

L:\2023\23-361 TDC Farms LLC\CAD\AutoCAD Project\dwg\23361 Survey Plat_6/19/2024 2:15:54 PM_ryan.dwg, Survey Plat_6/19/2024 2:15:54 PM_ryan.dwg To PDF.pc3

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11253"N	83°02'44.74703"W	611.685	714254.268	1815510.678	722.395
MAD 02-006	39°49'58.29563"N	83°22'22.02350"W	884.375	668752.853	1723395.020	991.652
LOCAL CONTROL MONUMENT "2001"	39°51'25.02694"N	83°21'14.25340"W	845.829	677477.790	1728764.507	953.288

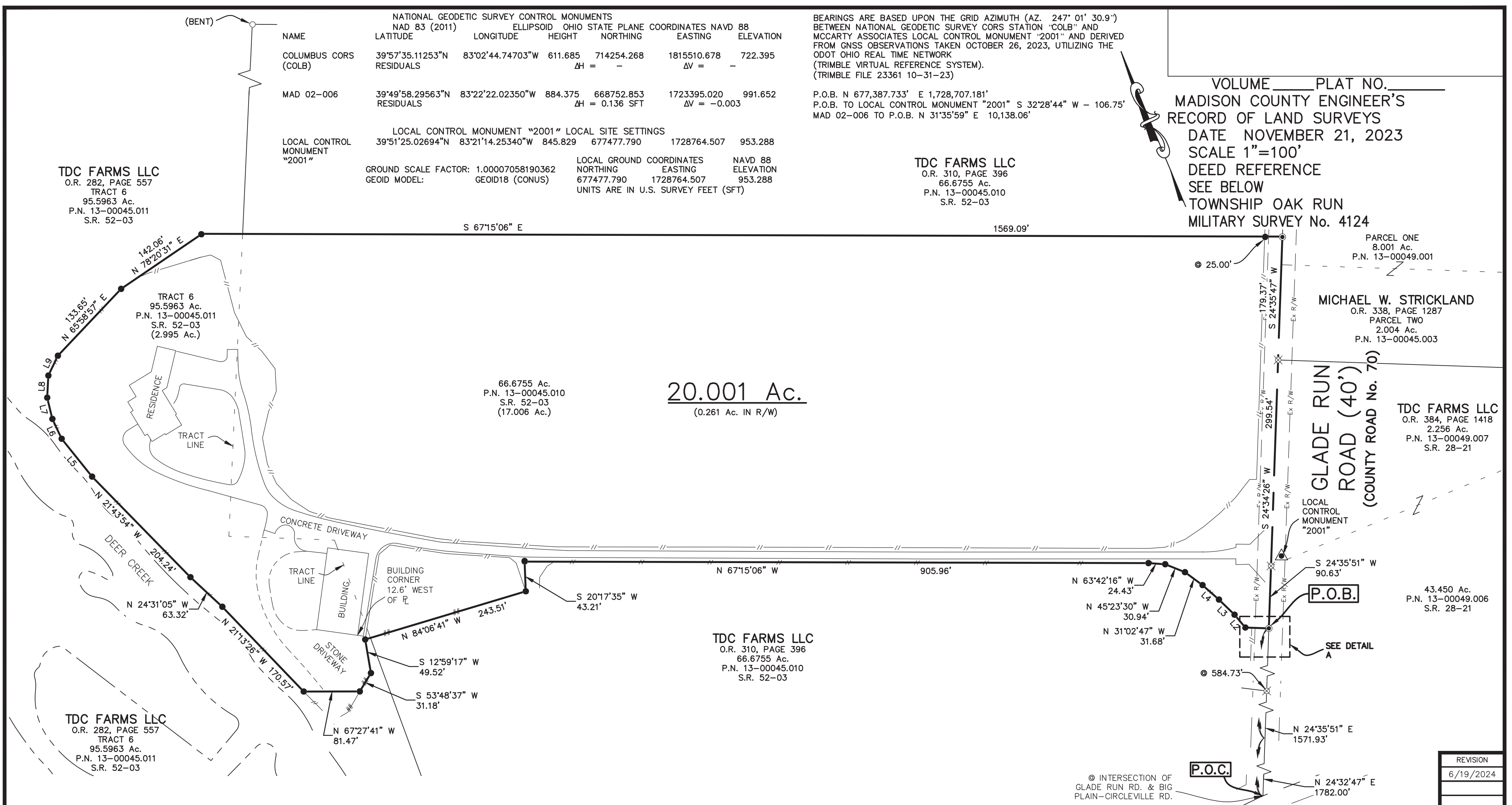
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 247° 01' 30.9") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN OCTOBER 26, 2023, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 23361 10-31-23)

P.O.B. N 677,387.733' E 1,728,707.181'
P.O.B. TO LOCAL CONTROL MONUMENT "2001" S 32°28'44" W - 106.75'
MAD 02-006 TO P.O.B. N 31°35'59" E 10,138.06'

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S RECORD OF LAND SURVEYS
DATE NOVEMBER 21, 2023
SCALE 1"=100'
DEED REFERENCE SEE BELOW
TOWNSHIP OAK RUN
MILITARY SURVEY No. 4124

TDC FARMS LLC
O.R. 310, PAGE 396
66.6755 Ac.
P.N. 13-00045.010
S.R. 52-03

TDC FARMS LLC
O.R. 282, PAGE 557
TRACT 6
95.5963 Ac.
P.N. 13-00045.011
S.R. 52-03



20.001 Ac.
(0.261 Ac. IN R/W)

TDC FARMS LLC
O.R. 310, PAGE 396
66.6755 Ac.
P.N. 13-00045.010
S.R. 52-03

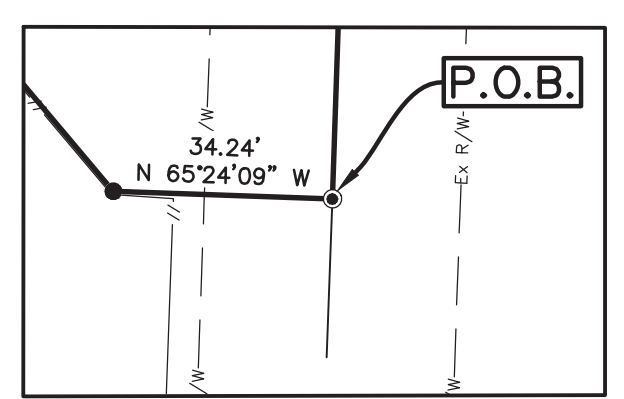
TDC FARMS LLC
O.R. 282, PAGE 557
TRACT 6
95.5963 Ac.
P.N. 13-00045.011
S.R. 52-03

© INTERSECTION OF
GLADE RUN RD. & BIG
PLAIN-CIRCLEVILLE RD.

REVISION
6/19/2024

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
- ⊙ MAG NAIL (SET)
- MAG NAIL (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- BOARD FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- 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"



DETAIL A
SCALE: 1"=30'

LINE TABLE		
LINE No.	BEARING	LENGTH
L2	N 17°33'32" W	24.26'
L3	N 23°10'27" W	31.57'
L4	N 25°57'45" W	31.81'
L5	N 16°09'44" W	70.61'
L6	N 02°29'48" W	31.73'
L7	N 08°51'16" E	31.74'
L8	N 25°43'09" E	32.20'
L9	N 48°12'59" E	31.97'

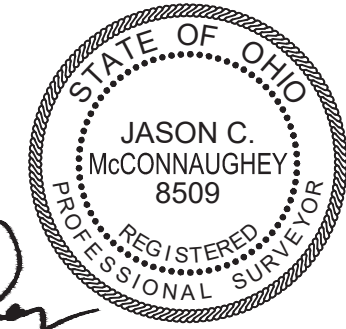
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

DEED REFERENCE
TDC FARMS LLC
O.R. 282, PAGE 557
TRACT 6
95.5963 Ac.
P.N. 13-00045.011
S.R. 52-03
(2.962 Ac.)

TDC FARMS LLC
O.R. 310, PAGE 396
66.6755 Ac.
P.N. 13-00045.010
S.R. 52-03
(2.088 Ac.)



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

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

BOUNDARY SURVEY FOR
TDC FARMS, LLC

OAK RUN TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. No. 4124



MCCARTY ASSOCIATES, LLC.

ARCHITECTS | ENGINEERS | SURVEYORS

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

DATE	SCALE	PROJECT NO.
NOVEMBER 21, 2023	1"=100'	S23-361



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. S23-361
June 25, 2024

LEGAL DESCRIPTION

TDC Farms LLC
2.995 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. No. 4124, and being a part of the 95.5963 acres "Tract 6" (Parcel No. 13-00045.011) as conveyed to TDC Farms LLC and recorded in Official Record 282, Page 557 of the Madison County Recorder's Office and found in Survey Record 52-03 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at the intersection of Glade Run Road (County Road No. 70) and Big Plain-Circleville Road;

thence with the centerline of Glade Run Road N 24°32'47" E, a distance of 1782.00 feet to a point;

thence continuing with the centerline of Glade Run Road N 24°35'51" E passing a railroad spike (found) at 584.73 feet marking the southerly most corner of the 66.6755 acres tract as conveyed to TDC Farms LLC (O.R. 310, Page 396) and found in Survey Record 52-03 of the Madison County Engineer's Record of Land Surveys, a total distance of 1571.93 feet to a mag nail (set);

thence with a new division line and commencement line for the next 10 calls:

- 1) N 65°24'09" W, a distance of 34.24 feet to a 5/8" iron pin (set);
- 2) N 17°33'32" W, a distance of 24.26 feet to a 5/8" iron pin (set);
- 3) N 23°10'27" W, a distance of 31.57 feet to a 5/8" iron pin (set);
- 4) N 25°57'45" W, a distance of 31.81 feet to a 5/8" iron pin (set);
- 5) N 31°02'47" W, a distance of 31.68 feet to a 5/8" iron pin (set);

6) N 45°23'30" W, a distance of 30.94 feet to a 5/8" iron pin (set);
7) N 63°42'16" W, a distance of 24.43 feet to a 5/8" iron pin (set);
8) N 67°15'06" W, a distance of 905.96 feet to a 5/8" iron pin (set);
9) S 20°17'35" W, a distance of 43.21 feet to a 5/8" iron pin (set);
10) N 84°06'41" W, a distance of 235.45 feet to a point in a westerly line of the aforementioned 66.6755 acres tract, said point marking the true point of beginning of the tract of land herein described; thence with a new division line for the next 15 calls:

1) N 84°06'41" W, a distance of 8.06 feet to a 5/8" iron pin (set);
2) S 12°59'17" W, a distance of 49.52 feet to a 5/8" iron pin (set);
3) S 53°48'37" W, a distance of 31.18 feet to a 5/8" iron pin (set);
4) N 67°27'41" W, a distance of 81.47 feet to a 5/8" iron pin (set);
5) N 21°13'26" W, a distance of 170.57 feet to a 5/8" iron pin (set);
6) N 24°31'05" W, a distance of 63.32 feet to a 5/8" iron pin (set);
7) N 21°43'54" W, a distance of 204.24 feet to a 5/8" iron pin (set);
8) N 16°09'44" W, a distance of 70.61 feet to a 5/8" iron pin (set);
9) N 02°29'48" W, a distance of 31.73 feet to a 5/8" iron pin (set);
10) N 08°51'16" E, a distance of 31.74 feet to a 5/8" iron pin (set);
11) N 25°43'09" E, a distance of 32.20 feet to a 5/8" iron pin (set);
12) N 48°12'59" E, a distance of 31.97 feet to a 5/8" iron pin (set);
13) N 65°58'57" E, a distance of 133.65 feet to a 5/8" iron pin (set);
14) N 78°20'31" E, a distance of 142.06 feet to a 5/8" iron pin (set);
15) S 67°15'06" E, a distance of 59.04 feet to a point in a westerly line of the aforementioned 66.6755 acres tract;

thence with the lines of the aforesaid 66.6755 acres tract for the next 3 calls:

1) S 25°12'44" W, a distance of 439.63 feet to a point;
2) S 65°17'28" E, a distance of 153.58 feet to a point;
3) S 02°24'23" W, a distance of 151.37 feet to the true point of beginning, **containing 2.995 acres of land.**

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

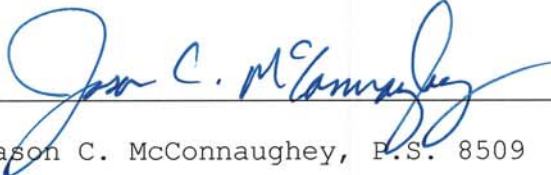
Bearings are based upon the Grid Azimuth (AZ. 247° 01' 30.9") between National Geodetic Survey CORS Station "COLB" and McCarty

Associates Geodetic Local Survey Control Monument "2001" and derived from GNSS observations taken October 26, 2023, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in October 2023, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S23-361 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



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. S23-361
June 25, 2024

LEGAL DESCRIPTION

TDC Farms LLC
17.006 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. No. 4124, and being a part of the 66.6755 acres tract (Parcel No. 13-00045.010) as conveyed to TDC Farms LLC and recorded in Official Record 310, Page 396 of the Madison County Recorder's Office and found in Survey Record 52-03 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at the intersection of Glade Run Road (County Road No. 70) and Big Plain-Circleville Road;

thence with the centerline of Glade Run Road N 24°32'47" E, a distance of 1782.00 feet to a point;

thence continuing with the centerline of Glade Run Road N 24°35'51" E passing a railroad spike (found) at 584.73 feet marking the southerly most corner of the 66.6755 acres tract of which this is a part, a total distance of 1571.93 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 for the next 24 calls:

- 1) N 65°24'09" W, a distance of 34.24 feet to a 5/8" iron pin (set);

- 2) N 17°33'32" W, a distance of 24.26 feet to a 5/8" iron pin (set);
- 3) N 23°10'27" W, a distance of 31.57 feet to a 5/8" iron pin (set);
- 4) N 25°57'45" W, a distance of 31.81 feet to a 5/8" iron pin (set);
- 5) N 31°02'47" W, a distance of 31.68 feet to a 5/8" iron pin (set);
- 6) N 45°23'30" W, a distance of 30.94 feet to a 5/8" iron pin (set);
- 7) N 63°42'16" W, a distance of 24.43 feet to a 5/8" iron pin (set);
- 8) N 67°15'06" W, a distance of 905.96 feet to a 5/8" iron pin (set);
- 9) S 20°17'35" W, a distance of 43.21 feet to a 5/8" iron pin (set);
- 10) N 84°06'41" W, a distance of 235.45 feet to a point in an easterly line of a 95.5963 acres "Tract 6" as conveyed to TDC Farms LLC (O.R. 282, Page 557) and found in Survey Record 52-03 of the Madison County Engineer's Record of Land Surveys; thence with the lines of the aforesaid 95.5963 acres "Tract 6" for the next 3 calls:

- 1) N 02°24'23" E, a distance of 151.37 feet to a point;
 - 2) N 65°17'28" W, a distance of 153.58 feet to a point;
 - 3) N 25°12'44" E, a distance of 439.63 feet to a point;
- thence with a new division line S 67°15'06" E passing a 5/8" iron pin (set) at 1485.05 feet, a total distance of 1510.05 feet to a mag nail (set) in the centerline of Glade Run Road;
- thence with the centerline of Glade Run Road for the next 3 calls:

- 1) S 24°35'47" W, a distance of 179.37 feet to a Railroad spike (found);
- 2) S 24°34'26" W, a distance of 299.54 feet to a Railroad spike (found);
- 3) S 24°35'51" W, a distance of 90.63 feet to the true point of beginning, **containing 17.006 acres of land.**


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

Bearings are based upon the Grid Azimuth (AZ. 247° 01' 30.9") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GNSS observations taken October 26, 2023, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in October 2023, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S23-361 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 F: (937) 393-2480
MCCARTYASSOCIATES.COM
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. S23-361
June 19, 2024

LEGAL DESCRIPTION

TDC Farms LLC
20.001 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. No. 4124, and being a part (2.995 acres) of the 95.5963 acres "Tract 6" (Parcel No. 13-00045.011) as conveyed to TDC Farms LLC and recorded in Official Record 282, Page 557 of the Madison County Recorder's Office and found in Survey Record 52-03 of the Madison County Engineer's Record of Land Surveys and part (17.006 acres) of the 66.6755 acres tract (Parcel No. 13-00045.010) as conveyed to TDC Farms LLC and recorded in Official Record 310, Page 396 of the Madison County Recorder's Office and found in Survey Record 52-03 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at the intersection of Glade Run Road (County Road No. 70) and Big Plain-Circleville Road;

thence with the centerline of Glade Run Road N 24°32'47" E, a distance of 1782.00 feet to a point;

thence continuing with the centerline of Glade Run Road N 24°35'51" E passing a railroad spike (found) at 584.73 feet marking the southerly most corner of the 66.6755 acres tract of which this is a part, a total distance of 1571.93 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 for the next 24 calls:

- 1) N 65°24'09" W, a distance of 34.24 feet to a 5/8" iron pin (set);
- 2) N 17°33'32" W, a distance of 24.26 feet to a 5/8" iron pin (set);
- 3) N 23°10'27" W, a distance of 31.57 feet to a 5/8" iron pin (set);

- 4) N 25°57'45" W, a distance of 31.81 feet to a 5/8" iron pin (set);
- 5) N 31°02'47" W, a distance of 31.68 feet to a 5/8" iron pin (set);
- 6) N 45°23'30" W, a distance of 30.94 feet to a 5/8" iron pin (set);
- 7) N 63°42'16" W, a distance of 24.43 feet to a 5/8" iron pin (set);
- 8) N 67°15'06" W, a distance of 905.96 feet to a 5/8" iron pin (set);
- 9) S 20°17'35" W, a distance of 43.21 feet to a 5/8" iron pin (set);
- 10) N 84°06'41" W, a distance of 243.51 feet to a 5/8" iron pin (set);
- 11) S 12°59'17" W, a distance of 49.52 feet to a 5/8" iron pin (set);
- 12) S 53°48'37" W, a distance of 31.18 feet to a 5/8" iron pin (set);
- 13) N 67°27'41" W, a distance of 81.47 feet to a 5/8" iron pin (set);
- 14) N 21°13'26" W, a distance of 170.57 feet to a 5/8" iron pin (set);
- 15) N 24°31'05" W, a distance of 63.32 feet to a 5/8" iron pin (set);
- 16) N 21°43'54" W, a distance of 204.24 feet to a 5/8" iron pin (set);
- 17) N 16°09'44" W, a distance of 70.61 feet to a 5/8" iron pin (set);
- 18) N 02°29'48" W, a distance of 31.73 feet to a 5/8" iron pin (set);
- 19) N 08°51'16" E, a distance of 31.74 feet to a 5/8" iron pin (set);
- 20) N 25°43'09" E, a distance of 32.20 feet to a 5/8" iron pin (set);
- 21) N 48°12'59" E, a distance of 31.97 feet to a 5/8" iron pin (set);
- 22) N 65°58'57" E, a distance of 133.65 feet to a 5/8" iron pin (set);
- 23) N 78°20'31" E, a distance of 142.06 feet to a 5/8" iron pin (set);
- 24) S 67°15'06" E passing a 5/8" iron pin (set) at 1544.09 feet, a total distance of 1569.09 feet to a mag nail (set) in the centerline of Glade Run Road;

thence with the centerline of Glade Run Road for the next 3 calls:

- 1) S 24°35'47" W, a distance of 179.37 feet to a Railroad spike (found);
- 2) S 24°34'26" W, a distance of 299.54 feet to a Railroad spike (found);
- 3) S 24°35'51" W, a distance of 90.63 feet to the true point of beginning, **containing 20.001 acres of land.**

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

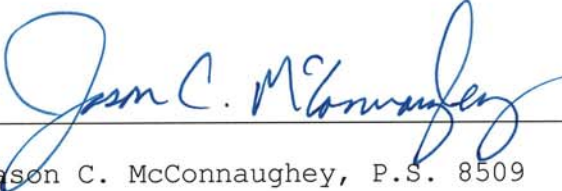
Bearings are based upon the Grid Azimuth (AZ. 247° 01' 30.9") between National Geodetic Survey CORS Station "COLB" and McCarty

Associates Geodetic Local Survey Control Monument "2001" and derived from GNSS observations taken October 26, 2023, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in October 2023, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S23-361 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