

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					NAVD 88 ELEVATION
	NAD 83 (2011-MYCS2) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	ODOT O.C.C.S-MADISON NORTHING	EASTING	
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	513654.108	249331.191	722.395
MAD 02-006	39°49'58.29566"N	83°22'22.02351"W	884.340	467282.857	157642.548	991.617
MCCARTY ONSITE CONTROL MONUMENT "2001"	39°50'34.03000"N	83°23'54.99019"W	895.417	470901.777	150391.655	1002.735

GROUND SCALE FACTOR: 1.000041
 GEOD MODEL: GEOD18 (CONUS)
 UNITS ARE IN U.S. SURVEY FEET (SFT)

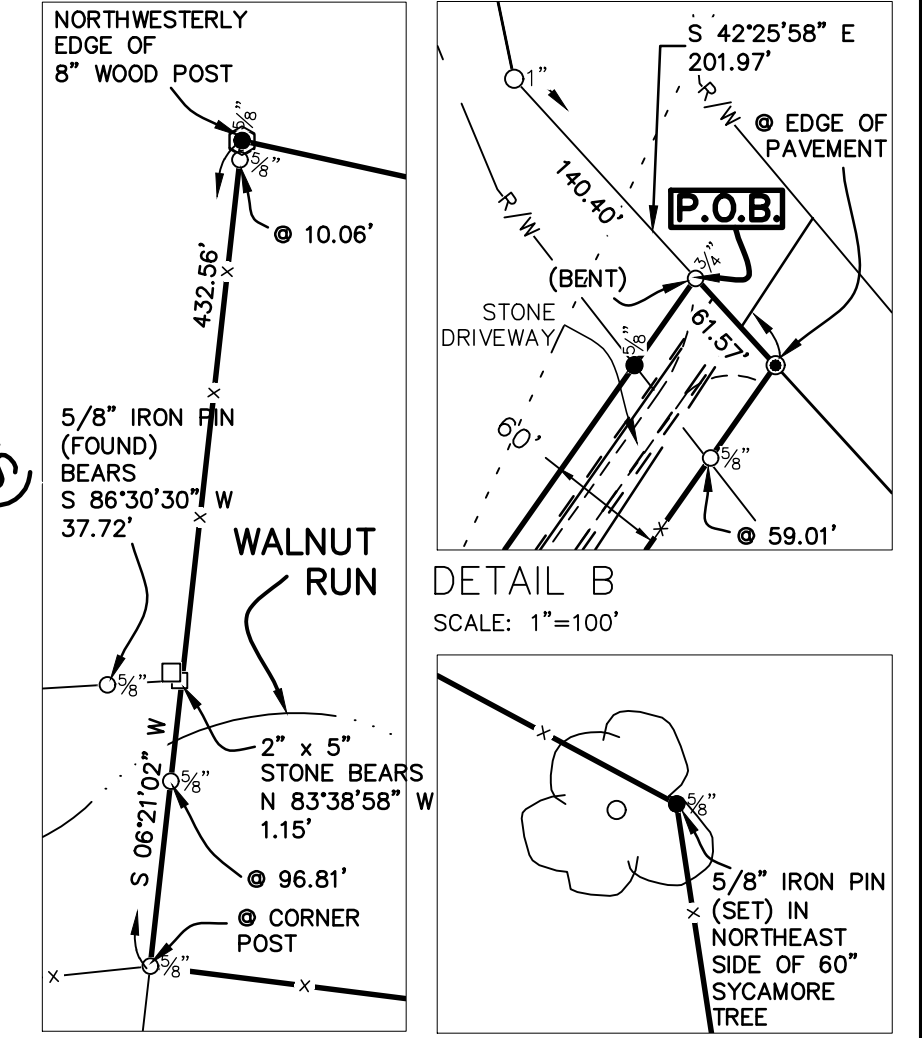
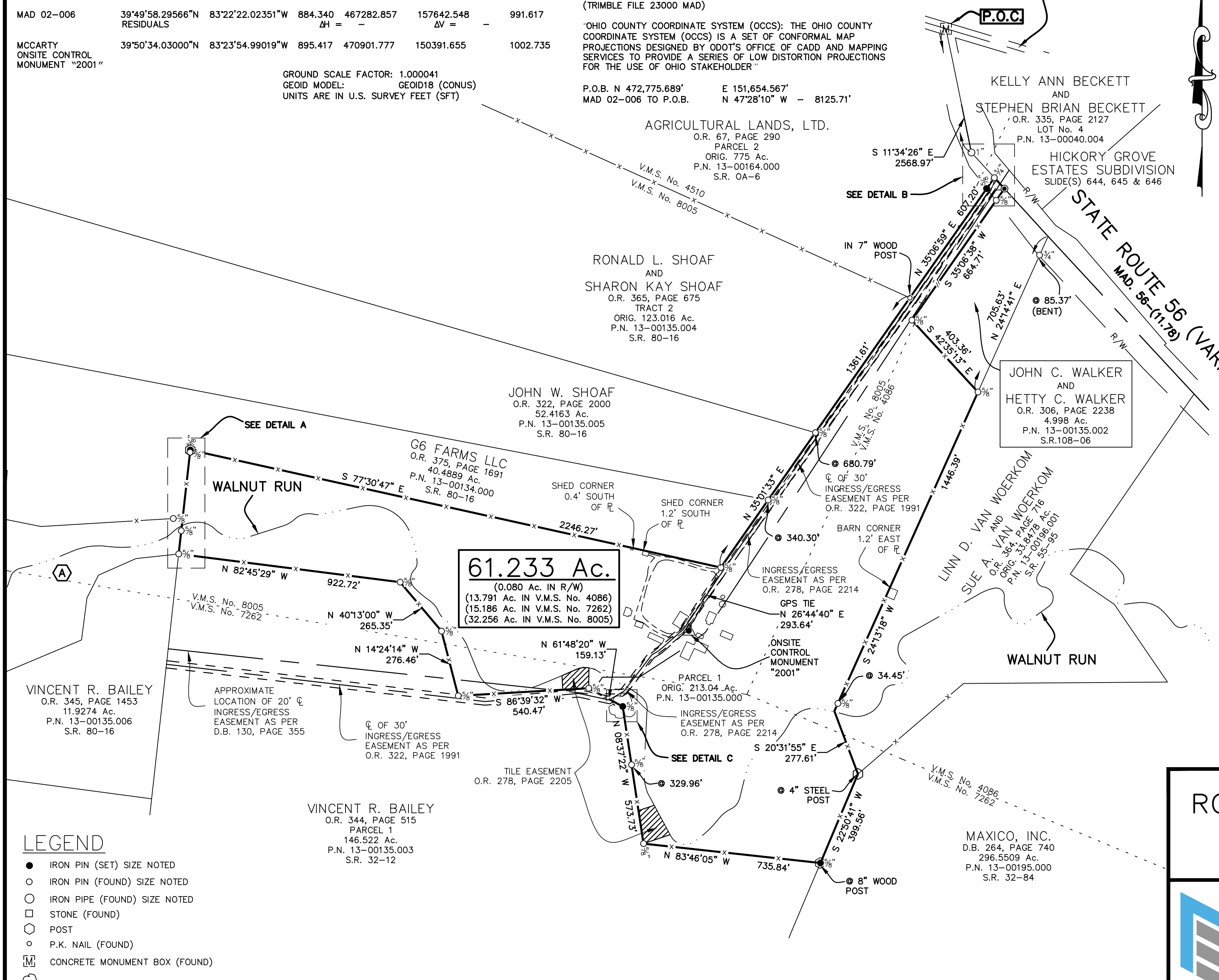
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 246° 37' 50.0") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES ONSITE GEODETIC CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN APRIL 24, 2023, UTILIZING THE ODOT OHIO MADISON COUNTY COORDINATE SYSTEM (OCCS) AND THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 23000 MAD)

OHIO COUNTY COORDINATE SYSTEM (OCCS): THE OHIO COUNTY COORDINATE SYSTEM (OCCS) IS A SET OF CONFORMAL MAP PROJECTIONS DESIGNED BY ODOT'S OFFICE OF CADD AND MAPPING SERVICES TO PROVIDE A SERIES OF LOW DISTORTION PROJECTIONS FOR THE USE OF OHIO STAKEHOLDER

P.O.B. N 472,775.689' E 151,654.567'
 MAD 02-006 TO P.O.B. N 47°28'10" W - 8125.71'

BIG PLAIN - CICRLEVILLE ROAD (COUNTY ROAD No. 4)

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE MAY 9, 2023
 SCALE 1"=300'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP OAK RUN
 MILITARY SURVEY Nos. 4086, 4510, 7262 & 8005



DEED REFERENCE:
 ROBERT A. SHOAF,
 TRUSTEE OF THE
 ROBERT A. SHOAF REVOCABLE TRUST
 O.R. 354, PAGE 1077
 O.R. 360, PAGE 476
 PARCEL 1
 ORIG. 213.04 Ac.
 P.N. 13-00135.000

LEGEND

- IRON PIN (SET) SIZE NOTED
- IRON PIN (FOUND) SIZE NOTED
- IRON PIPE (FOUND) SIZE NOTED
- STONE (FOUND)
- POST
- P.K. NAIL (FOUND)
- ☐ CONCRETE MONUMENT BOX (FOUND)
- 🌳 TREE
- BOARD FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN
- ▲ MCCARTY ASSOCIATES GEODETIC ONSITE CONTROL 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 APRIL, 2023.

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



BOUNDARY SURVEY FOR
ROBERT A. SHOAF TRUST
 OAK RUN TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 4086, 4510, 7262 & 8005



213 N. High St. Hillsboro, Oh 45133
 O: 937.393.9971 F: 937.393.2480
 MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
MAY 9, 2023	1"=300'	S23-171

L:\Current\Projects\2023\23-171 Robert A. Shoaf Trust\CAD\AutoCAD Project\dwg\23171 Survey Plat.dwg, Survey Plat, 5/24/2023 3:17:11 PM, ryan



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. S23-171
May 24, 2023

LEGAL DESCRIPTION

Robert A. Shoaf, Trustee
of the
Robert A. Shoaf Revocable Trust
61.233 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. Nos. 4086, 4510, 7262, and 8005, and being all that remains (61.233 acres) of what remains of the original 213.04 acres "Parcel 1" (Parcel No. 13-00135.000) as conveyed to Robert A. Shoaf, Trustee of the Robert A. Shoaf Revocable Trust and recorded in Official Record 354, Page 1077 and Official Record 360, Page 476 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a monument box (found) at the centerline intersection of State Route 56 and Big Plain-Circleville Road (County Road No. 4);

thence with the centerline of State Route 56 S 11°34'26" E, a distance of 2568.97 feet to a 1" pipe (found) at a point of intersection of the centerline of said road;

thence continuing with the centerline of State Route 56 S 42°25'58" E, a distance of 140.40 feet to a 3/4" iron pin (found, bent) marking an easterly most corner of what remains of an original 775 acres "Parcel 2" as conveyed to Agricultural Lands, LTD. (O.R. 67, Page 290) and found in Survey Record OA-6 of the Madison County Engineer's Record of Land Surveys, said iron pin being the true point of beginning of the tract of and herein described and having ODOT Ohio Madison Coordinates (OCCS) Northing 472,775.689 feet, Easting 151,654.567 feet and based upon NAD 83 (2011-MYCS2);

thence with the centerline of State Route 56 S 42°25'58" E, a distance of 61.57 feet to mag nail (set) marking the northerly most corner of a 4.998 acres tract as conveyed to John C. Walker and Hetty C. Walker (O.R. 306, Page 2238) and found in Survey Record 108-06 of the Madison County Engineer's Record of Land Surveys;

thence with the northwesterly line of the aforesaid 4.998 acres tract S 35°06'38" W passing a 5/8" iron pin (found) at 59.01 feet, a total distance of 664.71 feet to a 5/8" iron pin (found);

thence with the southeasterly line of the aforesaid 4.998 acres tract S 42°35'13" E, a distance of 403.36 feet to a 5/8" iron pin (found) in the westerly line of what remains of an original 33.8478 acres tract as conveyed to Linn D. Van Woerkom and Sue A. Van Woerkom (O.R. 364, Page 716) and found in Survey Record 55-95 of the Madison County Engineer's Record of Land Surveys;

thence with the northwesterly line of what remains of the aforesaid original 33.8478 acres tract S 24°13'18" W passing a 5/8" iron pin (found) at 1411.94 feet, a total distance of 1446.39 feet to a point in Walnut Run;

thence with the southwesterly line of what remains of the aforesaid original 33.8478 acres tract S 20°31'55" E, a distance of 277.61 feet to a 4" steel post (found) marking a northwesterly corner of a 296.5509 acres tract as conveyed to Maxico, Inc. (D.B. 264, Page 740) and found in Survey Record 32-84 of the Madison County Engineer's Record of Land Surveys;

thence with a northwesterly line of the aforesaid 296.5509 acres tract S 22°50'41" W, a distance of 399.56 feet to a 5/8" iron pin (set) marking a northeasterly corner of a 146.522 acres "Parcel 1" as conveyed to Vincent R. Bailey (O.R. 344, Page 515) and found in Survey Record 32-12 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 146.522 acres "Parcel 1" for the next 7 calls:

- 1) N 83°46'05" W, a distance of 735.84 feet to a 5/8" iron pin (found);

- 2) N 08°37'22" W passing a 5/8" iron pin (found) at 329.96 feet, a total distance of 573.73 feet to a 5/8" iron pin (set) point in the northeast side of a 60" Sycamore tree;
- 3) N 61°48'20" W, a distance of 159.13 feet to a 5/8" iron pin (found);
- 4) S 86°39'32" W, a distance of 540.47 feet to a 5/8" iron pin (found);
- 5) N 14°24'14" W, a distance of 276.46 feet to a 5/8" iron pin (found);
- 6) N 40°13'00" W, a distance of 265.35 feet to a 5/8" iron pin (found);
- 7) N 82°45'29" W, a distance of 922.72 feet to a 5/8" iron pin (found) marking the northeasterly corner of a 11.9274 acres tract as conveyed to Vincent R. Bailey (O.R. 345, Page 1453) and found in Survey Record 80-16 of the Madison County Engineer's Record of Land Surveys and the southeasterly corner of 16.2630 acres "Parcel 2" as conveyed to as conveyed to Robert A. Shoaf, Trustee of the Robert A. Shoaf Revocable Trust (O.R. 354, Page 1077 and O.R. 360, Page 476) and found in Survey Record 80-16 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 16.2630 acres "Parcel 2" N 06°21'02" E passing a 5/8" iron pin (found) at 96.81 feet and passing a southeasterly corner to and continuing with an easterly line of a 40.4889 acres tract as conveyed to G6 Farms LLC (O.R. 375, Page 1691) and found in Survey Record 80-16 of the Madison County Engineer's Record of Land Surveys and passing a 5/8" iron pin (found) at 422.50 feet, a total distance of 432.56 feet to a 5/8" iron pin (set) near the northwesterly edge of an 8" post (found);

thence with a southerly line of the aforesaid 40.4889 acres tract S 77°30'47" E, a distance of 2246.27 feet to a 5/8" iron pin (found);

thence with an easterly line of the aforesaid 40.4889 acres tract N 35°01'33" E passing a 5/8" iron pin (found) at 340.30 feet marking the southwesterly corner to and continuing with the easterly line of a

52.4163 acres tract as conveyed to John W. Shoaf (O.R. 322, Page 2000) and found in Survey Record 80-16 of the Madison County Engineer's Record of Land Surveys and passing a 5/8" iron pin (found) at 680.79 feet marking the southwesterly corner to and continuing with the easterly line of what remains of an original 123.016 acres "Tract 2" as conveyed to Ronald L. Shoaf and Sharon Kay Shoaf (O.R. 365, Page 675) and found in Survey Record 80-16 of the Madison County Engineer's Record of Land Surveys, a distance of 1361.61 feet to a P.K. nail (found) in the top of a 7" wood post (found), said P.K. nail marking the southeasterly corner of what remains of the aforementioned original 775 acres "Parcel 2" as conveyed to Agricultural Lands, LTD. (O.R. 67, Page 290) and found in Survey Record OA-6 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of what remains of the aforesaid original 775 acres "Parcel 2" N 35°06'59" E passing a 5/8" iron pin (set) at 551.670 feet, a total distance of 607.20 feet to the true point of beginning, **containing 61.233 acres of land.**

Subject to and the right to use ingress and egress easements as recorded in Deed Book 130, Page 355, Official Record 278, Page 2214, and Official Record 322, Page 1991 of the Madison County Recorder's Office.

Subject to tile easements as recorded in Official Record 278, Page 2205 of the Madison County Recorder's Office.

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

Bearings are based upon the Grid Azimuth (Az 246° 37' 50.0") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Onsite Geodetic Control Monument "2001" and derived from GNSS observations taken April 24, 2023, utilizing the ODOT Ohio Madison County Coordinate System (OCCS) and the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

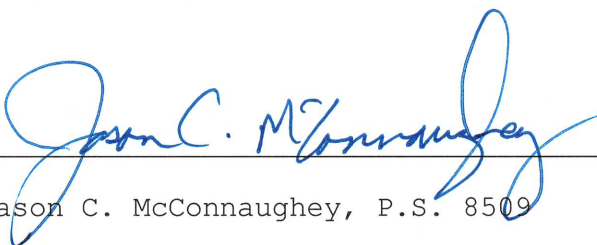
(Trimble File 23000 MAD)

Land surveyed in April 2023, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the

survey plat of which is referred to as Project No. S22-171 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