

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
MAD 05-032	39°47'56.93946"N	83°33'05.29349"W	997.026	657009.087	1673073.496	1104.545
CLARK 232	39°47'54.19306"N	83°33'42.47459"W	1003.978	656765.173	1670168.530	1111.549
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°46'45.07932"N	83°31'18.04542"W	964.007	649642.446	1681361.135	1071.310

LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS		
LOCAL CONTROL MONUMENT "2001"	LOCAL GROUND COORDINATES	NAVD 88 ELEVATION
39°46'45.07932"N 83°31'18.04542"W	649642.446 1681361.135	1071.31

COMBINED SCALE FACTOR: 1.00008649961373		
GEOD MODEL:	GEOD18 (CONUS)	UNITS ARE IN U.S. SURVEY FEET (SFT)

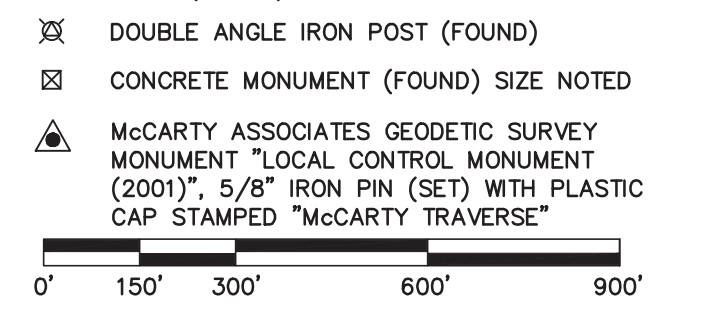
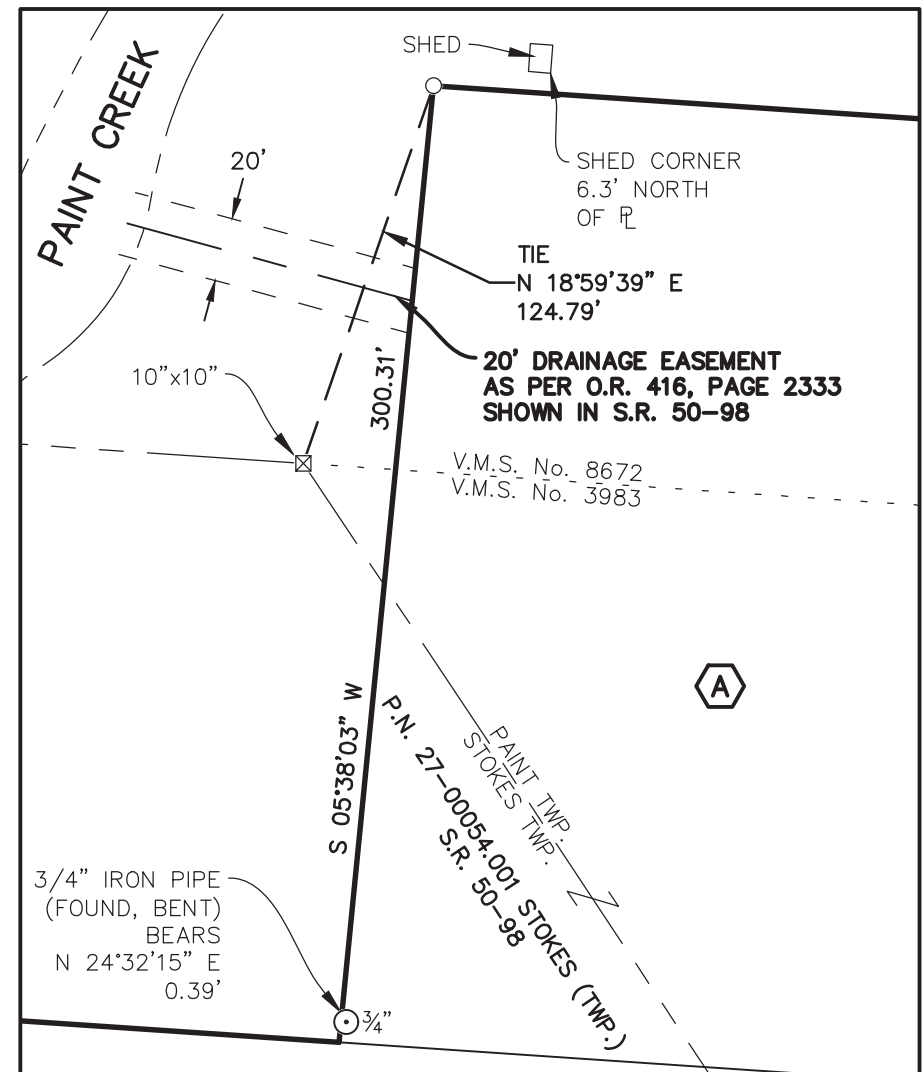
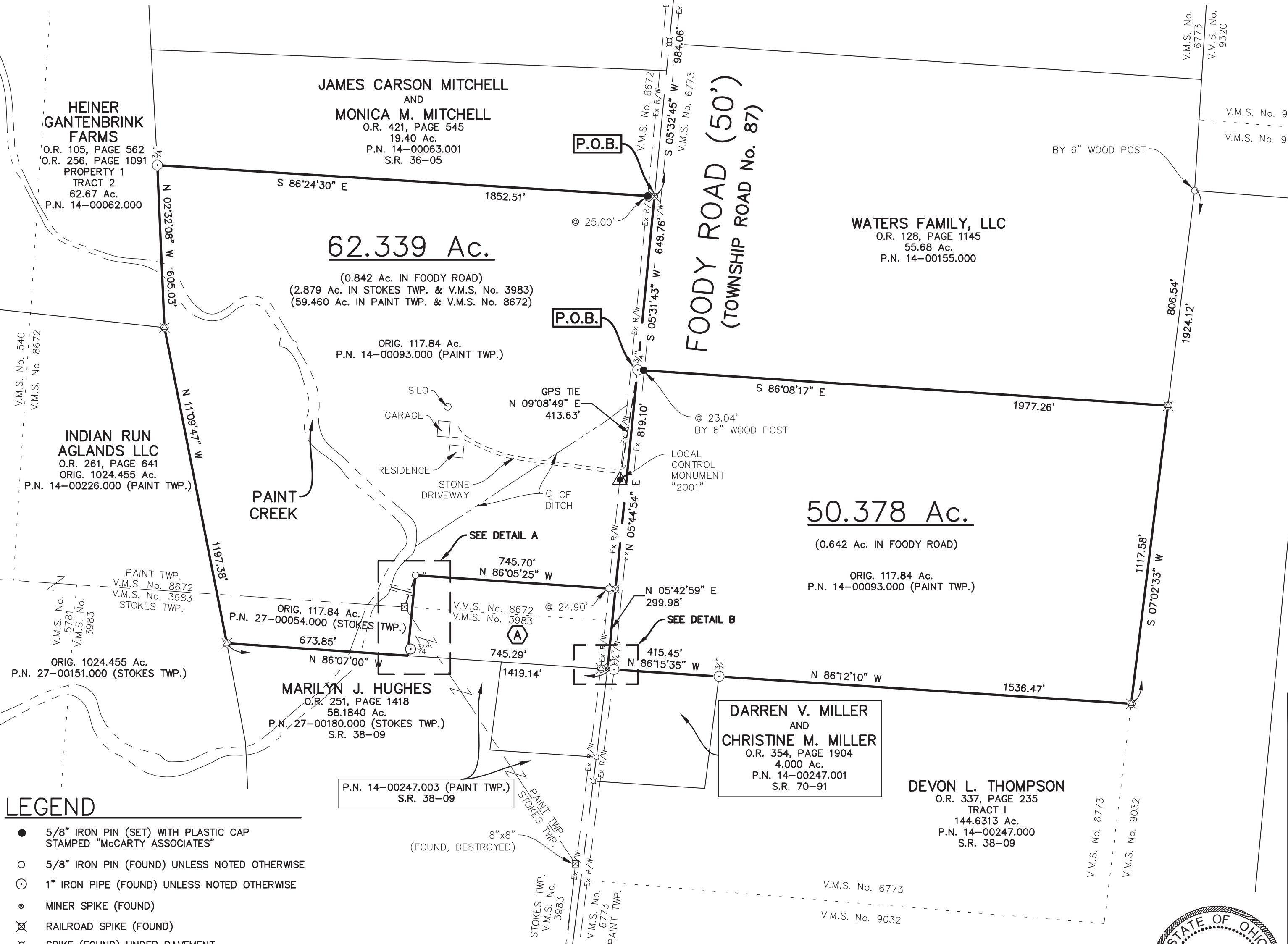
**LINSON ROAD**  
(COUNTY ROAD No. 17)

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 352° 44' 00.5") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN FEBRUARY 8, 2024, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 24123 02-09-24)

P.O.B. (50.378 Ac.) N 650,050.815' E 1,681,426.889'  
MAD 05-032 TO P.O.B. (50.378 Ac.) S 50°12'22" E 10871.83'  
CLARK 232 TO P.O.B. (50.378 Ac.) S 59°11'19" E 13109.67'

P.O.B. (62.339 Ac.) N 650,696.561' E 1,681,489.394'  
MAD 05-032 TO P.O.B. (62.339 Ac.) S 53°07'39" E 10520.23'  
CLARK 232 TO P.O.B. (62.339 Ac.) S 61°48'21" E 12845.99'

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
**MADISON COUNTY ENGINEER'S**  
**RECORD OF LAND SURVEYS**  
DATE FEBRUARY 26, 2024  
SCALE 1"=300'  
DEED REFERENCE  
OFFICIAL RECORD 296, PAGE 206  
TOWNSHIPS PAINTS & STOKES  
MILITARY SURVEY Nos. 3983, 6773 & 8672



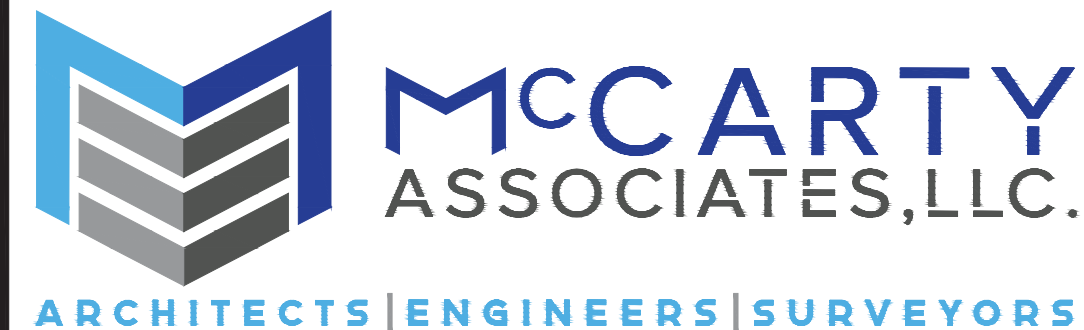
**JAMES DETROW AND WANDA DETROW**  
O.R. 416, PAGE 2333  
5.1311 Ac.  
P.N. 14-00093.001 (PAINT TWP.)  
S.R. 50-98

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN FEBRUARY, 2024.

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



BOUNDARY SURVEY FOR  
**JOHN J. EMRICH**  
PAINT & STOKES TOWNSHIPS  
MADISON COUNTY, OHIO  
V.M.S. Nos. 3983, 6773 & 8672



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

DATE	SCALE	PROJECT NO.
FEBRUARY 26, 2024	1"=300'	S24-123



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.

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File No. S24-123  
February 26, 2024

**LEGAL DESCRIPTION**

John J. Emrich and Lisa G. Emrich  
62.339 Acres Tract

Situated in the Townships of Paint and Stokes, County of Madison, State of Ohio, being a part of V.M.S. Nos. 3983 and 8672, and being a part of what remains of the original 117.84 acres tract (Paint Twp. Parcel No. 14-00093.000 and Stokes Twp. Parcel No. 27-00054.000) as conveyed to John J. Emrich and Lisa G. Emrich and recorded in Official Record 296, Page 206 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at the intersection of Linson Road (County Road No. 17) and Foody Road (Township Road No. 87);

thence with the centerline of Foody Road S 03°51'15" W, a distance of 3088.09 feet to an angle point;

thence continuing with the centerline of Foody Road S 05°32'45" W, a distance of 984.06 feet to a railroad spike (found) marking the southeasterly corner of a 19.40 acres tract as conveyed to James Carson Mitchell and Monica M. Mitchell (O.R. 421, Page 454) and found in Survey Record 36-05 of the Madison County Engineer's Record of Land Surveys, said railroad spike being the true point of beginning of the tract of land herein described;

thence with the centerline of Foody Road S 05°31'43" W, a distance of 648.76 feet to a 3/4" iron pipe (found);

thence continuing with the centerline of Foody Road S 05°44'54" W, a distance of 819.10 feet to a railroad spike (found) marking the northeasterly corner of a 5.1311 acres tract as conveyed to James Detrow

and Wanda Detrow (O.R. 416, Page 2333) and found in Survey Record 50-98 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 5.1311 acres tract N 86°05'25" W passing a 5/8" iron pin (found) at 24.90 feet, a total distance of 745.70 feet to a 5/8" iron pin (found);

thence with the westerly line of the aforesaid 5.1311 acres tract S 05°38'03" W, a distance of 300.31 feet to a point, from which a 3/4" iron pipe (found, bent) bears N 24°32'15" E, a distance of 0.39 feet, said point being in a northerly line of a 58.1840 acres tract as conveyed to Marilyn J. Hughes (O.R. 251, Page 1418) and found in Survey Record 38-09 of the Madison County Engineer's Record of Land Surveys;

thence with a northerly line of the aforesaid 58.1840 acres tract N 86°07'00" W, a distance of 673.85 feet to a double angle iron post (found) in an easterly line of what remains of an original 1024.455 acres tract as conveyed to Indian Run Aglands LLC (O.R. 261, Page 641);

thence with a easterly line of what remains of the aforesaid original 1024.455 acres tract N 11°09'47" W, a distance of 1197.38 feet to a double angle iron post (found) marking the southeasterly corner of a 62.67 acres "Property 1, Tract 2" as conveyed to Heiner Gantenbrink Farms (O.R. 105, Page 562 and O.R. 256, Page 1091);

thence with the easterly line of the aforesaid 62.67 acres "Property 1, Tract 2" N 02°32'08" W, a distance of 605.03 feet to a 3/4" iron pipe (found) marking the southwesterly corner of the aforementioned 19.40 acres tract as conveyed to James Carson Mitchell and Monica M. Mitchell (O.R. 421, Page 454) and found in Survey Record 36-05 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 19.40 acres tract S 86°24'30" E passing a 5/8" iron pin (set) at 1827.51 feet, a total distance of 1852.51 feet to the true point of beginning, **containing 62.339 acres of land**, of which 59.460 acres being within the Township of Paint and 2.879 acres being within Stokes Township.

Subject to a 20' wide drainage easement as recorded in Official Record 416, Page 2333 of the Madison County Recorder's Office and found

in Survey Record 50-98 of the Madison County Engineer's Record of Land Surveys;


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

Bearings are based upon the Grid Azimuth (AZ. 352° 44' 00.5") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GNSS observations taken February 8, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in February 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-123 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



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Jason C. McConnaughey, P.S.

Douglas L. Karnes, A.I.A.

File No. S24-123

March 11, 2024

**LEGAL DESCRIPTION**

John J. Emrich and Lisa G. Emrich  
50.378 Acres Tract

Situated in the Township of Paint, County of Madison, State of Ohio, being a part of V.M.S. No. 6773, and being a part of what remains of the original 117.84 acres tract (Paint Twp. Parcel No. 14-00093.000 and Stokes Twp. Parcel No. 27-00054.000) as conveyed to John J. Emrich and Lisa G. Emrich and recorded in Official Record 296, Page 206 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at the intersection of Linson Road (County Road No. 17) and Foody Road (Township Road No. 87);

thence with the centerline of Foody Road for the next three calls:

- 1) S 03°51'15" W, a distance of 3088.09 feet to an angle point;
- 2) S 05°32'45" W, a distance of 984.06 feet to a railroad spike (found);
- 3) S 05°31'43" W, a distance of 648.76 feet to a 3/4" iron pipe (found) marking the southwesterly corner of a 55.68 acres tract as conveyed to Waters Family, LLC (O.R. 128, Page 1145), said pipe being the true point of beginning of the tract of land herein described;

thence with the southerly line of the aforesaid 55.68 acres tract S 86°08'17" E passing a 5/8" iron pin (set) at 23.04 feet, a total distance of 1977.26 feet to a double angle iron

post (found) in the westerly line of a 144.6313 acres "Tract I" as conveyed to Devon L. Thompson (O.R. 337, Page 235) and found in Survey Record 38-09 of the Madison County Engineer's Record of Land Surveys;

thence with a westerly line of the aforesaid 144.6313 acres "Tract I" S 07°02'33" W, a distance of 1117.58 feet to a double angle iron post (found);

thence with a northerly line of the aforesaid 144.6313 acres "Tract I" N 86°12'10" W, a distance of 1536.47 feet to a 3/4" iron pipe (found) marking the northeasterly corner of a 4.000 acres tract as conveyed to Darren V. Miller and Christine M. Miller (O.R. 354, Page 1904) and found in Survey Record 70-91 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 4.000 acres tract N 86°15'35" W passing a 3/4" iron pin (found) at 391.99 feet, a total distance of 415.45 feet to a miner spike (found) in the centerline of Foody Road;

thence with the centerline of Foody Road N 05°42'59" E, distance of 299.98 feet to a railroad spike (found);

thence continuing with the centerline of Foody Road N 05°44'54" E, a distance of 819.10 feet to the true point of beginning, **containing 50.378 acres of land.**

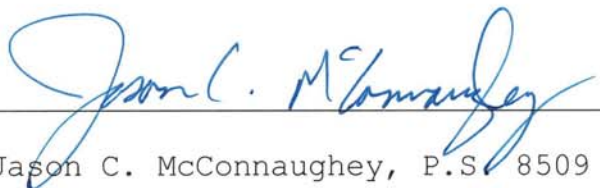
Subject to all legal easements and rights-of-way of record.

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All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



  
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Jason C. McConnaughey, P.S. 8509