

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	NAVD 88 ELEVATION
MAD 05-32 RESIDUALS	39°47'56.93946"N	83°33'05.29349"W	996.991	657009.087	1673073.496	1104.510
FAYETTE COUNTY CORS ARP OHFY	39°31'33.47397"N	83°28'34.39586"W	905.605	557270.985	1693139.324	1011.676
LOCAL CONTROL MONUMENT "2001"	39°45'50.87758"N	83°33'46.59431"W	984.821	644292.427	1669700.140	1092.300

COMBINED SCALE FACTOR: 1.00008926939367
 GEOID MODEL: GEOID18 (CONUS)

LOCAL GROUND COORDINATES
 NORTHING: 644292.427
 EASTING: 1669700.140
 UNITS ARE IN U.S. SURVEY FEET (SFT)

NAVD 88 ELEVATION: 1092.300

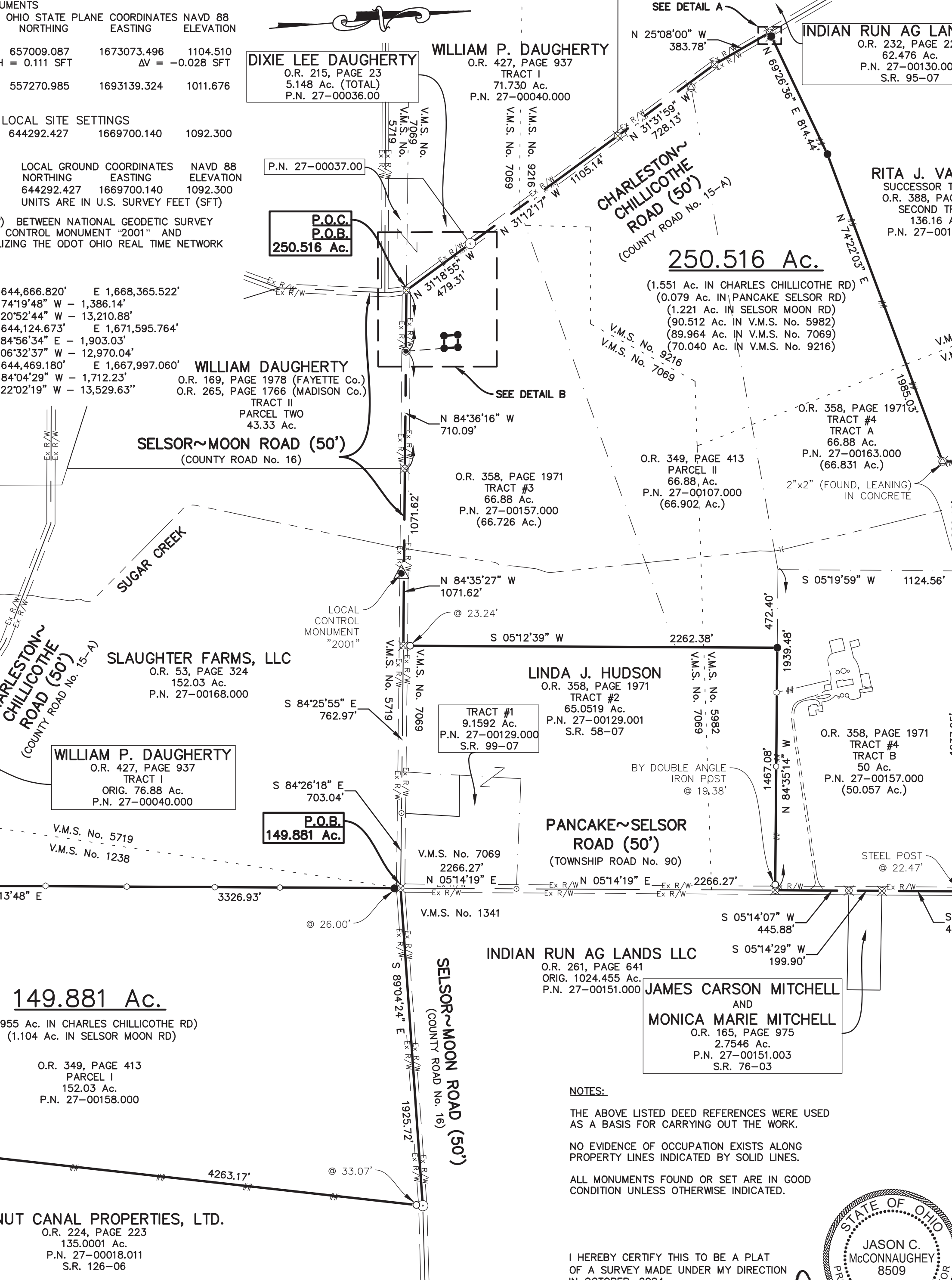
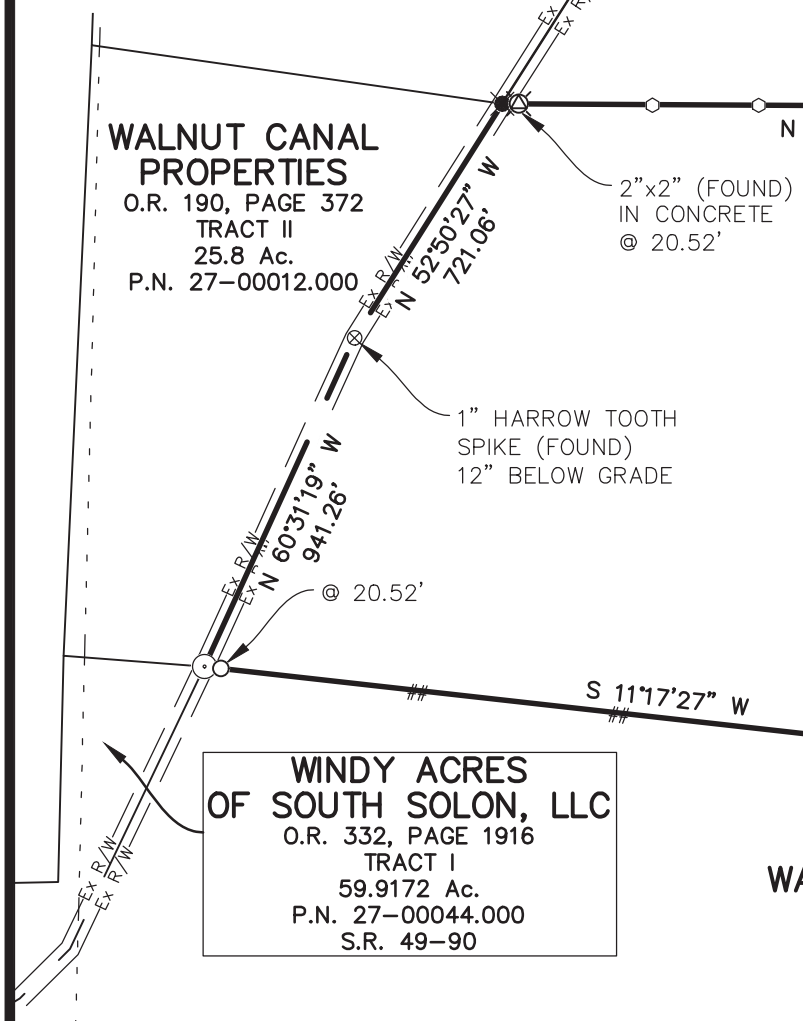
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 344 55' 30.6") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHFY" AND MCCARTY ASSOCIATES' GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN OCTOBER 30, 2024, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 24350 11-01-24)

P.O.B. (0.145 Ac.)
 LOCAL CONTROL MONUMENT "2001" TO P.O.B. (0.145 Ac.)
 MAD 05-32 TO P.O.B. (0.145 Ac.)
 P.O.B. (149.881 Ac.)
 LOCAL CONTROL MONUMENT "2001" TO P.O.B. (149.881 Ac.)
 MAD 05-32 TO P.O.B. (149.881 Ac.)
 P.O.B. (250.516 Ac.)
 LOCAL CONTROL MONUMENT "2001" TO P.O.B. (250.516 Ac.)
 MAD 05-32 TO P.O.B. (250.516 Ac.)

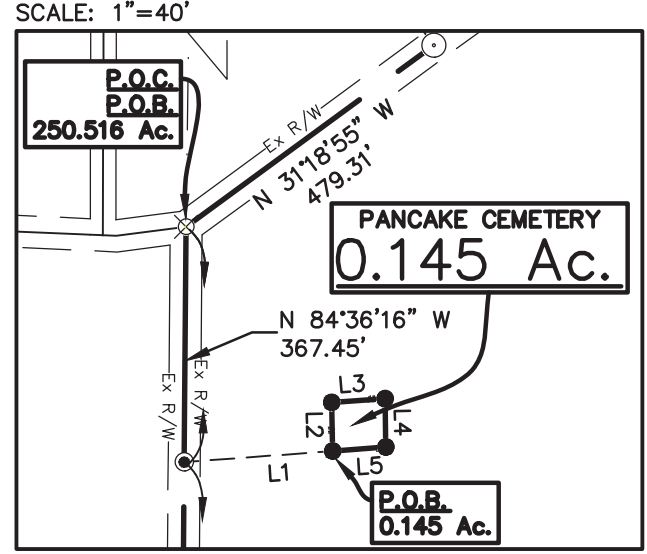
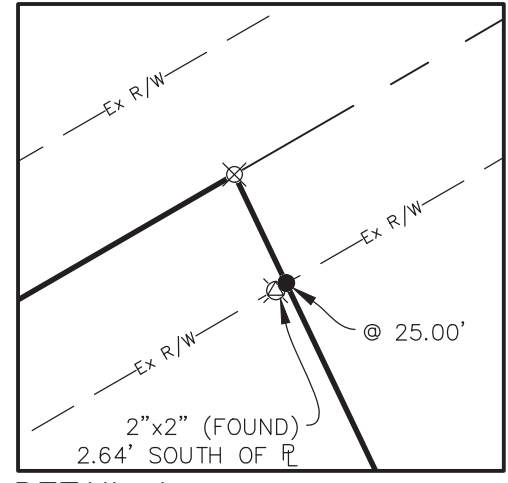
LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
- 1/2" IRON PIPE (FOUND) UNLESS NOTED OTHERWISE
- MAG NAIL (FOUND)
- ANGLE IRON POST (FOUND) SIZE NOTED
- RAILROAD SPIKE (FOUND)
- RAILROAD SPIKE (SET)
- SPIKE (FOUND) UNDER PAVEMENT
- HARROW TOOTH SPIKE (FOUND), SIZE NOTED
- STEEL POST
- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "LOCAL CONTROL MONUMENT (2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"

LINE No.	BEARING	LENGTH
L1	N 00°39'05" E	232.21'
L2	N 86°10'23" W	75.98'
L3	N 00°58'32" E	83.52'
L4	S 86°11'41" E	75.50'
L5	S 00°39'05" W	83.58'



VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 14, 2024
 SCALE 1"=500'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP STOKES
 MILITARY SURVEY Nos. 1238, 5982, 7069 & 9216



DEED REFERENCES

LINDA J. HUDSON	LINDA J. HUDSON
O.R. 358, PAGE 1971	O.R. 349, PAGE 413
TRACT #3	PARCEL I
66.88 Ac.	152.03 Ac.
P.N. 27-00157.000	P.N. 27-00158.000
TRACT #4	PARCEL II
TRACT A	66.88 Ac.
P.N. 27-00163.000	P.N. 27-00107.000
TRACT B	
50 Ac.	
P.N. 27-00157.000	

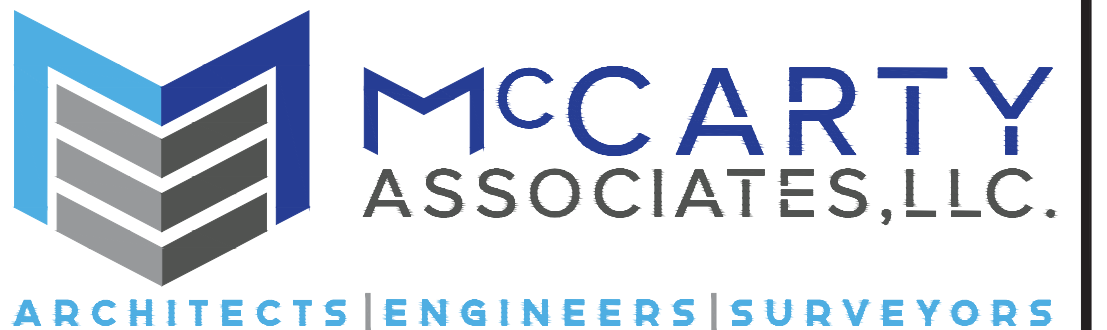
REVISION
11/18/2024

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 OCTOBER, 2024.
 JASON C. McCONNAUGHEY, P.S. 8509

BOUNDARY SURVEY FOR
LINDA J. HUDSON
 STOKES TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 1238, 5982, 7069 AND 9216



DATE	PROJECT NO.
NOVEMBER 14, 2024	S24-350



213 N. HIGH STREET, HILLSBORO, OHIO 45133

O: (937) 393-9971

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. S24-350

November 13, 2024

LEGAL DESCRIPTION

Linda J. Hudson
0.145 Acre "Pancake Cemetery"

Situated in the Township of Stokes, County of Madison, State of Ohio, being a part of V.M.S. No. 7069, being a part of the 66.88 acres "Tract #3" (Parcel No. 27-00157.000) as conveyed to Linda J. Hudson and recorded in Official Record 358, Page 1971 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a railroad spike (found) at the centerline intersection of Selsor-Moon Road (County Road No. 16) and Charleston-Chillicothe Road (County Road No. 15-A); thence with the centerline of Selsor-Moon Road S 84°36'16" E, a distance of 367.45 feet to mag nail (set);

thence with a tie line through the 66.88 acres "Tract #3" as conveyed to Linda J. Hudson (O.R. 358, Page 1971) N 00°39'05" E, a distance of 232.21 feet to a 5/8" iron pin (set) marking the southeasterly corner of Pancake Cemetery and being the true point of beginning of the tract of land herein described;

thence with the lines of the Pancake Cemetery for the next 4 calls:

- 1) N 86°10'23" W, a distance of 75.98 feet to a 5/8" iron pin (set);
- 2) N 00°58'32" E, a distance of 83.52 feet to a 5/8" iron pin (set);
- 3) S 86°11'41" E, a distance of 75.50 feet to a 5/8" iron pin

(set);

4) S 00°39'05" W, a distance of 83.58 feet to the point of beginning, **containing 0.145 acre of land.**

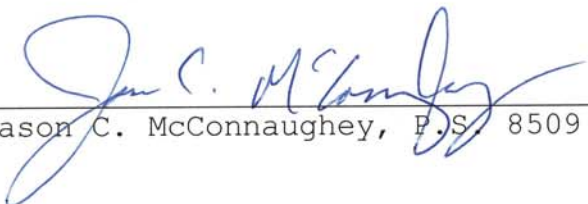
Subject to all legal easements and rights of way of record.

Bearings are based upon the Grid Azimuth (Az 344° 55' 30.6") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken October 30, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in October 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-350 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



213 N. HIGH STREET, HILLSBORO, OHIO 45133

O: (937) 393-9971

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. S24-350

November 13, 2024

LEGAL DESCRIPTION

Linda J. Hudson
149.881 Acres Tract

Situated in the Township of Stokes, County of Madison, State of Ohio, being a part of V.M.S. No. 1238, and being all (149.881 acres) of the 152.03 acres "Parcel I" (Parcel No. 27-00158.000) as conveyed to Linda J. Hudson and recorded in Official Record 349, Page 413 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a railroad spike (found) at the centerline intersection of Pancake Selsor Road (Township Road No. 90) and Selsor-Moon Road (County Road No. 16);

thence with the centerline of Selsor-Moon Road S 89°04'24" E, a distance of 1925.72 feet to a 1/2" iron pipe (found) marking the northwesterly corner of a 135.0001 acres tract as conveyed to Walnut Canal Properties, LTD. (O.R. 224, Page 223) and found in Survey Record 126-06 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 135.0001 acres tract S 11°17'27" W passing a 5/8" iron pin (found) at 33.07 feet and passing a 5/8" iron pin (found) at 4242.65 feet, a total distance of 4263.17 feet to a 1/2" iron pipe (found) in the centerline of Charleston-Chillicothe Road (County Road No. 15-A);

thence with the centerline of Charleston-Chillicothe Road N 60°31'19" W, a distance of 941.26 feet to a 1" harrow tooth (found) 12" below grade;

thence continuing with the centerline of Charleston-Chillicothe Road N 52°50'27" W, a distance of 721.06 feet to a railroad spike (set) marking the southeasterly corner of a 152.03 acres tract as conveyed to Slaughter Farms, LLC (O.R. 53, Page 324);

thence with the easterly line of the aforesaid 152.03 acres tract N 05°13'48" E passing a 2" by 2" angle iron post (found) in concrete at 20.52 feet and passing a 5/8" iron pin (set) at 3200.93 feet, a total distance of 3326.93 feet to the point of beginning, **containing 149.881 acres of land.**

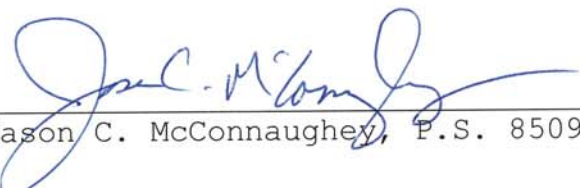
Subject to all legal easements and rights of way of record.

Bearings are based upon the Grid Azimuth (Az 344° 55' 30.6") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken October 30, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in October 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-350 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



213 N. HIGH STREET, HILLSBORO, OHIO 45133

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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. S24-350
November 18, 2024

LEGAL DESCRIPTION

Linda J. Hudson
250.516 Acres Tract

Situated in the Township of Stokes, County of Madison, State of Ohio, being a part of V.M.S. Nos. 5982, 7069, and 9216, and being all (66.902 acres) of the 66.88 acres "Parcel II" (Parcel No. 27-00107.000) as conveyed to Linda J. Hudson and recorded in Official Record 349, Page 413 of the Madison County Recorder's Office, all (66.726 acres) of the 66.88 acres "Tract #3" (Parcel No. 27-00157.000), all (66.831 acres) of the 66.88 acres "Tract #4-Tract A" (Parcel No. 27-00163.000), all (50.057 acres) of the 50 acres "Tract #4-Tract B" (Parcel No. 27-00157.000) as conveyed to Linda J. Hudson and recorded in Official Record 358, Page 1971 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a railroad spike (found) at the centerline intersection of Selsor-Moon Road (County Road No. 16) and Charleston-Chillicothe Road (County Road No. 15-A);

thence with the centerline of Charleston-Chillicothe Road for the next 4 calls:

- 1) N 31°18'55" W, a distance of 479.31 feet to a 1/2" iron pipe (found);
- 2) N 31°12'17" W, a distance of 1105.14 feet to a railroad spike (found);
- 3) N 31°31'59" W, a distance of 728.13 feet to a railroad spike (found);

4) N 25°08'00" W, a distance of 383.78 feet to a railroad spike (found) marking the southwesterly corner of a 136.16 acres "Second Tract" as conveyed to Rita J. Vallery, Successor Trustee (O.R. 388, Page 2148);

thence with the lines of the aforesaid 136.16 acres "Second Tract" for the next 3 calls:

1) N 69°26'36" E passing a 5/8" iron pin (set) 25.00 feet, a total distance of 814.44 feet to a 5/8" iron pin (set);

2) N 74°22'03" E, a distance of 1985.03 feet to a 2" by 2" angle iron post (found,leaning) in concrete;

3) N 05°35'35" E, a distance of 134.06 feet to a 2" by 2" angle iron post (found,leaning) in concrete marking the southwesterly corner of a 76 acres "First Tract" as conveyed to Rita J. Vallery, Successor Trustee (O.R. 388, Page 2148);

thence with the southerly line of the aforesaid 76 acres "First Tract" S 84°36'01" E passing a 2" by 2" angle iron post (found,leaning) in concrete at 660.48 feet and passing a 5/8" iron pin (set) at 2575.90 feet, a total distance of 2598.43 feet to a spike (found) under the pavement in the centerline of Pancake Selsor Road (Township Road No. 90);

thence with the centerline of Pancake Selsor Road for the next 3 calls:

1) S 05°16'43" W, a distance of 479.21 feet to a railroad spike (found);

2) S 05°14'29" W, a distance of 199.90 feet to a railroad spike (found);

3) S 05°14'07" W, a distance of 445.88 feet to a railroad spike (found) marking the northeasterly corner of a 65.0519 acres "Tract #2" as conveyed to Linda J. Hudson (O.R. 358, Page 1971) and found in Survey Record 58-07 of the Madison County

Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 65.0519 acres "Tract #2" N 84°35'14" W passing a 5/8" iron pin (found) at 19.38 feet, a total distance of 1467.08 feet to a 5/8" iron pin (set);

thence with the westerly line of the aforesaid 65.0519 acres "Tract #2" S 05°12'39" W passing a 5/8" iron pin (found) at 2239.14 feet, a total distance of 2262.38 feet to a railroad spike (found) in the centerline of Selsor-Moon Road;

thence with the centerline of Selsor-Moon Road N 84°35'27" W, a distance of 1071.62 feet to a railroad spike (found);

thence with the centerline of Selsor-Moon Road N 84°36'16" W, a distance of 710.09 feet to mag nail (set);

thence N 00°39'05" E, a distance of 232.21 feet to a 5/8" iron pin (set) marking the southeasterly corner of Pancake Cemetery;

thence with the lines of the Pancake Cemetery for the next 4 calls:

- 1) N 00°39'05" E, a distance of 83.58 feet to a 5/8" iron pin (set);
- 2) N 86°11'41" W, a distance of 75.50 feet to a 5/8" iron pin (set);
- 3) S 00°58'32" W, a distance of 83.52 feet to a 5/8" iron pin (set);
- 4) S 86°10'23" E, a distance of 75.98 feet to the aforementioned 5/8" iron pin (set) marking the southeasterly corner of said cemetery;

thence S 00°39'05" W, a distance of 232.21 feet to the aforementioned mag nail (set) in the centerline of Selsor-Moon Road;

thence with the centerline of Selsor-Moon Road N 84°36'16" W,

a distance of 367.45 feet to the point of beginning, **containing 250.516 acres of land.**

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

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Jason C. McConnaughey, P.S. 8509