

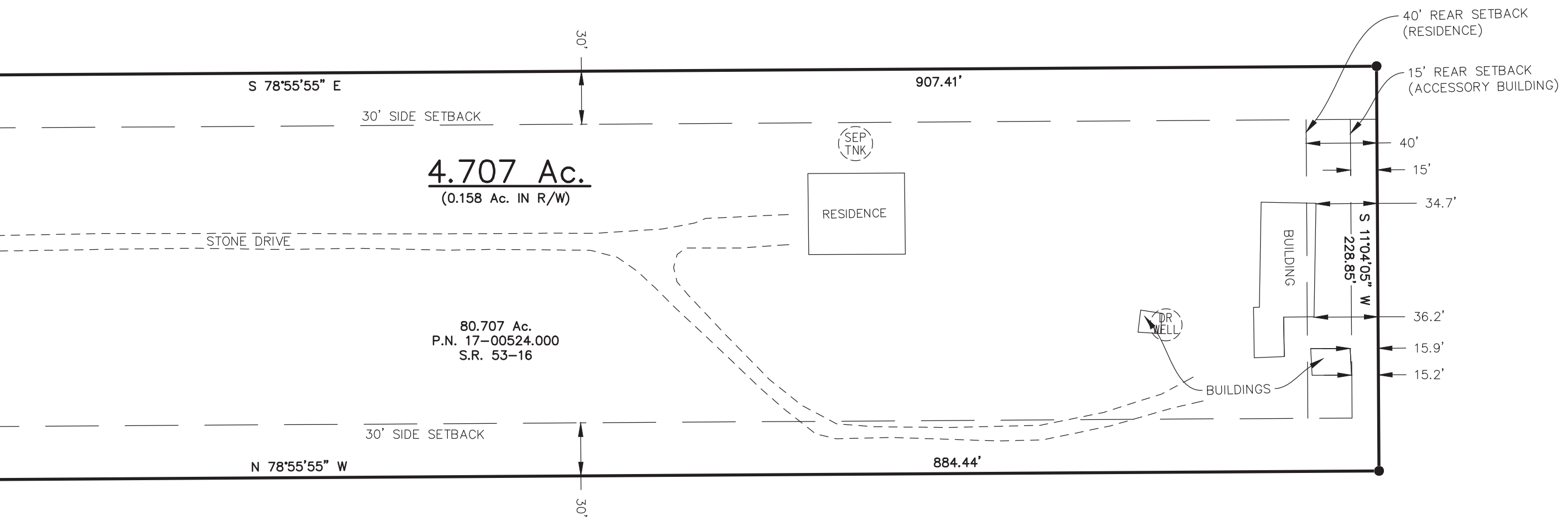
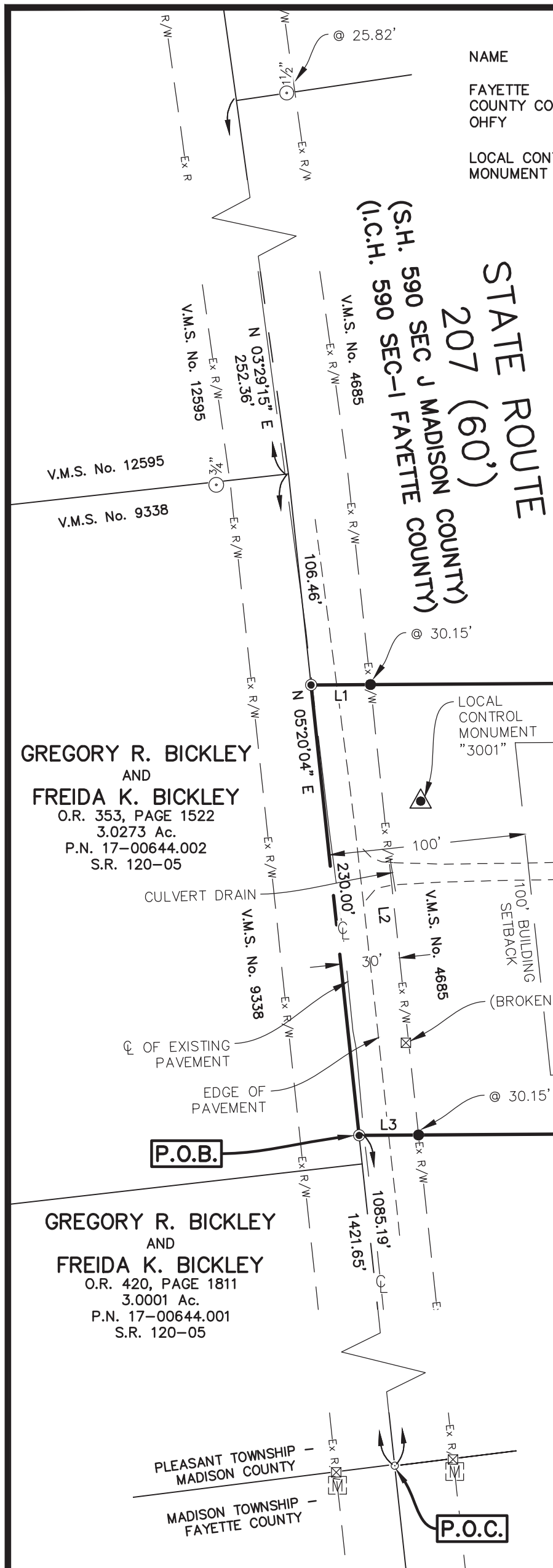
NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					
	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
FAYETTE COUNTY CORS ARP OHFY	39°31'33.47397"N	83°28'34.39586"W	905.605	557270.985	1693139.324	1011.676
LOCAL CONTROL MONUMENT "3001"	39°41'59.18226"N	83°16'14.34943"W	787.877	620015.827	1751662.300	895.280
LOCAL GROUND COORDINATES NAVD 88						
COMBINED SCALE FACTOR: 1.00008665713876			NORTHING	EASTING	ELEVATION	
GEOID MODEL: GEOID18 (CONUS)			620015.827	1751662.300	895.280	
UNITS ARE IN U.S. SURVEY FEET (SFT)						

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 43° 00' 21.9") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "3001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN AUGUST 7, 2024, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 24265 08-09-24)

P.O.B. N 619,855.686' E 1,751,598.019'
 LOCAL CONTROL MONUMENT "2001" TO P.O.B. S 21°52'14" W - 172.56'
 MAD 02-19 P TO P.O.B. N 00°02'00" W 7,264.76'

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE AUGUST 16, 2024
 SCALE 1"=60'
 DEED REFERENCE
 OFFICIAL RECORD 320 PAGE 1040
 TOWNSHIP PLEASANT
 MILITARY SURVEY No. 4685

G6 FARMS LLC
 O.R. 320, PAGE 1040
 80,707 Ac.
 P.N. 17-00524.000
 S.R. 53-16



GREGORY R. BICKLEY
 AND
 FREIDA K. BICKLEY
 O.R. 353, PAGE 1522
 3.0273 Ac.
 P.N. 17-00644.002
 S.R. 120-05

GREGORY R. BICKLEY
 AND
 FREIDA K. BICKLEY
 O.R. 420, PAGE 1811
 3.0001 Ac.
 P.N. 17-00644.001
 S.R. 120-05

DEED REFERENCE
 G6 FARMS LLC
 O.R. 320, PAGE 1040
 80,707 Ac.
 P.N. 17-00524.000
 S.R. 53-16

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.
- THE SIZE AND/OR LOCATION OF UNDERGROUND UTILITIES WAS PROVIDED BY THE UTILITY COMPANIES AND IS NOT WARRANTED CORRECT OR COMPLETE BY THE SURVEYOR.
- BASED UPON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES OUTSIDE FLOOD HAZARD ZONE "A" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39097C0409D, DATED JUNE 18, 2010.

EXISTING ZONE = SUBURBAN RESIDENTIAL DISTRICT (R-1)

- LOT AREA - 63,340 SQ. FT.
- LOT FRONTAGE:
 - LESS THAN 5 Ac. - 200'
 - 5 Ac. BUT LESS THAN 10 Ac. - 270'
 - OVER 10 Ac. - 330'
- BUILDING SETBACKS:
 - COUNTY OR TOWNSHIP ROAD - 50'
 - STATE HIGHWAYS - 100'
- SIDE YARD SETBACKS - 30'
- REAR YARD SETBACKS:
 - RESIDENCE - 40'
 - ACCESSORY BUILDING - 15'
- BUILDING DIMENSIONS - 1100 SQ. FT.
- LOT DEPTH:
 - 1 1/2 Ac. BUT LESS THAN 5 ACRES - 3:1 RATIO
 - OVER 5 Ac. - 4:1 RATIO
- LOT COVERAGE - 25%

LINE No.	BEARING	LENGTH
L1	S 78°55'55" E	30.15'
L2	S 05°20'04" W	230.00'
L3	N 78°55'55" W	30.15'

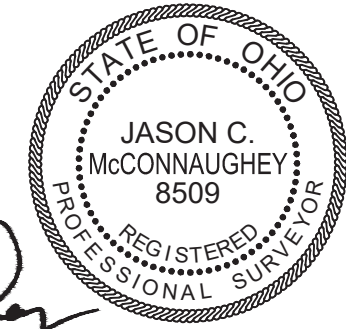
LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
- ⊙ 1" IRON PIPE (FOUND) UNLESS NOTED OTHERWISE
- ⊙ MAG NAIL (SET)
- ⊙ ODOT MONUMENT (FOUND)
- ⊙ COUNTY LINE MONUMENT (FOUND)
- ⊙ SEPTIC TANK
- ⊙ DRILLED WELL
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "LOCAL CONTROL MONUMENT (3001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



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

JASON C. McCONNAUGHEY, P.S. 8509



BOUNDARY SURVEY FOR
ANDRE ROBINETTE
 PLEASANT TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 4685

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.
AUGUST 16, 2024	1"=60'	S24-265



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. S24-265
August 28, 2024

LEGAL DESCRIPTION

G6 Farms LLC
4.707 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. No. 4685, and being a part of the 80.707 acres tract (Parcel No. 17-00524.000) as conveyed to G6 Farms LLC and recorded in Official Record 320, Page 1040 of the Madison County Recorder's Office and found in Survey Record 53-16 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at mag nail (found) at the intersection of the centerline of State Route 207 (S.H. 590, Sec. J) and the line between Madison County and Fayette County, and marking a westerly corner of the 80.707 acres tract of which this is a part;

thence with the centerline of State Route 207 N 05°20'04" E, a distance of 1085.19 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of State Route 207 N 05°20'04" E, a distance of 230.00 feet to a mag nail (set);

thence with a new division line for the next 3 calls:

1) S 78°55'55" E passing a 5/8" iron pin (set) at 30.15 feet, a total distance of 907.41 feet to a 5/8" iron pin (set);

2) S 11°04'05" W, a distance of 228.85 feet to a 5/8" iron pin (set);

3) N 78°55'55" W passing a 5/8" iron pin (set) at 854.29 feet, a total distance of 884.44 feet to the true point of beginning, **containing 4.707 acres of land.**

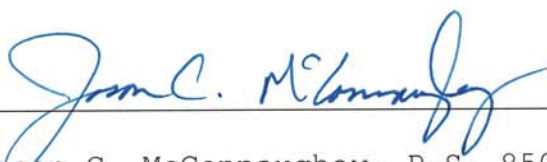
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 43° 00' 21.9") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Survey Control Monument "3001" and derived from GNSS observations taken August 7, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in August 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-265 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