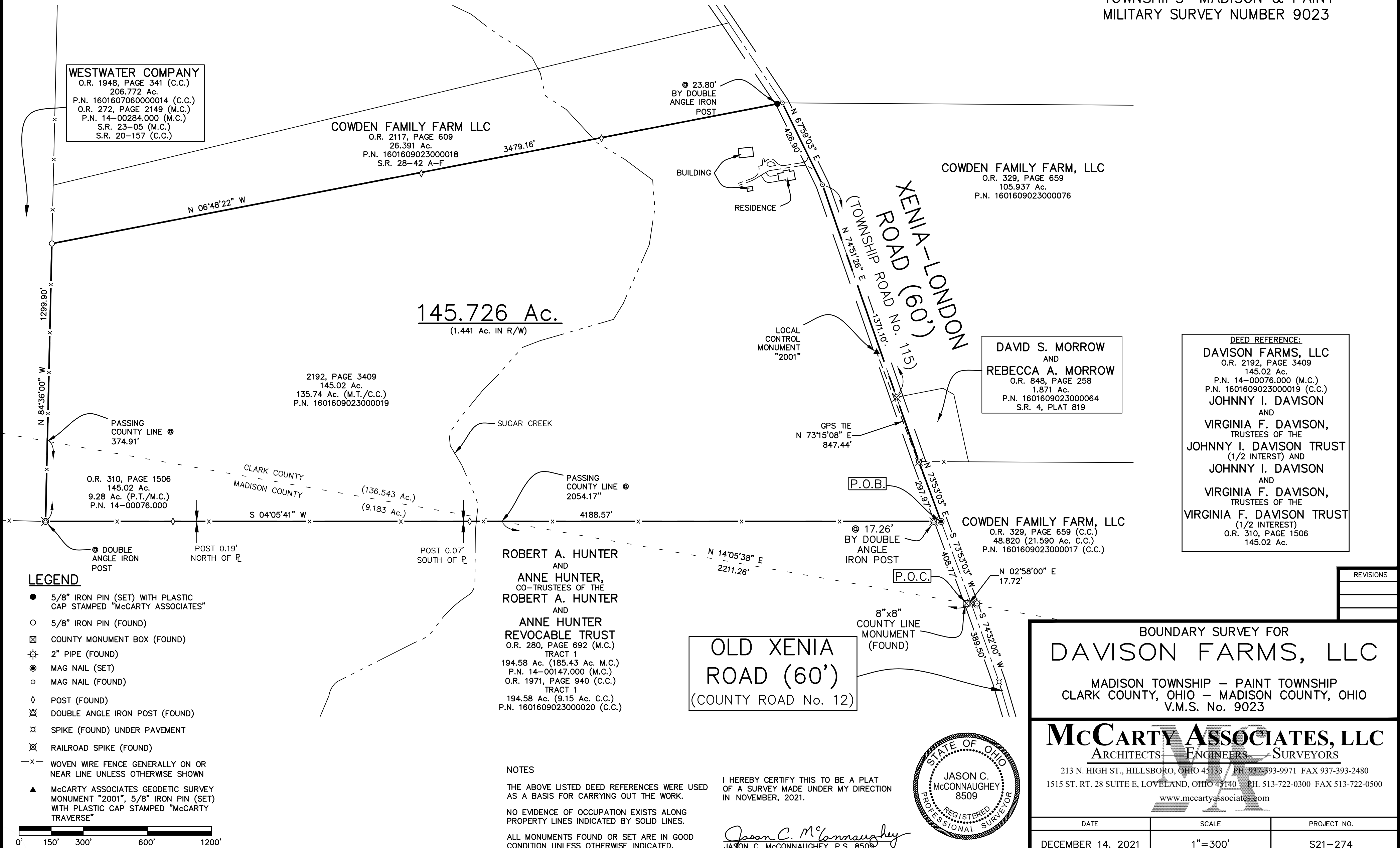


NATIONAL GEODETIC SURVEY CONTROL MONUMENTS							
NAME	LATITUDE	LONGITUDE	HEIGHT	ELLIPSOID	OHIO STATE PLANE COORDINATES	NAVD 88	ELEVATION
					NORTHING	EASTING	
CLARK 63 RESIDUALS	39°49'03.85011"N	83°34'25.54655"W	1027.258	663852.571	1666890.874	1134.948	
				ΔH = 0.033 SFT		ΔV = -0.049 SFT	
MAD 05 032 RESIDUALS	39°47'56.93949"N	83°33'05.29343"W	792.481	657009.090	1673073.500		
				ΔH = 0.090 SFT		ΔV =	
CLARK COUNTY CORS ARP OHCL	39°56'38.04022"N	83°50'16.40580"W	830.693	710795.8585	1593385.9109	940.142	
LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS							
LOCAL CONTROL MONUMENT "2001"	39°48'27.52441"N	83°34'50.98268"W	1028.656	660200.944	1664862.321	1136.354	
GROUND SCALE FACTOR: 1.00008604830991 LOCAL GROUND COORDINATES NAVD 88							
GEOID MODEL: GEOID18 (CONUS)		EASTING		EASTING		ELEVATION	
		660200.944		1664862.321		1136.354	
UNITS ARE IN U.S. SURVEY FEET (SFT)							

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 125°17'34.6") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHCL" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 21, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 21274 11-30-21)

P.O.B. 145.726 Ac. N 660,445.144' E 1,665,673.817'  
MAD 05 032 TO P.O.B. N 65°05'32" W - 8158.54'

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
CLARK & MADISON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE DECEMBER 14, 2021  
SCALE 1"=300'  
DEED REFERENCE  
OFFICIAL RECORD SEE BLOW  
TOWNSHIPS MADISON & PAINT  
MILITARY SURVEY NUMBER 9023



DAVID S. MORROW  
AND  
REBECCA A. MORROW  
O.R. 848, PAGE 258  
1.871 Ac.  
P.N. 1601609023000064  
S.R. 4, PLAT 819

DEED REFERENCE:  
DAVISON FARMS, LLC  
O.R. 2192, PAGE 3409  
145.02 Ac.  
P.N. 14-00076.000 (M.C.)  
P.N. 1601609023000019 (C.C.)  
JOHNNY I. DAVISON  
AND  
VIRGINIA F. DAVISON,  
TRUSTEES OF THE  
JOHNNY I. DAVISON TRUST  
(1/2 INTERST) AND  
JOHNNY I. DAVISON  
AND  
VIRGINIA F. DAVISON,  
TRUSTEES OF THE  
VIRGINIA F. DAVISON TRUST  
(1/2 INTEREST)  
O.R. 310, PAGE 1506  
145.02 Ac.

ROBERT A. HUNTER  
AND  
ANNE HUNTER,  
CO-TRUSTEES OF THE  
ROBERT A. HUNTER  
AND  
ANNE HUNTER  
REVOCABLE TRUST  
O.R. 280, PAGE 692 (M.C.)  
TRACT 1  
194.58 Ac. (185.43 Ac. M.C.)  
P.N. 14-00147.000 (M.C.)  
O.R. 1971, PAGE 940 (C.C.)  
TRACT 1  
194.58 Ac. (9.15 Ac. C.C.)  
P.N. 1601609023000020 (C.C.)

OLD XENIA  
ROAD (60')  
(COUNTY ROAD No. 12)

BOUNDARY SURVEY FOR  
DAVISON FARMS, LLC  
MADISON TOWNSHIP - PAINT TOWNSHIP  
CLARK COUNTY, OHIO - MADISON COUNTY, OHIO  
V.M.S. No. 9023

**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



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, 2021.  
*Jason C. McConnaughey*  
JASON C. MCCONNAUGHEY, P.S. 8509

DATE	SCALE	PROJECT NO.
DECEMBER 14, 2021	1"=300'	S21-274

L:\Current\Projects\2021\21-274-Davison Farms LLC\AutoCAD\Project\dwg\21274 Survey Plot.dwg, Survey Plot, 12/14/2021 12:46:58 PM, DWG To PDF.pc3

# 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. Kames, AIA

---

File No. S21-274  
December 13, 2021

## LEGAL DESCRIPTION

Davison Farms LLC  
145.726 Acres Tract

Situated in the Township of Madison, County of Clark and Township of Paint, County of Madison, State of Ohio, being a part of V.M.S. No. 9023, and being all (145.726 acres) of the 145.02 acres tract as conveyed to Davison Farms LLC and recorded in Official Record 2192, Page 3409 of the Clark County Recorder's Office and as conveyed to Johnny I. Davison and Virginia F. Davison, Trustees of the Johnny I. Davison Trust (1/2 interest) and Johnny I. Davison and Virginia F. Davison, Trustees of the Virginia F. Davison Trust (1/2 interest) and recorded in Official Record 310, Page 1506 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at an 8" by 8" concrete County Line Monument (found) on the line between Clark County and Madison County;

thence with the County Line N 02°58'00" E, a distance of 17.72 feet to a railroad spike (found) in the centerline of Xenia-London Road (Clarck County-Madison Township Road No. 115) Old Xenia-London Road (Madison County Road No. 12);

thence with the centerline of Xenia-London Road S 73°53'03" W, a distance of 408.77 feet to a mag nail (set) marking a northwesterly corner of a 194.58 acres "Tract 1" as conveyed to Robert A Hunter and Anne Hunter, Co-Trustees of the Robert A. Hunter and Anne Hunter Revocable Trust (O.R. 280, Page 692-Madison

Co.) and (O.R. 1971, Page 940-Clark Co.), said mag nail being the true point of beginning of the tract of land herein described;

thence with the westerly line of the aforesaid 194.58 acres "Tract 1" S 04°05'41" W passing a double angle iron post (found) at 17.26 feet and passing the County Line at 2054.17 feet, a total distance of 4188.57 feet to a double angle iron post (found) marking the northeasterly corner of a 207.772 acres tract as conveyed to Westwater Company (O.R. 272, Page 2149-Madison Co.) and (O.R. 1948, Page 341-Clark Co.) and found in Madison County Survey Record 23-05 and in Clark County Survey Record 20-157;

thence with the northerly line of the aforesaid 192.121 acres tract N 84°36'00" W passing the County Line at 374.91 feet, a total distance of 1299.90 feet to a 5/8" iron pin (found) marking a southeasterly corner of a 26.391 acres tract as conveyed to Cowden Family Farm LLC (O.R. 2117, Page 609) and found in Clark County Survey Record 28-42 A-F;

thence with the easterly line of the aforesaid 26.391 acres tract N 06°48'22" W passing a 5/8" iron pin (set) near a double angle iron post at 3455.36 feet, a total distance of 3479.16 feet to a mag nail (found) in the centerline of Xenia-London Road;

thence with the centerline of Xenia-London Road for the next three calls:

- 1) N 67°59'03" E, a distance of 426.90 feet to a mag nail (found) at a point of intersection of said centerline;
- 2) N 74°51'26" E, a distance of 1371.10 feet to a railroad spike (found);
- 3) N 73°53'03" E, a distance of 297.97 feet to the true point of beginning, **containing 145.726 acres of land**, of which 136.543 acres being within the Township of Madison, County of Clark

and 9.183 acres being within the Township of Paint, County of Madison.

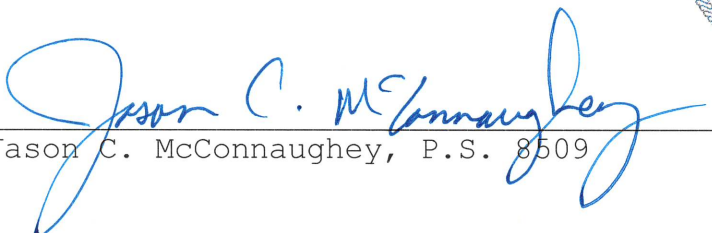
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 125°17'34.6") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken November 21, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2021, under the direction of Jason C. McConnaughey, Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-274 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