

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE MAY 31, 2023
 SCALE 1"=300'
 DEED REFERENCE
 OFFICIAL RECORD 554 PAGE 1559
 TOWNSHIP STOKES & ROSS
 MILITARY SURVEY No. 4888

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 145° 21' 05.8") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHCL" AND MCCARTY ASSOCIATES ONSITE GEODETIC CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN MAY 12, 2023, UTILIZING THE ODOT OHIO MADISON COUNTY COORDINATE SYSTEM (OCCS) AND THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 23196 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. 217.560 Ac. N 430,810.394' E 79,120.079'
 MAD 02-007 TO P.O.B. S 81°17'23" W - 12036.72'

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID HEIGHT	ODOT O.C.C.S-MADISON		NAVD 88 ELEVATION
	NAD 83 (2011-MYCS2) LATITUDE	LONGITUDE		NORTHING	EASTING	
CLARK COUNTY CORRS ARP OHCL	39°56'38.04022"N	83°50'16.40580"W	830.693	710795.8585	1593385.9109	940.142
MAD 02-007 RESIDUALS	39°44'14.84026"N	83°36'34.72069"W	1000.110	432633.227	91017.979	1107.762
MCCARTY ONSITE CONTROL MONUMENT "2001"	39°44'21.21733"N	83°39'09.56543"W	997.068	433316.473	78923.119	1104.948

GROUND SCALE FACTOR: 1.000041
 GEOID MODEL: GEOID18 (CONUS)
 UNITS ARE IN U.S. SURVEY FEET (SFT)

DEED REFERENCE
 NEIL L. WEST,
 TRUSTEE (1/2 INTEREST) AND
 NORTHWEST BANK & TRUST COMPANY
 (1/2 INTEREST)
 O.R. 3105, PAGE 925 (G.C.)
 O.R. 264, PAGE 1349 (M.C.)
 FIRST TRACT
 216.12 Ac.
 P.N. H22000100100000400 (G.C.)
 P.N. 27-00199.000 (M.C.)
 SECOND TRACT
 1.91 Ac.
 P.N. H22000100100000300 (G.C.)

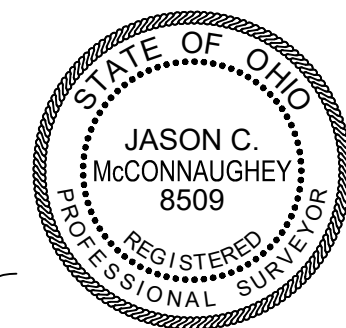
REVISION

BOUNDARY SURVEY FOR
MICHAEL BENTLEY
 STOKES TOWNSHIP, MADISON COUNTY OHIO
 ROSS TOWNSHIP, GREENE COUNTY, OHIO
 V.M.S. No. 4888



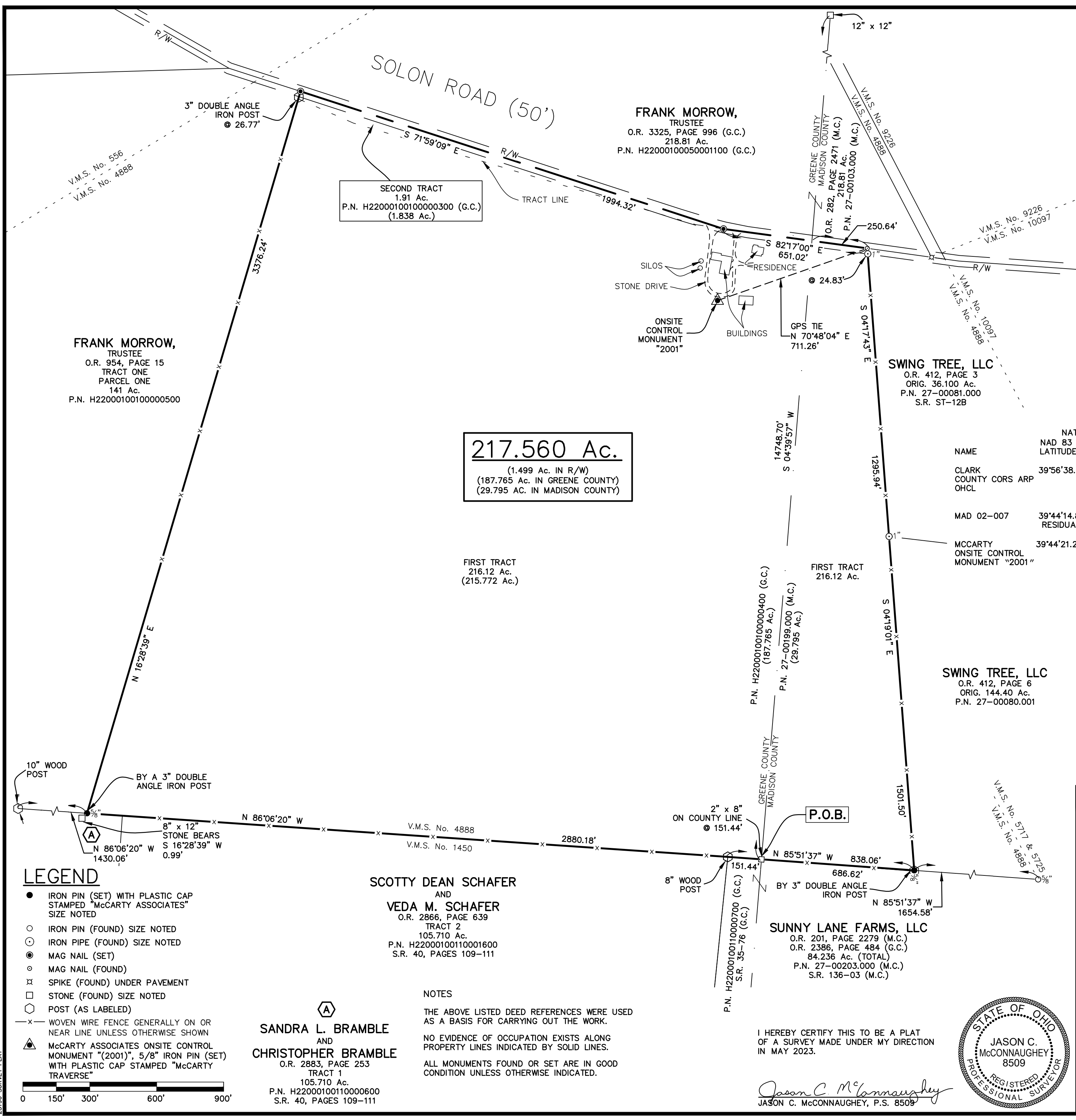
213 N. High St. Hillsboro, Oh 45133
 O: 937.393.9971 F: 937.393.2480
 MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
MAY 31, 2023	1"=300'	S23-196



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN MAY 2023.

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



217.560 Ac.
 (1.499 Ac. IN R/W)
 (187.765 Ac. IN GREENE COUNTY)
 (29.795 AC. IN MADISON COUNTY)

FIRST TRACT
 216.12 Ac.
 (215.772 Ac.)

FIRST TRACT
 216.12 Ac.

SWING TREE, LLC
 O.R. 412, PAGE 6
 ORIG. 144.40 Ac.
 P.N. 27-00080.001

SCOTTY DEAN SCHAFER AND VEDA M. SCHAFER
 O.R. 2866, PAGE 639
 TRACT 2
 105.710 Ac.
 P.N. H22000100110001600
 S.R. 40, PAGES 109-111

SANDRA L. BRAMBLE AND CHRISTOPHER BRAMBLE
 O.R. 2883, PAGE 253
 TRACT 1
 105.710 Ac.
 P.N. H22000100110000600
 S.R. 40, PAGES 109-111

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.

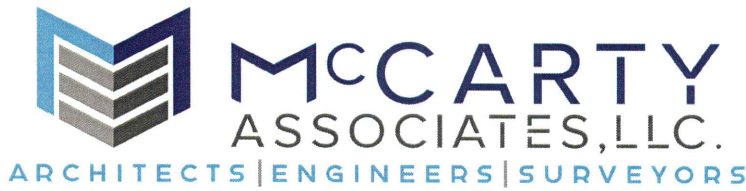
LEGEND

- IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES" SIZE NOTED
- IRON PIN (FOUND) SIZE NOTED
- IRON PIPE (FOUND) SIZE NOTED
- MAG NAIL (SET)
- MAG NAIL (FOUND)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- STONE (FOUND) SIZE NOTED
- POST (AS LABELED)
- x— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN
- ▲ MCCARTY ASSOCIATES ONSITE CONTROL MONUMENT "(2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"



L:\Current\Projects\2023\23-196 Michael Bentley\CADD\AutoCAD Project\dwg\23196 Survey Plat - Madison County.dwg, Survey Plat, 6/2/2023 9:33:06 AM, ryan

23196 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. S23-196

June 2, 2023

LEGAL DESCRIPTION

Neil L. West

And

Northwest Bank & Trust Company

217.560 Acres Tract

Situated in the Township of Ross, County of Greene and the Township of Stokes, County of Madison, State of Ohio, being a part of V.M.S. No. 4888, and being all (215.722 acres) of the 216.12 acres "First Tract" (Greene County Parcel No. H22000100100000400) and (Madison County Parcel No. 27-00199.000) and all (1.838 acres) of the 1.91 acres "Second Tract" (Greene County Parcel No. H22000100100000300) as conveyed to Neil L. West, Trustee (1/2 interest) and Northwest Bank & Trust Company (1/2 interest) and recorded in Official Record 3105, Page 925 of the Greene County Recorder's Office and Official Record 264, Page 1349 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a 2" by 8" stone (found) on the line between Greene County and Madison County and the line between V.M.S. No. 4888 and V.M.S. No. 1450 as called for in Survey Record 136-03 of the Madison County Engineer's Record of Land Surveys, said stone being the northerly line of an 84.236 acres tract as conveyed to Sunney Lane Farms, LLC (O.R. 201, Page 2279-Madison County) and (O.R. 2386, Page 484-Greene County) and found in Survey Record 136-03 of the Madison County Engineer's Record of Land Surveys and found in Survey Record 37, Pages 76 of the Greene County Engineer's Record of Land Surveys, and having ODOT Ohio Madison Coordinates (OCCS) Northing 430,810.394 feet, Easting 79,120.079 feet and based upon NAD 83 (2011-MYCS2);

thence with the southerly line of the aforesaid 84.236 acres tract and the V.M.S. Line N 85°51'37" W, a distance of 151.44 feet to an 8"

wood post (found) marking the northeasterly corner of a 105.710 acres "Tract 2" as conveyed to Scotty Dean Schafer and Veda M. Schafer (O.R. 2866, Page 639-Greene County) and found in Survey Record 40, Pages 109-111 of the Greene County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 105.710 acres "Tract 2" N 86°06'20" W passing the northeasterly corner to and continuing with the northerly line of a 105.710 "Tract 1" as conveyed to Sandra L. Bramble and Christopher Bramble (O.R. 2883, Page 253) and found in Survey Record 40, Pages 109-111 of the Greene County Engineer's Record of Land Surveys, a distance of 2880.18 feet to a 5/8" iron pin (set) by a 3" double angle iron post, said iron pin marking the southeasterly corner of a 141 acres "Tract One, Parcel One" as conveyed to Frank Morrow, Trustee (O.R. 954, Page 15);

thence with the easterly line of the aforesaid 141 acres "Tract One, Parcel One" N 16°28'39" E passing a 3" double angle iron post (found) at 3349.47 feet, a total distance of 3376.24 feet to a mag nail (set) in the centerline of Solon Road;

thence with the centerline of Solon Road S 71°59'09" E, a distance of 1994.32 feet to a mag nail (set);

thence continuing with the centerline of Solon Road S 82°17'00" E passing the County Line at 400.38, a distance of 651.02 feet to a mag nail (found) marking the northwesterly corner of what remains of an original 36.100 acres tract as conveyed to Swing Tree, LLC (O.R. 412, Page 3) and found in Survey Record ST-12B of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of what remains of the aforesaid original 36.100 acres tract S 04°17'43" E passing a 1" iron pipe (found) at 24.83 feet, a total distance of 1295.94 feet to a 1" iron pipe (found) marking a westerly corner to and continuing with the westerly line of what remains of an original 144.40 acres tract as conveyed to Swing Tree, LLC (O.R. 412, Page 6);

thence with the westerly line of what remains of the aforesaid original 144.40 acres tract S 04°19'01" E, a distance of 1501.50 feet to

a 5/8" iron pin (set) in the northerly line of the aforementioned 84.236 acres tract as conveyed to Sunney Lane Farms, LLC (O.R. 201, Page 2279-Madison County) and (O.R. 2386, Page 484-Greene County) and found in Survey Record 136-03 of the Madison County Engineer's Record of Land Surveys and found in Survey Record 37, Pages 76 of the Greene County Engineer's Record of Land Surveys, and in the line between V.M.S. No. 4888 and V.M.S. No. 1450

thence with the southerly line of the aforesaid 84.236 acres tract and the V.M.S. Line N 85°51'37" W, a distance of 686.62 feet to the point of beginning, **containing 217.560 acres of land**, of which 187.765 acres being within Township of Ross, County of Greene, 29.795 acres being within Township of Stokes, County of Madison, and 1.499 acres being within the right-of-way of Solon Road.

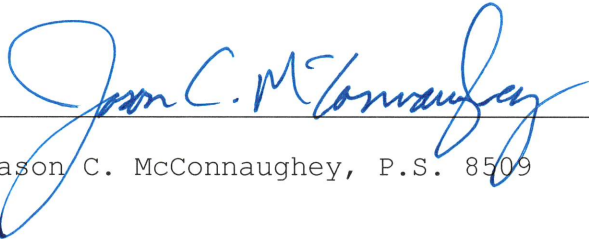
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 145° 21' 05.8") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Onsite Geodetic Control Monument "2001" and derived from GNSS observations taken May 12, 2023, utilizing the ODOT Ohio Madison County Coordinate System (OCCS) and the ODOT Ohio Real Time Network.

Land surveyed in May 2023, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S23-196 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