

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE SEPTEMBER 9, 2020
 SCALE 1"=100'
 DEED REFERENCE
 OFFICIAL RECORD SEE BELOW
 TOWNSHIP DEERCREEK
 MILITARY SURVEY NUMBER 3902

* 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 REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					
NAD 83 (2011)		ELLIPSOID OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION	
NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING
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
MAD12-016	39°57'06.066968"N	83°22'37.915789"W	890.983	712047.3823	1722575.8039
RESIDUALS				ΔH = 0.000 SFT	ΔV = -
RESIDUALS				ΔH = 0.000 SFT	ΔV = -
RESIDUALS				ΔH = 0.055 SFT	ΔV = -0.075 SFT
RESIDUALS				ΔH = 0.087 SFT	ΔV = +0.034 SFT

SITE BASE STATION 'WINDY (2010)' LOCAL SITE SETTINGS					
NAD 83 (2011)		ELLIPSOID OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION	
NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING
WINDY (2010)	39°55'13.37923"N	83°25'00.40483"W	907.810	700755.588	1711364.008
RESIDUALS				ΔH = 0.000 SFT	ΔV = -
RESIDUALS				ΔH = 0.055 SFT	ΔV = -0.075 SFT
RESIDUALS				ΔH = 0.087 SFT	ΔV = +0.034 SFT

GROUND SCALE FACTOR: 1.0000637175 LOCAL GROUND COORDINATES
 GEOID MODEL: GEOID12A (CONUS) NORTHING EASTING
 700755.588 1711364.008
 UNITS ARE IN U.S. SURVEY FEET (SFT)

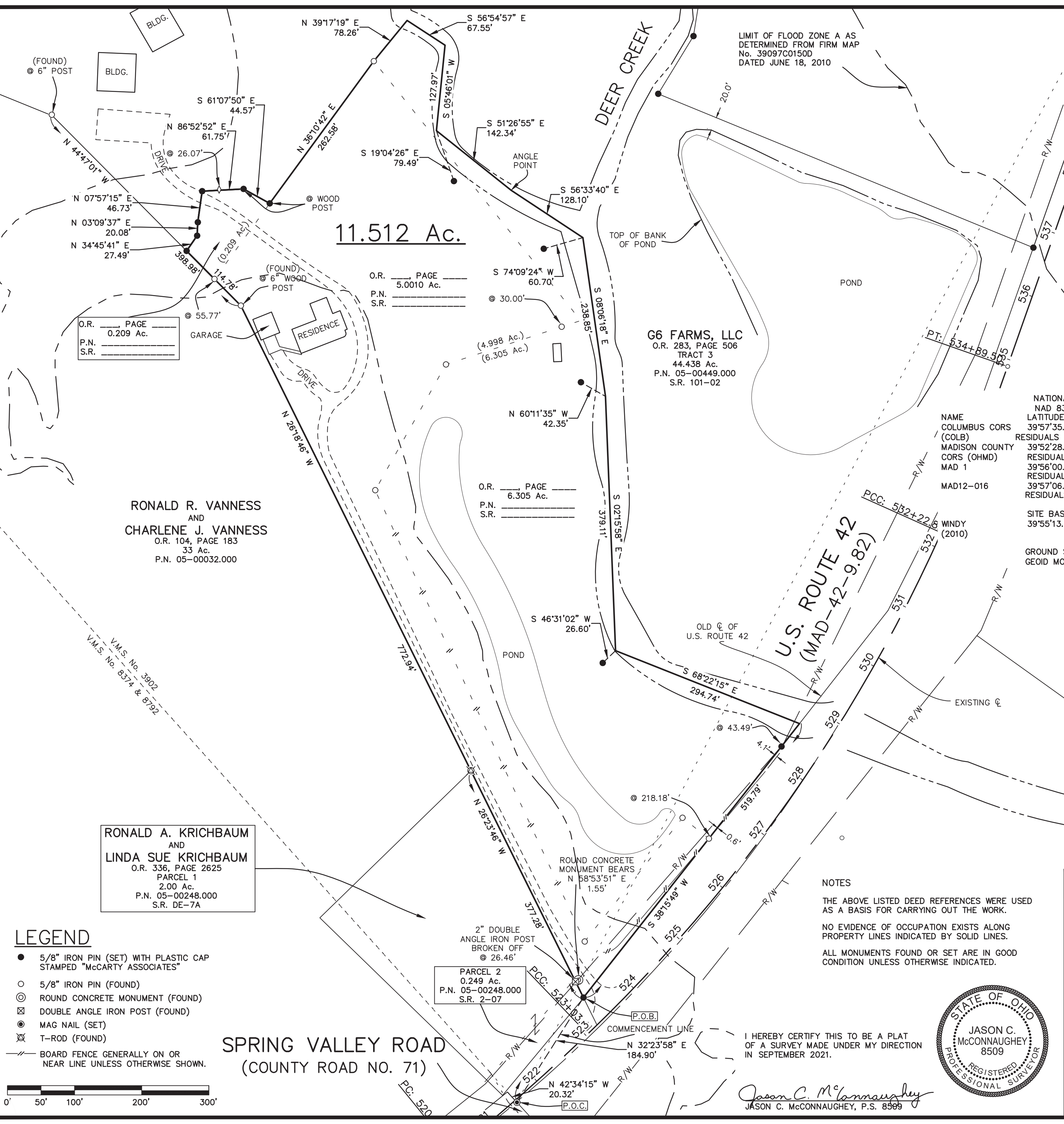
NAVD 88 ELEVATION 1015.913

MAD 1 TO P.O.B. 11.512 Ac. S 75°13'14" E 15,657.50'

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).

DEED REFERENCE					
PAUL J. GROSS AND KRISTEN J. GROSS		PAUL J. GROSS AND KRISTEN J. GROSS		PAUL J. GROSS AND KRISTEN J. GROSS	
O.R.	PAGE	O.R.	PAGE	O.R.	PAGE
6.305	Ac.	5.0010	Ac.	0.209	Ac.
P.N.		P.N.		P.N.	
S.R.		S.R.		S.R.	

REVISIONS
9/13/2021



O.R. _____ PAGE _____
 P.N. _____
 S.R. _____
 0.209 Ac.

O.R. _____ PAGE _____
 P.N. _____
 S.R. _____
 5.0010 Ac.

O.R. _____ PAGE _____
 P.N. _____
 S.R. _____
 6.305 Ac.

RONALD R. VANNESS
 AND
 CHARLENE J. VANNESS
 O.R. 104, PAGE 183
 33 Ac.
 P.N. 05-00032.000

RONALD A. KRICHBAUM
 AND
 LINDA SUE KRICHBAUM
 O.R. 336, PAGE 2625
 PARCEL 1
 2.00 Ac.
 P.N. 05-00248.000
 S.R. DE-7A

G6 FARMS, LLC
 O.R. 283, PAGE 506
 TRACT 3
 44.438 Ac.
 P.N. 05-00449.000
 S.R. 101-02

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - ⊙ ROUND CONCRETE MONUMENT (FOUND)
 - ⊠ DOUBLE ANGLE IRON POST (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊙ T-ROD (FOUND)
 - BOARD FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.



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 SEPTEMBER 2021.

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

SPRING VALLEY ROAD
 (COUNTY ROAD NO. 71)

BOUNDARY SURVEY FOR
PAUL J. GROSS

DEERCREEK TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 3902

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.
SEPTEMBER 9, 2021	1"=100'	S21-782

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. S21-782
September 13, 2021

LEGAL DESCRIPTION

Paul J. Gross
11.512 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3902, being all (4.998 acres) of the 5.0010 acres tract (Parcel No. 05-00449.003) as conveyed to Paul J. Gross and Kristen J. Gross and recorded in Official Record 267, Page 1815 and found in Survey Record 29-11 of the Madison County Engineer's Record of Land Surveys, all of the 6.305 acres tract (Parcel No. _____) and all of the 0.209 acre tract (Parcel No. _____) as conveyed to Paul J. Gross and Kristen J. Gross and recorded in Official Record _____, Page _____ of the Madison County Recorder's Office and found in Survey Record _____ of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a Mag nail (set) marking the centerline intersection Spring Valley Road (County Road No. 71) and U.S. Route 42 (formerly State Highway 241, Sections D and C) (MAD-42-9.82);

thence with a commencement line N 32°23'58" E, a distance of 184.90 feet to a 5/8" iron pin (set) marking a northerly most corner of a 0.249 acre "Parcel 2" as conveyed to Ronald A. Krichbaum and Linda Sue Krichbaum (O.R. 336, Page 2625) and found in Survey Record 2-07 of the Madison County Engineer's Record of

Land Surveys, said iron pin being the true point of beginning of the tract of land herein described;

thence with the northeasterly line of the aforesaid 0.249 acre "Parcel 2" thence N 26°23'46" W passing a 2" double angle iron post (found) broken off at 26.46 feet marking an easterly most corner to and continuing with the northeasterly line of a 2.00 acres "Parcel 1" as conveyed to Ronald A. Krichbaum and Linda Sue Krichbaum (O.R. 336, Page 262) and found in Survey Record DE-7A of the Madison County Engineer's Record of Land Surveys, a total distance of 377.28 feet to a T-bar (found) marking an easterly corner to a of a 33 acres tract as conveyed to Ronald R. Vanness and Charlene J. Vanness;

thence with a northeasterly line of the aforesaid 33 acres tract N 26°18'46" W, a distance of 772.94 feet to a 5/8" iron pin (found);

thence with another northeasterly line of the aforesaid 33 acres tract N 44°47'01" W passing a 5/8" iron pin (found) at 55.77 feet, a total distance of 114.78 feet to a 5/8" iron pin (set) marking a southerly corner of what remains of an original 44.438 acres "Tract 3" as conveyed 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 lines of the aforesaid original 44.438 acres "Tract 3" for the next 14 calls:

- 1) N 34°45'41" E, a distance of 27.49 feet to a 5/8" iron pin (set);
- 2) N 03°09'37" E, a distance of 20.08 feet to a 5/8" iron pin (set);
- 3) N 07°57'15" E, a distance of 46.73 feet to a 5/8" iron pin (set);

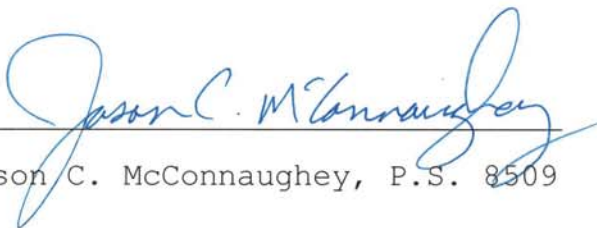
- 4) N $86^{\circ}52'52''$ E, a distance of 61.75 feet to a 5/8" iron pin (set);
- 5) S $61^{\circ}07'50''$ E, a distance of 44.57 feet to a 5/8" iron pin (set);
- 6) N $36^{\circ}10'42''$ E, a distance of 262.58 feet to a 5/8" iron pin (found);
- 7) N $39^{\circ}17'19''$ E, a distance of 78.26 feet to a point in Deer Creek;
- 8) S $56^{\circ}54'57''$ E, a distance of 67.55 feet to a point in Deer Creek;
- 9) S $05^{\circ}46'01''$ W, a distance of 127.97 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears S $19^{\circ}04'26''$ E, a distance of 79.49 feet;
- 10) S $51^{\circ}26'55''$ E, a distance of 142.34 feet to a point in Deer Creek;
- 11) S $56^{\circ}33'40''$ E, a distance of 128.10 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears S $74^{\circ}09'24''$ W, a distance of 60.70 feet;
- 12) S $08^{\circ}06'18''$ E, a distance of 238.85 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears N $60^{\circ}11'35''$ W, a distance of 42.35 feet;
- 13) S $02^{\circ}15'58''$ E, a distance of 379.11 feet to a point in Deer Creek, from which a 5/8" iron pin (set) bears S $46^{\circ}31'02''$ W, a distance of 26.60 feet;
- 14) S $68^{\circ}22'15''$ E, a distance of 294.74 feet to a point in the old centerline of the former State Highway 241, Sections D and C;
thence with the old centerline of the former State Highway 241, Sections D and C S $38^{\circ}15'49''$ W passing a 5/8" iron pin (set) at 43.49 feet and passing a 5/8" iron pin (found) at 218.18, a

total distance of 519.79 feet to the true point of beginning, **containing 11.512 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 September 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-782 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

