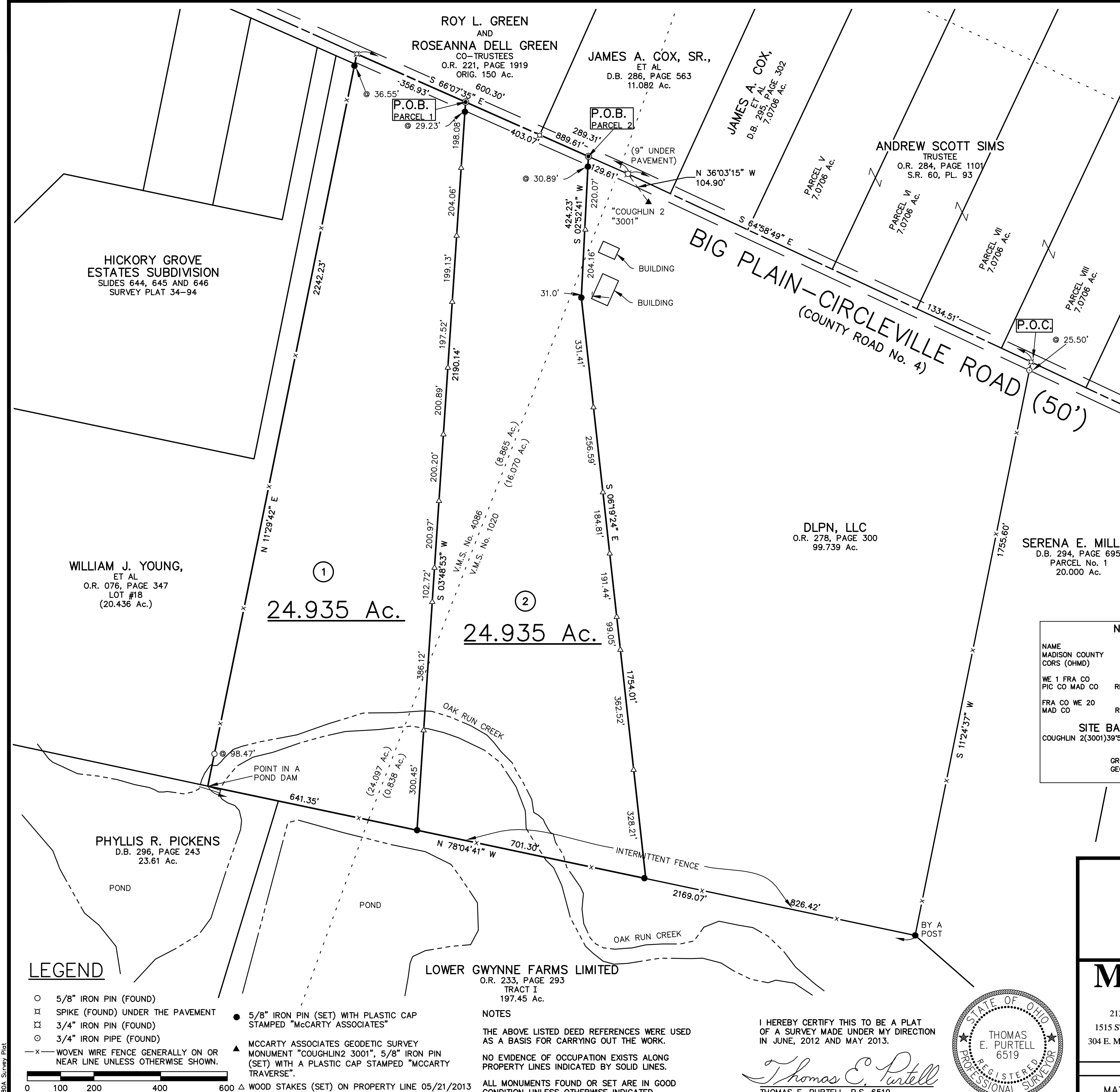


VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE MAY 20, 2013
 SCALE 1"=200'
 DEED REFERENCE
 OFFICIAL RECORD 278 PAGE 300
 TOWNSHIP OAK RUN
 MILITARY SURVEY NUMBER 1020 & 4086

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 357° 03' 29.0")
 BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS
 "WE 1 FRA CO PIC CO MAD CO" AND "FRA CO WE 20 MAD CO"
 AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 18, 2011
 AND JULY 20, 2011, UTILIZING THE TRIMBLE ODOT CORS VRS
 (VIRTUAL REFERENCE SYSTEM).



NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (NRSR2007) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	EASTING	NAVD 88 ELEVATION
MADISON COUNTY CORS (OHMD)	39°52'28.79984"N	83°28'45.11284"W	988.501	684287.1747	1693676.986	-
WE 1 FRA CO PIC CO MAD CO	39°48'45.18621"N	83°14'37.04550"W	824.716	661030.9515	1759605.5096	934.381
FRA CO WE 20 MAD CO	39°51'40.96776"N	83°14'50.65186"W	844.876	678.825.4566	1758691.0232	954.722
RESIDUALS						
	ΔH = 0.000 SFT			ΔV = -1.882 SFT		
	ΔH = 0.143 SFT			ΔV = -1.807 SFT		
SITE BASE STATION "COUGHLIN 2 (3001)" LOCAL SITE SETTINGS						
COUGHLIN 2(3001)	39°50'52.96365"N	83°21'58.87787"W	882.212	674266.7676	1725253.5936	989.565
GROUND SCALE FACTOR: 1.0000735077			LOCAL GROUND COORDINATES		NAVD 88	
GEOID MODEL: GEOID03 (CONUS)			NORTHING	EASTING	ELEVATION	
			674266.7676	1725253.5936	989.565	
UNITS ARE IN U.S. SURVEY FEET (SFT)						

DEED REFERENCE:

DLPN, LLC
 O.R. 278, PAGE 300
 99.739 Ac.

SURVEY FOR
 NICHOLAS COUGHLIN AND
 DEREK WILSON
 OAK RUN TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 1020 & 4086

McCARTY ASSOCIATES, LLC
 ARCHITECTS—ENGINEERS—SURVEYORS
 213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
 1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 43140 PH. 513-722-0300 FAX 513-722-0500
 304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
MAY 20, 2013	1"=200'	S12-780A

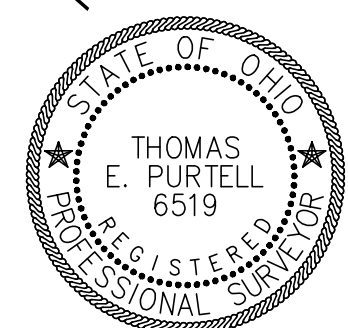
LEGEND

- 5/8" IRON PIN (FOUND)
- ⊗ SPIKE (FOUND) UNDER THE PAVEMENT
- ⊗ 3/4" IRON PIN (FOUND)
- 3/4" IRON PIPE (FOUND)
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "COUGHLIN2 3001", 5/8" IRON PIN (SET) WITH A PLASTIC CAP STAMPED "McCARTY TRAVERSE".
- △ WOOD STAKES (SET) ON PROPERTY LINE 05/21/2013

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 JUNE, 2012 AND MAY 2013.

Thomas E. Purtell
 THOMAS E. PURTELL, P.S. 6519



L:\Current Projects\2012\12-780A Nicholas Coughlin & Derek Wilson\CAD\12-780A AutoCAD Project\dwg\12780a Survey Plat.dwg - Survey Plat, 5/24/2013 11:58:07 AM, Josh

MCCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480

Michael L. McCarty, P.E., P.S.— Thomas E. Purtell, P.S.— Loren M. Puckett, P.E.— Eric N. Lutz, P.S.— Jerrold B. Bradley, AIA

File No. S12-780A

May 21, 2013

LEGAL DESCRIPTION

DLPN, LLC

Parcel 1

24.935 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. Nos. 1020 and 4086, being a part of the 99.739 acres tract as conveyed to DLPN, LLC and recorded in Official Record Volume 278, Page 300 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a spike (found) under the pavement in the centerline of Big Plain-Circleville Road (County Road No. 4), said spike being the northwesterly corner of the 20.000 acres "Parcel No. 1" as conveyed to Serena E. Miller (D.B. 294, Page 695);

thence with the centerline of Big Plain-Circleville Road N 64°58'49" W, a distance of 1334.51 feet to a ¾" iron pin (found) 9 inches under the pavement;

thence also with the centerline of Big Plain-Circleville Road N 66°07'35" W, a distance of 532.68 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 S 03°48'53" W, passing a 5/8" iron pin (set) at 29.23 feet, a total distance of 2190.14 feet to a 5/8" iron pin (set) in the northerly line of the 197.45 acres "Tract I" as conveyed to Lower Gwynne Farms Limited (O.R. 233, Page 293);

thence with the northerly line of Lower Gwynne Farms N 78°04'41" W, passing the northwesterly corner of Lower Gwynne Farms Limited and continuing with the northerly line of the 23.61 acres tract as conveyed to Phyllis R. Pickens (D.B. 296, Page 243), a distance of 641.35 feet to a point in a pond dam, said point being the southeasterly corner of the 20.436 acres "Lot # 18" of Hickory Grove Estates Subdivision (Slides 644, 645, and 646) as conveyed to William J. Young, et al (O.R. 076, Page 347) and found in Survey Plat 34-94;

thence with Young's easterly line N 11°29'42" E, passing a 5/8" iron pin (found) at 98.47 feet, passing a 5/8" iron pin (set) at 2205.68 feet, a total distance of 2242.23 feet to a spike (found) under the pavement in the centerline of Big Plain-Circleville Road;

thence with the centerline of Big Plain-Circleville Road S 66°07'35" E, a distance of 356.93 feet to the true point of beginning, containing 24.935 acres of land of which 0.838 acres are in V.M.S. No. 1020 and 24.097 acres are in V.M.S. No. 4086.

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

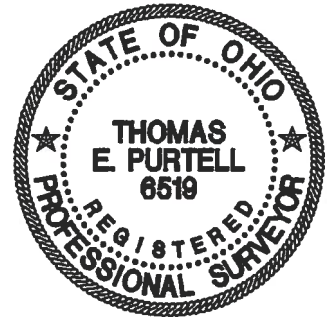
Bearings are based upon the Grid Azimuth (AZ. 357° 03' 29.0") between National Geodetic Survey Monuments "WE 1 FRA CO PIC MAD CO" and "FRA CO WE 20 MAD CO" and derived from GPS observations taken April 18, 2011 and July 20, 2011, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in June 2012 and May 2013, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S12-780A on file in the office of McCarty Associates, LLC, Washington C.H., Ohio.

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



Thomas E. Purtell, P.S. 6519



McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

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File No. S12-780A

May 21, 2013

LEGAL DESCRIPTION

DLPN, LLC

Parcel 2

24.935 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. Nos. 1020 and 4086, being a part of the 99.739 acres tract as conveyed to DLPN, LLC and recorded in Official Record Volume 278, Page 300 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a spike (found) under the pavement in the centerline of Big Plain-Circleville Road (County Road No. 4), said spike being the northwesterly corner of the 20.000 acres "Parcel No. 1" as conveyed to Serena E. Miller (D.B. 294, Page 695);

thence with the centerline of Big Plain-Circleville Road N 64°58'49" W, a distance of 1334.51 feet to a ¾" iron pin (found) 9 inches under the pavement;

thence also with the centerline of Big Plain-Circleville Road N 66°07'35" W, a distance of 129.61 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 S 02°52'41" W, passing a 5/8" iron pin (set) at 30.89 feet, a total distance of 424.23 feet to a 5/8" iron pin (set);

thence with another new division line S 06°19'24" E, a distance of 1754.01 feet to a 5/8" iron pin (set) in the

northerly line of the 197.45 acres "Tract I" as conveyed to Lower Gwynne Farms Limited (O.R. 233, Page 293);

thence with the northerly line of Lower Gwynne Farms N 78°04'41" W, a distance of 701.30 feet to a 5/8" iron pin (set);

thence with a new division line N 03°48'53" E, passing a 5/8" iron pin (set) at 2160.91 feet, a total distance of 2190.14 feet to a Mag nail (set) in the centerline of Big-Plain Circleville Road;

thence with the centerline of Big-Plain Circleville Road S 66°07'35" E, a distance of 403.07 feet to the true point of beginning, containing 24.935 acres of land of which 16.070 acres are in V.M.S. No. 1020 and 8.865 acres are in V.M.S. No. 4086.

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

Bearings are based upon the Grid Azimuth (AZ. 357° 03' 29.0") between National Geodetic Survey Monuments "WE 1 FRA CO PIC MAD CO" and "FRA CO WE 20 MAD CO" and derived from GPS observations taken April 18, 2011 and July 20, 2011, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

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Thomas E. Purtell

Thomas E. Purtell, P.S. 6519

