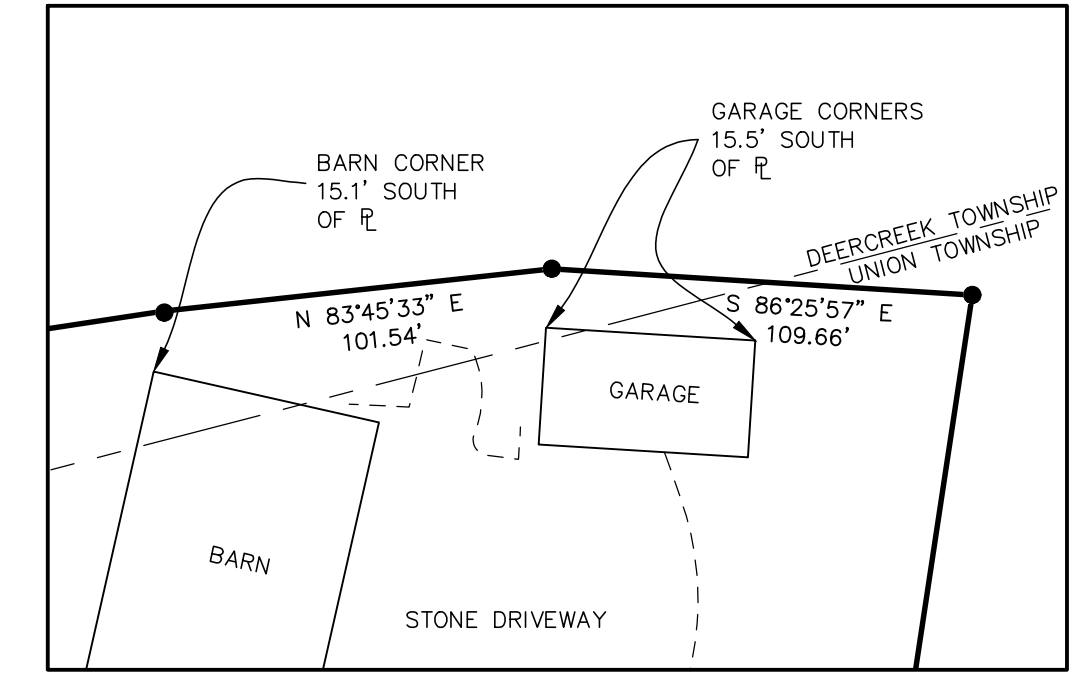
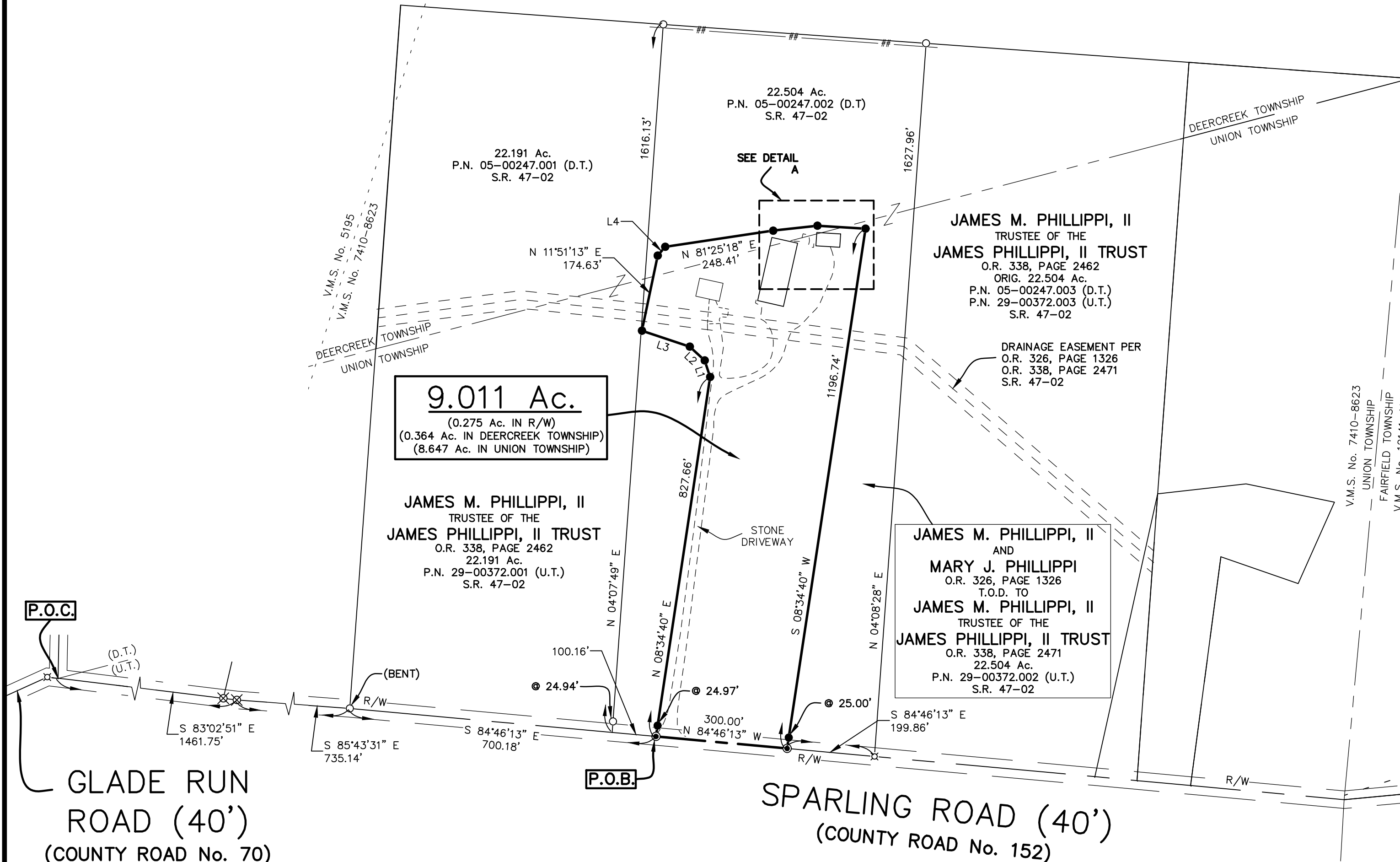


NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	ELLIPSOID LONGITUDE	OHIO STATE PLANE HEIGHT	COORDINATES NAVD 88 NORTHING	EASTING	ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
MAD 12-39	39°53'51.21919"N	83°19'03.23571"W	873.276	692175.1839	1739115.1339	981.18
FRA CO WE 20 MAD CO	39°51'40.96776"N	83°14'50.65186"W	844.876	678.825.4566	1758691.0232	954.722
RESIDUALS						
			$\Delta H = 0.000$ sft		$\Delta V = -$	
			$\Delta H = 0.157$ sft		$\Delta V = +0.054$ sft	
			$\Delta H = 0.143$ sft		$\Delta V = -1.807$ sft	
SITE BASE STATION "PHILLIPPI (2301)" LOCAL SITE SETTINGS						
PHILLIPPI (2301)	39°53'46.03691"N	83°19'39.51228"W	871.911	691676.586	1736283.146	979.865
LOCAL GROUND COORDINATES NAVD 88						
			NORTHING	EASTING	ELEVATION	
GROUND SCALE FACTOR:	1.00006587582639		691676.586	1736283.146	979.865	
GEOID MODEL:	Geoid12A (Conus)		UNITS ARE IN U.S. SURVEY FEET (SFT)			

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 254°05'38") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES SURVEY CONTROL MONUMENT "PHILLIPPI (2301)" AND DERIVED FROM GPS OBSERVATIONS TAKEN FEBRUARY 21, 2019, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 19758 02-28-19)

P.O.B. N 691,572.647' E 1,732,204.857'
MAD 12 29 TO P.O.B. S 85°01'00" W 6936.50'

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE OCTOBER 12, 2023
SCALE 1"=200'
DEED REFERENCE
SEE BELOW
TOWNSHIPS DEERCREEK & UNION
MILITARY SURVEY No. 7410-8623



DEED REFERENCE

JAMES M. PHILLIPPI, II AND MARY J. PHILLIPPI O.R. 326, PAGE 1326 T.O.D. TO JAMES M. PHILLIPPI, II TRUSTEE OF THE JAMES PHILLIPPI, II TRUST O.R. 338, PAGE 2471 22.504 Ac. P.N. 05-00247.002 (D.T.) P.N. 29-00372.002 (U.T.) S.R. 47-02

LINE No.	BEARING	LENGTH
L1	N 18°13'23" W	39.76'
L2	N 47°20'28" W	46.26'
L3	N 71°34'33" W	114.77'
L4	N 40°42'28" E	26.44'

REVISION
10/16/2023

BOUNDARY SURVEY FOR
JAMES M. PHILLIPPI II
DEERCREEK TOWNSHIP & UNION TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. No. 7410-8623

MCCARTY ASSOCIATES, LLC.
ARCHITECTS | ENGINEERS | SURVEYORS
213 N. High St. Hillsboro, Oh 45133
O: 937.393.9971 F: 937.393.2480
MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
OCTOBER 12, 2023	1"=200'	S22-783A

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
 - MAG NAIL (SET)
 - ⊗ RAILROAD SPIKE (FOUND)
 - ⊗ SPIKE (FOUND) UNDER PAVEMENT
 - WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

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.

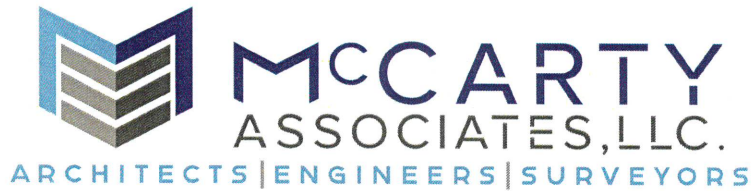
I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER, 2022 & OCTOBER, 2023.

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



L:\Current\Projects\2022\22-783A James M. Phillippi, II\CAD\AutoCAD Project\dwg\22783A_Survey Plat.dwg, Survey Plat, 10/16/2023 9:02:53 AM, rynn

22783A_Survey Plat



MCCARTYASSOCIATES.COM

213 N. HIGH STREET, HILLSBORO, OHIO 45133

O: (937) 393-9971

F: (937) 393-2480

Michael L. McCarty, P.E., P.S.

Thomas E. Purtell, P.S.

Jason C. McConnaughey, P.S.

Douglas L. Karnes, A.I.A.

File No. S22-783A
October 12, 2023

LEGAL DESCRIPTION

James M. Phillippi, II
9.011 Acres Tract

Situated in the Townships of Deercreek and Union, County of Madison, State of Ohio, being a part of V.M.S. No. 7410-8623, and being a part of the 22.504 acres tract (Parcel No. 05-00247.002 and 29-00372.002) as conveyed to James M. Phillippi II and Mary J. Phillippi and recorded in Official Record 326, Page 1326 of the Madison County Recorder's Office, and T.O.D. to James M. Phillippi, II, Trustee of the James Phillippi, II Trust and recorded in Official Record 338, Page 2471 of the Madison County Recorder's Office and found in Survey Record 47-02 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at the centerline intersection of Glade Run Road (County Road No. 70) and Sparling Road (County Road No. 152);

thence with the centerline of Sparling Road for the next 3 calls:

- 1) S 83°02'51" E, a distance of 1461.75 feet to a railroad spike (found);
- 2) S 85°43'31" E, a distance of 735.14 feet to a 5/8" iron pin (found, bent);
- 3) S 84°46'13" E passing the southwesterly corner of the 22.504 acres tract of which this is a part at 600.02 feet, a total

distance of 700.18 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with a new division line for the next 10 calls:

- 1) N 08°34'40" E passing a 5/8" iron pin (set) at 24.97 feet, a total distance of 827.66 feet to a 5/8" iron pin (set);
- 2) N 18°13'23" W, a distance of 39.76 feet to a 5/8" iron pin (set);
- 3) N 47°20'28" W, a distance of 46.26 feet to a 5/8" iron pin (set);
- 4) N 71°34'33" W, a distance of 114.77 feet to a 5/8" iron pin (set);
- 5) N 11°51'13" E, a distance of 174.63 feet to a 5/8" iron pin (set);
- 6) N 40°42'28" E, a distance of 26.44 feet to a 5/8" iron pin (set);
- 7) N 81°25'18" E, a distance of 248.41 feet to a 5/8" iron pin (set);
- 8) N 83°45'33" E, a distance of 101.54 feet to a 5/8" iron pin (set);
- 9) S 86°25'57" E, a distance of 109.66 feet to a 5/8" iron pin (set);
- 10) S 08°34'40" W passing a 5/8" iron pin (set) at 1171.74 feet, a total distance of 1196.74 feet to a mag nail (set) in the centerline of Sparling Road;

thence with the centerline of Sparling Road N 84°46'13" W, a distance of 300.00 feet to the true point of beginning, **containing 9.011 acres of land**, of which 0.364 acre being within the Township of Deercreek and 8.647 acres being within the Township of Union.

Subject to a Drainage Easement as recorded in Official Record 326, Page 1326 and Official Record 338, Page 2471 of the Madison

County Recorder's Office and found in Survey Record 47-02 of the Madison County Engineer's Record of Land Surveys.

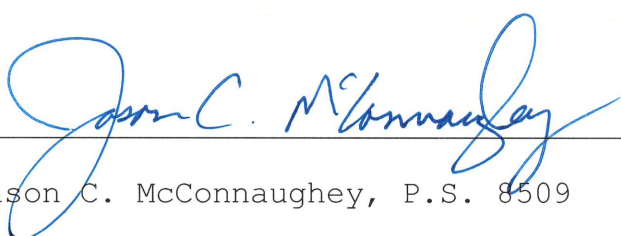
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 254° 05' 38") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Survey Control Monument "2301" and derived from GPS observations taken February 21, 2019, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2022 and October 2023, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S23-783A 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".




Jason C. McConnaughey, P.S. 8509