

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 273° 23' 06.9") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN DECEMBER 16, 2022, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 22794 12-22-22)

P.O.B. N 719,085.723' E 1,724,333.866'  
MAD 02 016 TO P.O.B. N 14°01'28" E - 7254.59'

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
MADISON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE DECEMBER 27, 2022  
SCALE 1"=200'  
DEED REFERENCE  
SEE BELOW  
TOWNSHIPS JEFFERSON & MONROE  
MILITARY SURVEY NUMBER 8926 & 9435

| NAME                                  | LATITUDE                      | NATIONAL GEODETIC SURVEY CONTROL MONUMENTS |                  | OHIO STATE PLANE NORTHING     | COORDINATES EASTING    | NAVD 88 ELEVATION |
|---------------------------------------|-------------------------------|--|------------------|-------------------------------|------------------------|-------------------|
|                                       |                               | NAD 83 (2011) LONGITUDE                    | ELLIPSOID HEIGHT |                               |                        |                   |
| COLUMBUS CORRS (COLB)                 | 39°57'35.11255"N<br>RESIDUALS | 83°02'44.74694"W                           | 611.603          | 714254.2703<br>ΔH = 0.000 SFT | 1815510.6865<br>ΔV = - | -                 |
| LOCAL CONTROL MONUMENT 2001           | 39°58'21.66774"N              | 83°22'24.85930"W                           | 876.815          | 719687.102                    | 1723666.559            | 985.228           |
| GROUND SCALE FACTOR: 1.00005336244836 |                               | LOCAL GROUND COORDINATES                   |                  | NAVD 88 ELEVATION             |                        |                   |
| GEOID MODEL: GEOID18 (CONUS)          |                               | NORTHING                                   |                  | EASTING                       |                        |                   |
|                                       |                               | 719687.102                                 |                  | 1723666.559                   |                        | 985.228           |
| UNITS ARE IN U.S. SURVEY FEET (SFT)   |                               |  |                  |                               |                        |                   |

| LINE TABLE |               |         | REFERENCE PIN TABLE |               |        |
|------------|---------------|---------|---------------------|---------------|--------|
| LINE No.   | BEARING       | LENGTH  | LINE No.            | BEARING       | LENGTH |
| L1         | N 45°32'27" W | 102.98' | R10                 | N 59°24'51" W | 98.16' |
| L2         | N 78°07'07" E | 165.70' | R11                 | S 26°22'46" W | 24.76' |
| L3         | N 54°09'09" E | 108.51' | R12                 | N 8°40'45" E  | 17.94' |
| L4         | N 44°15'15" E | 134.44' | R13                 | S 61°44'49" W | 96.78' |
| L5         | S 73°23'47" E | 51.09'  | R14                 | N 1°16'16" E  | 26.16' |
| L6         | N 34°54'55" E | 52.01'  | R15                 | N 49°53'20" W | 63.26' |
| L7         | S 73°56'47" E | 78.43'  | R16                 | S 88°36'45" W | 78.17' |
| L8         | N 20°35'45" E | 108.95' | R17                 | N 8°09'08" E  | 23.37' |
| L9         | S 83°12'30" E | 148.14' | R18                 | S 23°56'34" W | 86.27' |

STATE OF OHIO,  
DEPARTMENT OF  
NATURAL RESOURCES  
O.R. 160, PAGE 2143  
SECOND TRACT  
93.5 Ac.  
P.N. 08-00562.000

**24.648 Ac.**

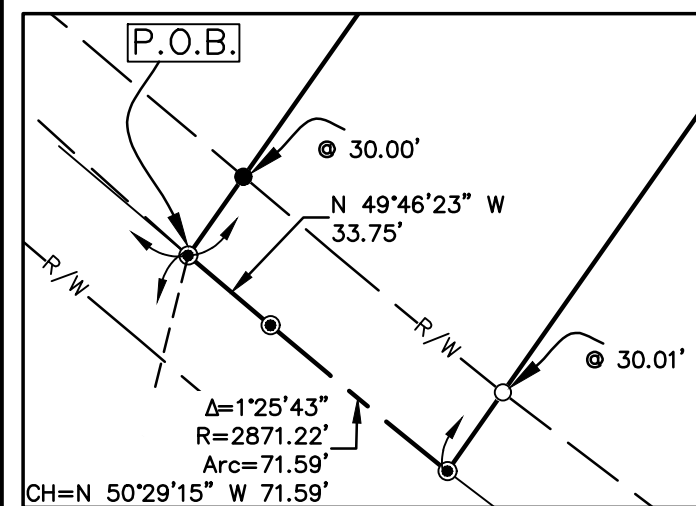
(0.073 Ac. IN R/W)  
(24.597 Ac. IN JEFFERSON TOWNSHIP & J.L.S.D.)  
(0.051 Ac. IN MONROE TOWNSHIP & J.A.L.S.D.)  
(2.126 Ac. IN V.M.S. 8926)  
(22.522 Ac. IN V.M.S. 9435)

TRACT M  
59.158 Ac.  
P.N. 08-00902.004

EMMETT M. SCHROCK  
O.R. 98, PAGE 1717  
TRACT M  
59.158 Ac.  
P.N. 08-00902.004  
S.R. 42-99

ROBERT W. SHAW  
AND  
KELLY S. SHAW,  
TRUSTEES, OF THE  
SHAW FAMILY TRUST  
O.R. 404, PAGE 2357  
TRACT I  
ORIG. 102.81 Ac.  
P.N. 08-00610.000

PAUL W. SCHROCK  
D.B. 35, PAGE 663  
12.602 Ac.  
P.N. 11-00276.001  
S.R. 33-96



DETAIL A  
SCALE: 1"=60'

**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊙ 3/4" IRON PIPE (FOUND)
- ⊙ MAG NAIL (SET)
- MAG NAIL (FOUND)
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



**NOTES**

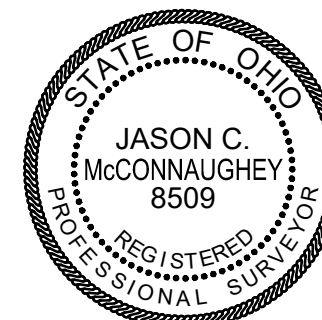
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

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 FEBRUARY, 2022.

*Jason C. McConnaughey*  
JASON C. MCCONNAUGHEY, P.S. 8559



DEED REFERENCE:  
EMMETT M. SCHROCK  
O.R. 98, PAGE 1717  
TRACT M  
59.158 Ac.  
P.N. 08-00902.004  
P.N. 11-00276.002  
S.R. 42-99

| REVISIONS |
|-----------|
| 12/29/22  |

BOUNDARY SURVEY FOR  
**PAUL SCHROCK**  
PROPERTY  
JEFFERSON & MONROE TOWNSHIPS  
MADISON COUNTY, OHIO  
V.M.S. Nos. 8926 & 9435

**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. |
|-------------------|---------|-------------|
| DECEMBER 27, 2022 | 1"=200' | S22-794     |

# 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. S22-794  
December 27, 2022

## LEGAL DESCRIPTION

Paul Schrock  
24.648 Acres Tract

Situated in the Townships of Jefferson and Monroe, County of Madison, State of Ohio, being a part of V.M.S. Nos. 8926 and 9435, and being part of the 59.158 acres "Tract M" (Parcel No. 08-00902.004 and 11-00276.002) as conveyed to Emmett M. Schrock and recorded in Official Record 98, Page 1717 of the Madison County Recorder's Office and found in Survey Record 42-99 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a mag nail (found) at the centerline intersection of Little Darby Road (Township Road No. 116) and State Route 29;

thence with a commencement line S 59°28'00" E, a distance of 1202.31 feet to a mag nail (set) in the centerline of State Route 29 marking the southerly most corner of a 12.602 acres tract as conveyed to Paul W. Schrock (D.B. 35, Page 663) and found in Survey Record 33-96 of the Madison County Engineer's Record of Land Surveys and marking the westerly most corner of the 59.158 acres "Tract M" of which this is a part;

thence with the centerline of State Route 29 S 49°46'23" E, a distance of 1230.70 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 N 35°08'54" E passing a 5/8" iron pin (set) at 30.00 feet, a total distance of 1226.59 feet to a 5/8" iron pin (set);

thence N 60°45'17" W passing a 5/8" iron pin (set) at 1347.91 feet, a total distance of 1497.91 feet to a point in a tributary marking an easterly corner of the aforementioned 12.602 acres tract as conveyed to Paul W. Schrock (D.B. 35, Page 663) and found in Survey Record 33-96 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly lines of the aforesaid 12.602 acres tract for the next 8 calls:

- 1) N 45°32'27" W, a distance of 102.98 feet to a point in the aforesaid tributary, from which a 5/8" iron pin (found) bears S 26°22'46" W, a distance of 24.76 feet;
- 2) N 78°07'07" E, a distance of 165.70 feet to a point in the aforesaid tributary, from which a 5/8" iron pin (found) bears N 08°40'45" E, a distance of 17.94 feet;
- 3) N 54°09'09" E, a distance of 108.51 feet to a point in the aforesaid tributary, from which the aforesaid 5/8" iron pin (found) bears S 61°44'49" W, a distance of 96.78 feet;
- 4) N 44°15'15" E, a distance of 134.44 feet to a point in the aforesaid tributary, from which a 5/8" iron pin (found) bears N 01°16'16" E, a distance of 26.16 feet;
- 5) S 73°23'47" E, a distance of 51.09 feet to a point in the aforesaid tributary, from which the aforesaid 5/8" iron pin (found) bears N 49°53'20" W, a distance of 63.26 feet;
- 6) N 34°54'55" E, a distance of 52.01 feet to a point in the aforesaid tributary, from which the aforesaid 5/8" iron pin (found) bears S 88°36'45" W, a distance of 78.17 feet;
- 7) S 73°56'47" E, a distance of 78.43 feet to a point in the aforesaid tributary, from which a 5/8" iron pin (found) bears N 08°09'08" E, a distance of 23.37 feet;
- 8) N 20°35'45" E, a distance of 108.95 feet to a point at the approximate low water mark of Little Darby Creek marking a southwesterly corner of a 93.5 acres "Second Tract" as conveyed to the State of Ohio, Department of Natural Resources (O.R. 160, Page 2143);

thence with the lines of the aforesaid 93.5 acres "Second Tract" for the next 5 calls:

- 1) S 83°12'30" E, a distance of 148.14 feet to a point at the approximate low water mark of Little Darby Creek;
- 2) S 76°00'05" E, a distance of 340.00 feet to a point at the approximate low water mark of Little Darby Creek;
- 3) S 62°00'05" E, a distance of 585.00 feet to a point at the approximate low water mark of Little Darby Creek;
- 4) S 04°59'55" W, a distance of 320.00 feet to a point at the approximate low water mark of Little Darby Creek;
- 5) S 53°00'05" E, a distance of 243.56 feet to a point at the approximate low water mark of Little Darby Creek marking a northerly corner of what remains of an original 102.81 acres "Tract I" as conveyed to Robert W. Shaw and Kelly S. Shaw, Trustees, of the Shaw Family Trust (O.R. 404, page 2357);

thence with the northwesterly line of what remains of the original 102.81 acres "Tract I" S 35°08'54" W passing a 3/4" iron pipe (found) at 32.21 feet and passing a 5/8" iron pin (found) at 1604.85 feet, a total distance of 1634.86 feet to a mag nail (set) in the centerline of State Route 29;

thence with the centerline of State Route 29 and a curve to the right, having an arc length of 71.59 feet, a radius of 2871.22 feet, and a chord bearing N 50°29'15" W, a distance of 71.59 feet to a mag nail (set);

thence continuing with the centerline of State Route 29 N 49°46'23" W, a distance of 33.75 feet to the true point of beginning, **containing 24.648 acres** of which 24.597 acres is in Jefferson Township and 0.051 acres is in Monroe Township.

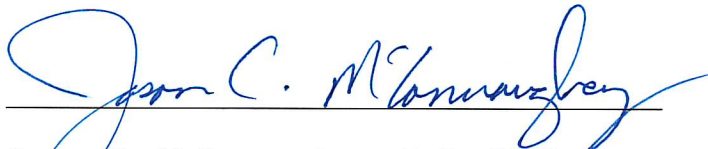
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 273° 23' 06.9") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken December 16, 2022, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in December 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-794 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".



  
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Jason C. McConnaughey, P.S. 8509