

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID OHIO STATE PLANE COORDINATES		NAVD 88
NAME	NAD 83 (2011)	LATITUDE	LONGITUDE	ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703 1815510.6865
MADISON COUNTY CORS (OHMD)	RESIDUALS			
MAD 1	39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812 1693677.0030
	RESIDUALS			
	39°56'00.26535"N	83°28'03.53995"W	964.692	705648.4804 1697147.2421
	RESIDUALS			
	39°57'06.066968"N	83°22'37.915789"W	890.983	712047.3823 1722575.8039
	RESIDUALS			
				ΔH = 0.000 SFT ΔV = -
				ΔH = 0.000 SFT ΔV = -
				ΔH = 0.055 SFT ΔV = -0.075 SFT
				ΔH = 0.087 SFT ΔV = +0.034 SFT

SITE BASE STATION WINDY (2010) LOCAL SITE SETTINGS  
 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 LOCAL GROUND COORDINATES NAVD 88 ELEVATION  
 GEIOD MODEL: GEIOD12A (CONUS) 700755.588 1711364.008 1015.913

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

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE OCTOBER 27, 2020  
 SCALE 1"=60'  
 DEED REFERENCE  
 OFFICIAL RECORD 283 PAGE 506  
 TOWNSHIP DEERCREEK  
 MILITARY SURVEY NUMBER 3902

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).

**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 1" IRON PIPE (FOUND)
- ⊗ T-ROD (FOUND)
- ⊠ DOUBLE ANGLE IRON POST (FOUND)
- x— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

MAD 1 TO P.O.B.	4.345 Ac.	S 81°00'55" E	16,103.57'
MAD 1 TO P.O.B.	0.103 AC.	S 81°00'55" E	16,103.57'
MAD 1 TO P.O.B.	0.166 AC.	S 81°33'02" E	16,132.04'
P.O.B.	4.345 Ac.	N 703,133.556" E	1,713,053.216'
P.O.B.	0.103 AC.	N 703,133.556" E	1,713,053.216'
P.O.B.	0.166 AC.	N 703,278.082" E	1,713,104.186'

**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.

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

**REVISIONS**


DENNIS D. BRASKETT AND DIANE L. BRASKETT  
 O.R. 151, PAGE 1515  
 0.1894 Ac.  
 P.N. 05-00030.000  
 S.R. 112-02

TRACT 3  
 0.364 Ac.  
 P.N. 05-00030.000  
 S.R. DE-31C

DENNIS DEAN BRASKETT AND DIANE BRASKETT A.K.A. DIANE L. BRASKETT  
 D.B. 277, PAGE 337  
 TRACT 1  
 0.583 Ac.  
 P.N. 05-00030.000  
 S.R. DE-31C

TRACT 2  
 0.927 Ac.  
 P.N. 05-00030.000  
 S.R. DE-31C

P.O.B.  
 4.345 Ac.  
 0.103 Ac.

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

VIRGIL A. HIX TRUSTEE  
 O.R. 277, PAGE 1222  
 LOT No. 1  
 P.N. 05-00100.000

DIANE NOLAND BYERS  
 D.B. 258, PAGE 672  
 4.9701 Ac.  
 P.N. 05-00322.000  
 S.R. 59-82

KIM LONGNECKER SWIDER AND PAUL A. SWIDER  
 O.R. 204, PAGE 1147  
 1,3449 Ac.  
 P.N. 05-00363.001  
 S.R. 73-87

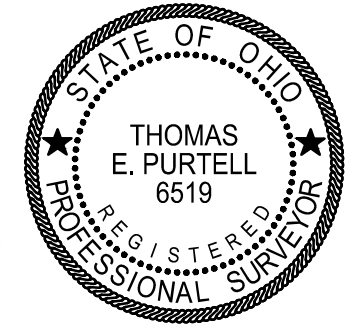
GARY L. STITES AND LINDA D. STITES TRUSTEES  
 O.R. 249, PAGE 1886  
 6.402 Ac.  
 P.N. 05-00363.000  
 S.R. 41-99

\* 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.

U.S. ROUTE 42  
 S.H. 241-SEC. D & C  
 SPRING VALLEY ROAD  
 (COUNTY ROAD NO. 71)

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN OCTOBER 2020.

Thomas E. Purtell  
 THOMAS E. PURTELL, P.S. 6519



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.
OCTOBER 27, 2020	1"=60'	S20-773

L:\Current Projects\2020-773 Paul J. Gross\CAD\AutoCAD\Project\dwg\20773 Survey Plot.dwg, Survey Plot, 10/28/2020, 10:45:42 AM, Josh

# 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

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File No. S20-773

October 28, 2020

## LEGAL DESCRIPTION

G6 Farms, LLC  
4.345 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3902, and being a part of the 44.438 acres "Tract 3" (Parcel No. 05-00449.000) as described in a deed to G6 Farms, LLC and recorded in Official Record 283, Page 506 of the Madison County Recorder's Office and found in Survey Record 101-02 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 27°53'28" E, a distance of 1850.32 feet to a T-rod (found) marking the southeasterly corner of a 0.927 acre "Tract 2" as described in a deed to Dennis Dean Braskett and Diane Braskett aka Diane L. Braskett (D.B. 277, Page 337) and found in Survey Record DE-31C of the Madison County Engineer's Record of Land Surveys, said T-rod being the true point of beginning of the tract of land herein described;

thence with a new division line S 79°11'22" E, a distance of 29.94 feet to a 5/8" iron pin (set) 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 19°25'33" W, a distance of 378.04 feet to a 5/8" iron pin (set);

thence with a new division line for the next three calls:

- 1) N 67°42'02" W, a distance of 604.01 feet to a 5/8" iron pin (set) near the easterly bank of Deer Creek;
- 2) N 31°27'32" E, a distance of 100.70 feet to a 5/8" iron pin (set) near the easterly bank of Deer Creek;
- 3) N 09°10'06" E, a distance of 159.31 feet to a 1" iron pipe (found) near the easterly bank of Deer Creek, said pipe being in the southerly line of a 0.1894 acre tract as described in a deed to Dennis D. Braskett and Diane L. Braskett (O.R. 151, Page 1515) and found in Survey Record 112-02 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 0.1894 acre tract S 79°11'22" E passing a southwesterly corner to and continuing with the southerly line of a 0.364 acre "Tract 3" as described in a deed to Dennis Dean Braskett and Diane Braskett aka Diane L. Braskett (D.B. 277, Page 337) and found in Survey Record DE-31C of the Madison County Engineer's Record of Land Surveys, passing a southwesterly corner to and continuing with the southerly line of a 0.583 acre "Tract 1" as described in a deed to Dennis Dean Braskett and Diane Braskett aka Diane L. Braskett (D.B. 277, Page 337) and found in Survey Record DE-31C of the Madison County Engineer's Record of Land Surveys, and passing a southwesterly corner to and continuing with the southerly line of a 0.927 acre "Tract 2" as described in a deed to Dennis Dean Braskett and Diane Braskett aka Diane L. Braskett (D.B. 277, Page 337) and found in Survey Record DE-31C of the Madison County Engineer's Record of Land Surveys and a total distance of 587.66

feet to the true point of beginning, **containing 4.345 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 October 2020, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S20-773 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



Thomas E. Purtell, P.S. 6519



# McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

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File No. S20-773

October 27, 2020

## LEGAL DESCRIPTION

G6 Farms, LLC  
0.166 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3902, and being a part of the 44.438 acres "Tract 3" (Parcel No. 05-00449.000) as described in a deed to G6 Farms, LLC and recorded in Official Record 283, Page 506 of the Madison County Recorder's Office and found in Survey Record 101-02 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 27°53'28" E, a distance of 1850.32 feet to a T-rod (found) marking the southeasterly corner of a 0.927 acre "Tract 2" as described in a deed to Dennis Dean Braskett and Diane Braskett aka Diane L. Braskett (D.B. 277, Page 337) and found in Survey Record DE-31C of the Madison County Engineer's Record of Land Surveys;

thence with the with the easterly line of the aforesaid 0.927 acre "Tract 2" N 19°25'34" E, a distance of 153.25 feet to a T-rod (found,bent) marking a southeasterly corner of what remains of an original 3.525 acres tract as described in a deed to Matthew G. Barnes and Talbot Neely (O.R. 333, Page 1796), said T-rod being the true point of beginning of the tract of land herein described;

thence with the easterly line of what remains of the aforesaid original 3.525 acres tract N 19°25'34" E, a distance of 241.98 feet to a

double angle iron post (found) in the southerly line of a Lot No. 1 of Isaacs Subdivision #2 (P.B. 2, Page 159-160) as described in a deed to Virgil A. Hix, Trustee (O.R. 277, Page 1222)

thence with the southerly line of Lot 1 of Isaacs Subdivision #2 S 82°46'59" E, a distance of 30.28 feet to a 5/8" iron pin (set) 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 19°25'33" W, a distance of 246.80 feet to a 5/8" iron pin (set);

thence with a new division line N 73°38'26" W, a distance of 29.64 feet to the true point of beginning, **containing 0.166 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 October 2020, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S20-773 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".

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 another public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein.

  
Thomas E. Purtell, P.S. 6519



# McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

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File No. S20-773

October 27, 2020

## LEGAL DESCRIPTION

G6 Farms, LLC  
0.103 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 3902, and being a part of the 44.438 acres "Tract 3" (Parcel No. 05-00449.000) as described in a deed to G6 Farms, LLC and recorded in Official Record 283, Page 506 of the Madison County Recorder's Office and found in Survey Record 101-02 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

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thence with a commencement line N 27°53'28" E, a distance of 1850.32 feet to a T-rod (found) marking the southeasterly corner of a 0.927 acre "Tract 2" as described in a deed to Dennis Dean Braskett and Diane Braskett aka Diane L. Braskett (D.B. 277, Page 337) and found in Survey Record DE-31C of the Madison County Engineer's Record of Land Surveys, said T-rod being the true point of beginning of the tract of land herein described;

thence with the with the easterly line of the aforesaid 0.927 acre "Tract 2" N 19°25'34" E, a distance of 153.25 feet to a T-rod (found, bent) marking a southeasterly corner of what remains of an original 3.525 acres tract as described in a deed to Matthew G. Barnes and Talbot Neely (O.R. 333, Page 1796);



thence with a new division line S 73°38'26" E, a distance of 29.64 feet to a 5/8" iron pin (set) 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 19°25'33" W, a distance of 150.35 feet to a 5/8" iron pin (set);

thence with a new division line N 79°11'22" W, a distance of 29.94 feet to the true point of beginning, **containing 0.103 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 October 2020, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S20-773 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".

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 another public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein.

  
Thomas E. Purtell, P.S. 6519

