision;

thence with another westerly line of Isaacs Subdivision No. 3 S 23°29'17" W, a distance of 1037.16 feet to a 1/2" iron pin (found) marking a southwesterly corner of Lot No. 1 of said Subdivision and being in the northerly line of a 4.590 acres tract as described in a deed to Madison County Investors, Inc. (O.R. 186, Page 2277) and found in Survey Record DE-8C of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 4.590 acres tract for the next three calls:

1) N 84°40'09" W, a distance of 221.66 feet to a 5/8" iron pin (set);

2) S 05°34'37" W, a distance of 443.24 feet to a 5/8" iron pin (set);

3) S 83°38'43" E, a distance of 46.16 feet to a 5/8" iron pin (set) marking a northwesterly corner of Lot No. 14 of Amended Isaacs Subdivision No. 2 (P.B. 2, Page 171);

thence with the westerly line of Amended Isaacs Subdivision No. 2 S 19°48'20" W, a distance of 213.06 feet to a 5/8" iron pin (set) marking a southwesterly corner of Lot No. 13 of said Subdivision;

thence with the southerly line of Lot No. 13 Amended Isaacs Subdivision No. 2 S 82°47'56" E passing a 1/2" iron pin (found) at 296.47 feet, a total distance of 325.52 feet to a mag nail (set) in centerline of State Route 241 (Old U.S. Route 42);

thence with the centerline of State Route 241 (Old U.S. Route 42) S 19°46'24" W, a distance of 49.61 feet to a mag nail (set)

marking the northeasterly corner of Lot No. 12 of Amended Isaacs Subdivision No. 2;

thence with the northerly line of Lot No. 12 of the aforesaid Amended Isaacs Subdivision No. 2 N 82°47'56" W passing a 1/2" iron pin (found) at 29.26 feet, a total distance of 325.55 feet to a 5/8" iron pin (set) marking the northwesterly corner of said Lot No. 12;

thence with the westerly line of the aforesaid Amended Isaacs Subdivision No. 2 S 19°48'20" W, a distance of 899.76 feet to a 5/8" iron pin (set) marking a northeasterly corner of a 3.532 acres tract as described in a deed to Virgil A. Hix (O.R. 62, Page 795);

thence with the northerly line of the aforesaid 3.532 acres tract N 82°47'56" W, a distance of 510.52 feet to a 3/4" iron pipe (found);

thence with the westerly line of the aforesaid 3.532 acres tract S 01°06'16" W, a distance of 341.81 feet to a 3/4" iron pipe (found) in the northerly line of a 44.438 acres "Tract 3" as described in a deed to G6 Farms LLC (O.R. 283, Page 506) and found in Survey Record 101-02 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 44.438 acres "Tract 3" N 82°48'01" W passing a 5/8" iron pin (found) at 1085.08 feet marking northeasterly corner to and continuing with the northerly line of a 56.000 acres tract as described in a deed to Diane N. Byers (O.R. 150, Page 2067) and found in Survey Record 101-02 of the Madison County Engineer's Record of Land Surveys, passing a northeasterly corner to and continuing with the northerly line of a 1.975 acres tract as described in a deed to Cinda Z. Cron (O.R. 271, Page 1381), T.O.D. to Nicholas Andrew

Cron (O.R. 287, Page 2039), and passing a 5/8" iron pin (set) at 3460.03 feet, a total distance of 3475.26 feet to a railroad spike (found) in the centerline of Betty Wilson Road;

thence with the centerline of Betty Wilson Road N 02°51'29" W a distance of 1997.25 feet to the true point of beginning, **containing 257.346 acres of land.**

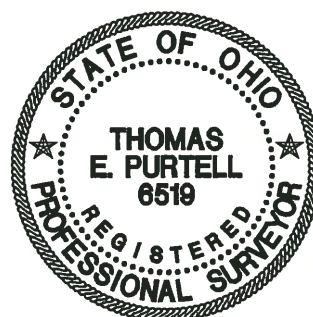
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument 'MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015, December 2019 and November 2020, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S19-785 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