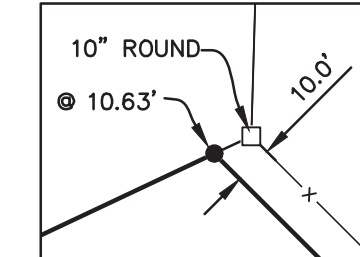
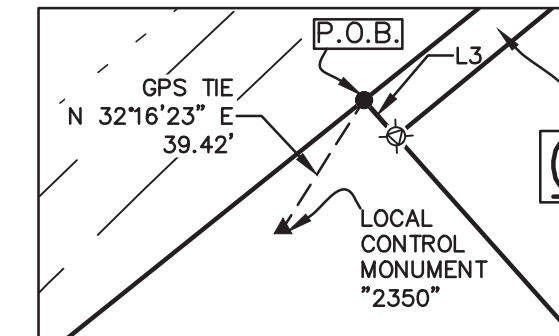


VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE OCTOBER 26, 2021  
 SCALE 1"=300'  
 DEED REFERENCE  
 OFFICIAL RECORD 125 PAGE 1100  
 TOWNSHIP DEERCREEK  
 MILITARY SURVEY NUMBER 8374

BEARINGS ARE BASED UPON THE GRID AZIMUTH  
 (AZ 262°36'53.8") BETWEEN NATIONAL GEODETIC  
 SURVEY CORS STATION "COLB" AND MCCARTY  
 ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT  
 "2350" AND DERIVED FROM GPS OBSERVATIONS  
 TAKEN OCTOBER 1, 2021, UTILIZING THE TRIMBLE  
 ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM),  
 TRIMBLE FILE: (21790 10-19-21)



DETAIL A  
 SCALE: 1"=50'



DETAIL B  
 SCALE: 1"=50'

MAD 1 TO P.O.B. 0.155 Ac. S 71°09'16" E 15,044.29'  
 MAD 1 TO P.O.B. 74.917 Ac. S 61°19'39" E 14,345.05'  
 MAD 1 TO P.O.B. 132.121 Ac. S 66°32'59" E 14,661.15'  
 P.O.B. 0.155 Ac. N 700,788.918' E 1,711,385.057'  
 P.O.B. 74.917 Ac. N 698,765.706' E 1,709,733.260'  
 P.O.B. 132.121 Ac. N 699,814.003' E 1,710,597.449'

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES NAVD 88 EASTING	NAVD 88 ELEVATION
	NAD 83 (2011) LATITUDE	LONGITUDE				
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
	RESIDUALS			ΔH = 0.000 SFT	ΔV = -	
MAD 1	39°56'00.26535"N	83°28'03.53995"W	964.692	705648.4804	1697147.2421	1072.927
	RESIDUALS			ΔH = 0.055 SFT	ΔV = -0.075 SFT	
LOCAL CONTROL MONUMENT (2350)	LOCAL CONTROL MONUMENT "2350" LOCAL SITE SETTINGS					
	39°55'13.37861"N	83°25'00.40391"W	907.835	700755.524	1711364.079	1015.825

GROUND SCALE FACTOR: 1.00006380445912 LOCAL GROUND COORDINATES NAVD 88  
 GEOID MODEL: GEOD18 (CONUS) NORTHING EASTING ELEVATION  
 700755.524 1711364.079 1015.825  
 UNITS ARE IN U.S. SURVEY FEET (SFT)

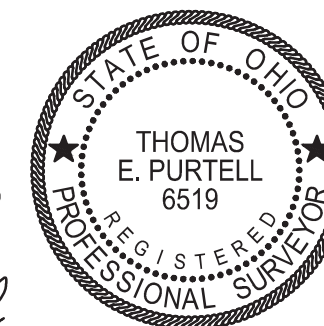
REVISIONS

**DEED REFERENCE**  
**CROOKED RUN FARM, LLC**  
 O.R. 125, PAGE 1100  
 SECOND TRACT  
 ORIG. 93.98 Ac.  
 P.N. 05-00038.000  
 THIRD TRACT  
 ORIG. 163.16 Ac.  
 P.N. 05-00038.000  
 FOURTH TRACT  
 6.712 Ac.  
 P.N. 05-00267.000

**A**  
 RONALD R. VANNESS AND CHARLENE J. VANNESS  
 O.R. 104, PAGE 183  
 33.00 Ac.  
 P.N. 05-00032.000  
**B**  
 RONALD A. KRICHBAUM AND LINDA SUE KRICHBAUM  
 O.R. 338, PAGE 2625  
 PARCEL 1 2.00 Ac. S.R. DE-7A  
 PARCEL 2 0.249 Ac. P.N. 05-00248.000 S.R. 2-07

**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, 2015, DECEMBER, 2019 AND OCTOBER, 2021.  
*Thomas E. Purtell*  
 THOMAS E. PURTELL, P.S. 6519

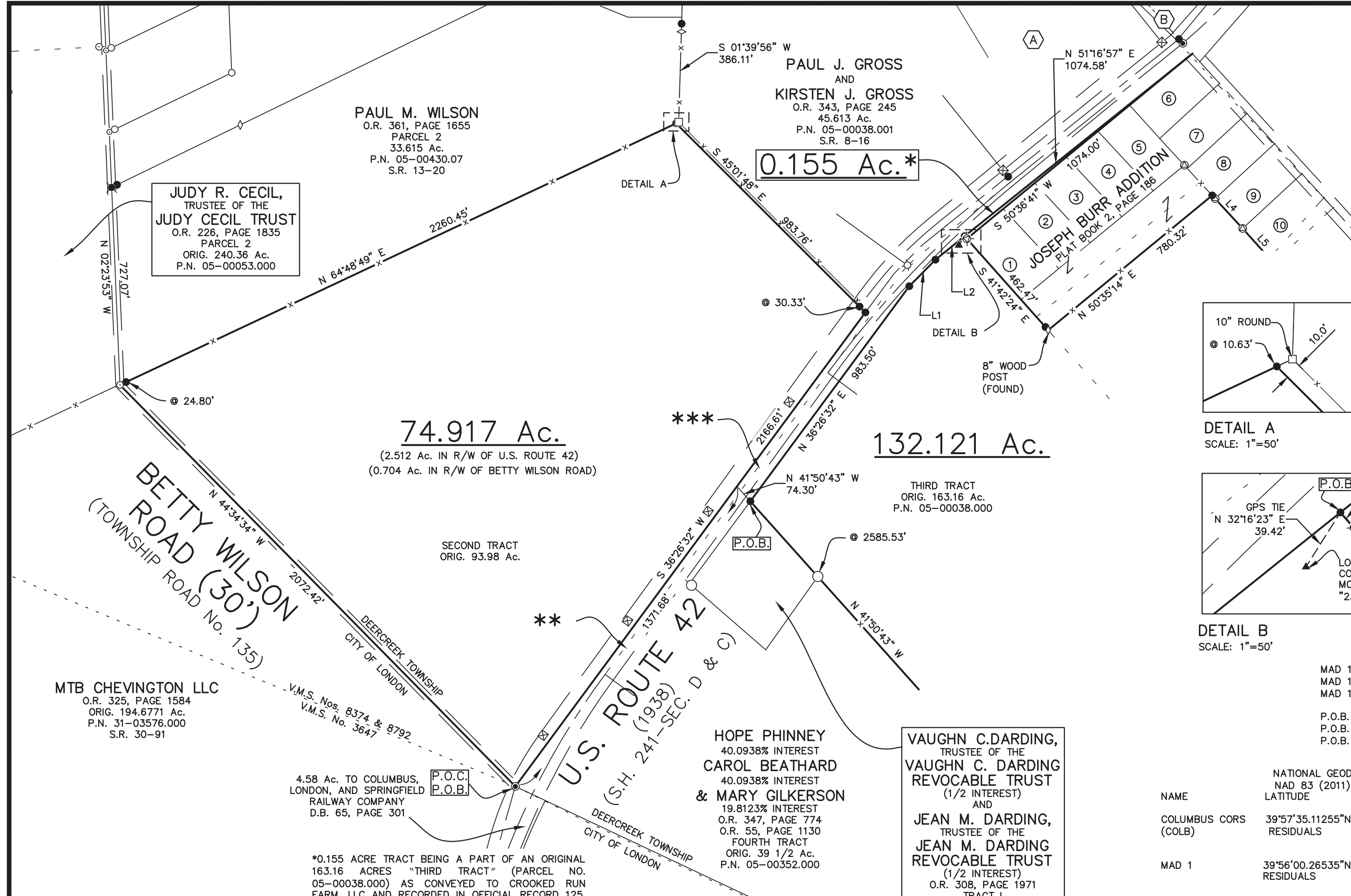


SURVEY FOR  
**CROOKED RUN FARM, LLC**  
 DEERCREEK TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. Nos. 8374 & 8792

**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.
OCTOBER 28, 2021	1"=300'	S21-790

1/2



**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ 6" ROUND CONCRETE MONUMENT (FOUND)
- 3/4" IRON PIPE (FOUND)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- MAG NAIL (SET)
- ⊗ 1 3/4" PIPE (FOUND)
- 1" PIPE (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- STONE (FOUND)
- ⊗ T-ROD (FOUND)
- ⊗ AXLE (FOUND)
- ⊗ DOUBLE ANGLE IRON (FOUND)
- x— CHAIN LINK FENCE
- x— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "2350", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"



\*0.155 ACRE TRACT BEING A PART OF AN ORIGINAL 163.16 ACRES "THIRD TRACT" (PARCEL NO. 05-00038.000) AS CONVEYED TO CROOKED RUN FARM, LLC AND RECORDED IN OFFICIAL RECORD 125, PAGE 1100 OF THE MADISON COUNTY RECORDER'S OFFICE AND BEING AN AREA BETWEEN A 3.88 ACRES TRACT AS CONVEYED TO THE COLUMBUS, LONDON, AND SPRINGFIELD RAILWAY COMPANY (D.B. 65, PAGE 343) AND IN THE NAME OF THOMAS CONWAY JR. AND J. HARVEY MCCLURE RECEIVER FOR THE CINCINNATI AND LAKE ERIE RAILROAD COMPANY AND IN WITHIN THE RIGHT-OF-WAY OF U.S. ROUTE 42 (FORMERLY STATE HIGHWAY 241)(S.H. 241-SECTIONS D AND C) AND A NORTHWESTERLY LINE OF KARL E. BURR SUBDIVISION (P.B. 1, PAGE 456);

THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTION B (1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATIONS IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

\*\* THIS AREA IS A 2.264 ACRES TRACT AS CONVEYED TO THE COLUMBUS, LONDON, AND SPRINGFIELD RAILWAY COMPANY (D.B. 65, PAGE 248) AND IN THE NAME OF THOMAS CONWAY JR. AND J. HARVEY MCCLURE RECEIVER FOR THE CINCINNATI AND LAKE ERIE RAILROAD COMPANY AND IN WITHIN THE RIGHT-OF-WAY OF U.S. ROUTE 42 (FORMERLY STATE HIGHWAY 241)(S.H. 241-SECTIONS D AND C);

\*\*\*THIS AREA IS A 3.88 ACRES TRACT AS CONVEYED TO THE COLUMBUS, LONDON, AND SPRINGFIELD RAILWAY COMPANY (D.B. 65, PAGE 343) AND IN THE NAME OF THOMAS CONWAY JR. AND J. HARVEY MCCLURE RECEIVER FOR THE CINCINNATI AND LAKE ERIE RAILROAD COMPANY AND IN WITHIN THE RIGHT-OF-WAY OF U.S. ROUTE 42 (FORMERLY STATE HIGHWAY 241)(S.H. 241-SECTIONS D AND C);

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VOLUME \_\_\_\_ PLAT NO. \_\_\_\_  
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 TRIMBLE FILE: (21790 10-19-21)

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	N 44°30'32" E	136.80'
L2	N 51°16'57" E	137.77'
L3	N 41°42'24" W	12.60'
L4	S 42°41'01" E	165.49'
L5	S 42°00'06" E	169.90'
L6	S 41°57'25" E	319.73'
L7	N 47°35'32" E	300.00'
L8	S 41°59'52" E	59.92'
L9	S 47°35'32" W	300.00'

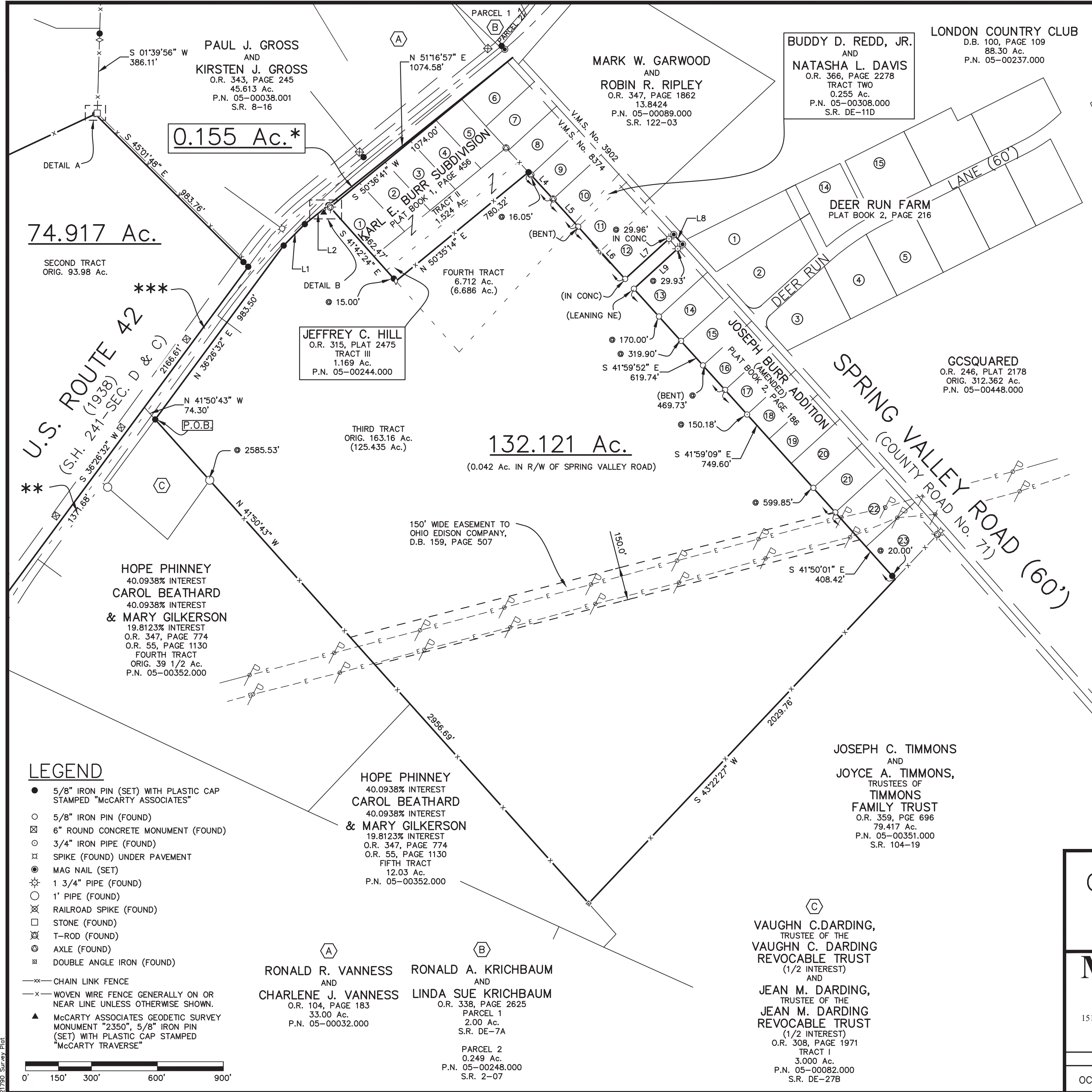
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REVISIONS

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DATE	SCALE	PROJECT NO.
OCTOBER 28, 2021	1"=300'	S21-790



- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
  - 5/8" IRON PIN (FOUND)
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**RONALD R. VANNESS AND CHARLENE J. VANNESS**  
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 33.00 Ac.  
 P.N. 05-00032.000

**RONALD A. KRICHBAUM AND LINDA SUE KRICHBAUM**  
 O.R. 338, PAGE 2625  
 PARCEL 1  
 2.00 Ac.  
 S.R. DE-7A

PARCEL 2  
 0.249 Ac.  
 P.N. 05-00248.000  
 S.R. 2-07

**VAUGHN C. DARDING, TRUSTEE OF THE VAUGHN C. DARDING REVOCABLE TRUST (1/2 INTEREST) AND JEAN M. DARDING, TRUSTEE OF THE JEAN M. DARDING REVOCABLE TRUST (1/2 INTEREST)**  
 O.R. 308, PAGE 1971  
 TRACT I  
 3.000 Ac.  
 P.N. 05-00082.000  
 S.R. DE-27B

**JOSEPH C. TIMMONS AND JOYCE A. TIMMONS, TRUSTEES OF TIMMONS FAMILY TRUST**  
 O.R. 359, PAGE 696  
 79.417 Ac.  
 P.N. 05-00351.000  
 S.R. 104-19

0.155 Ac.\*

74.917 Ac.

132.121 Ac.  
 (0.042 Ac. IN R/W OF SPRING VALLEY ROAD)

L:\Current - Projects\2021\21-790 - Crooked Run Farm, LLC\CAD\AutoCAD Project\dwg\21790 - Survey Plot.dwg, Survey Plot (2), 11/10/2021 8:31:13 AM, DWG To PDF.pc3