

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	OHIO NORTH ZONE LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
MADISON COUNTY CORS (OHMD)	39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812	1693677.0030	-
MAD12-45 RESIDUALS	40°04'25.66186"N	83°24'24.40810"W	869.196	756610.049	1714729.518	978.350 (2011)
MAD12-44 RESIDUALS	40°00'29.10872"N	83°24'55.75773"W	898.883	732698.519	1712046.955	1007.66
				$\Delta H = 0.000$ SFT		$\Delta V = 0.000$ SFT

SITE BASE STATION 'BOYD (3201)' LOCAL SITE SETTINGS						
BOYD (3201)	40°01'08.34500"N	83°25'10.33000"W	889.977	736680.171	1710956.526	998.850
GROUND SCALE FACTOR: 1.0000452790			LOCAL GROUND COORDINATES		NAVD 88 ELEVATION	
GEOID MODEL: GEOID12A (CONUS)			NORTHING EASTING		998.850	
			736680.171 1710956.526		998.850	
UNITS ARE IN U.S. SURVEY FEET (SFT)						

P.O.B. N 736,958.540' E 1,711,820.460'
MAD 12-45 TO P.O.B. S 08°25'16" W 19,866.35' (GROUND)
MAD 12-44 TO P.O.B. N 03°05'03" W 4,266.38' (GROUND)

CURTIS ALAN PURDUM
AND
DEBRA LOIS PURDUM
O.R. 174, PAGE 91
32.311 Ac.
P.N. 11-00360.001
SURVEY PLAT No. 69-96

SANDRA S. PETERMAN
JOSEPH A. LEACH &
WILLIAM L. LEACH
O.R. 114, PAGE 935
TRACT III
ORIG. 168.78 Ac.
P.N. 11-00030.000

THEODORE D. GLASS
D.B. 287, PAGE 929
5.06 Ac.
P.N. 11-00255.000

SARA JANE BOYD
O.R. 124, PAGE 1221
0.368 Ac.
P.N. 11-00028.000
SURVEY PLAT No. MO-3A

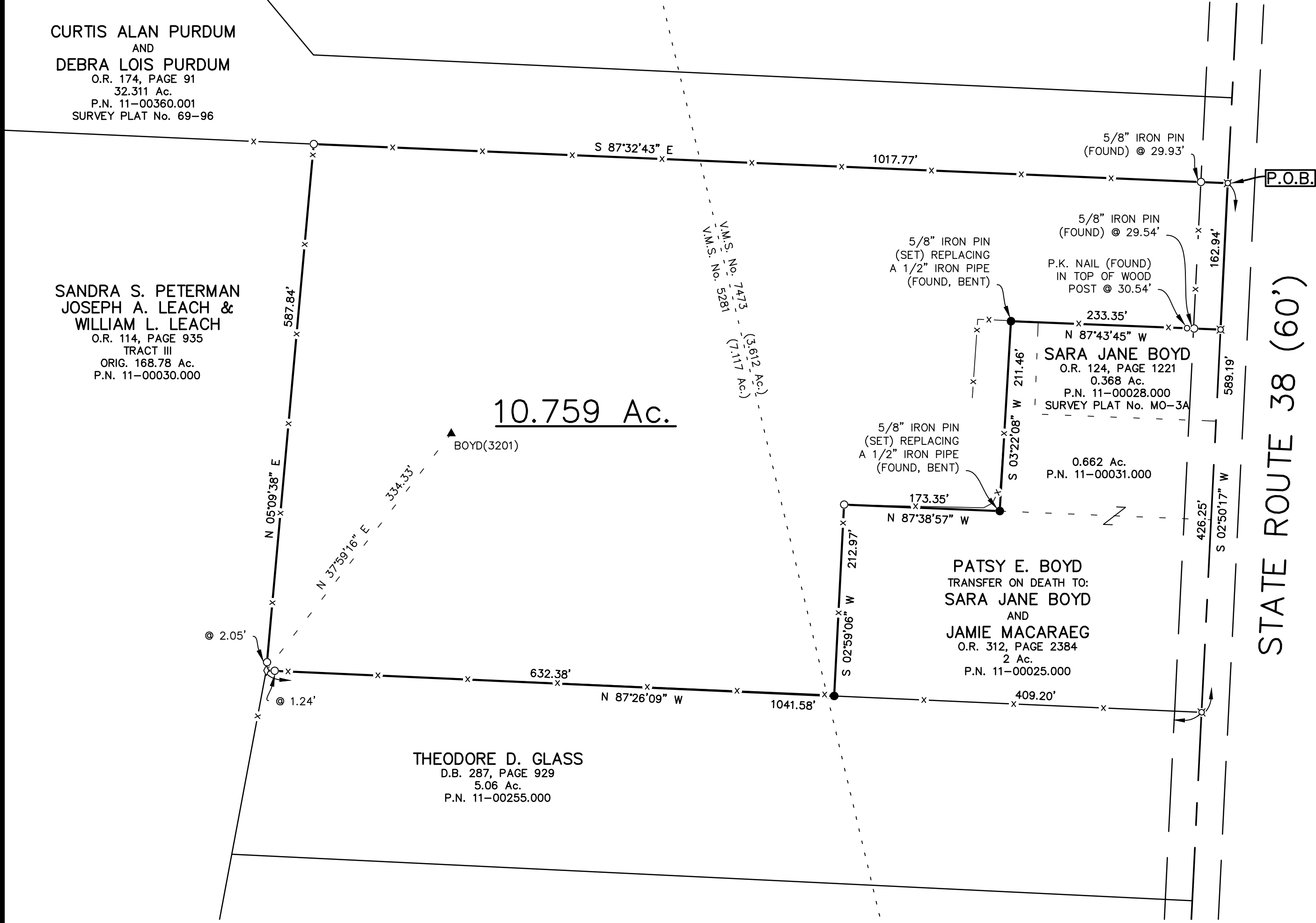
PATSY E. BOYD
TRANSFER ON DEATH TO:
SARA JANE BOYD
AND
JAMIE MACARAEG
O.R. 312, PAGE 2384
2 Ac.
P.N. 11-00025.000

CARL SANFORD
(1/3 INTEREST)
D.B. 195, PAGE 81
TRACT 1
58 Ac.
P.N. 11-00263.000

DEED REFERENCE
PATSY E. BOYD
TRANSFER ON DEATH TO:
SARA JANE BOYD
AND
JAMIE MACARAEG
O.R. 312, PAGE 2384
10.762 Ac.
P.N. 11-00376.002
SURVEY PLAT No. 127-94

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE AUGUST 16, 2016
SCALE 1"=100'
DEED REFERENCE
OFFICIAL RECORD 312 PAGE 2384
TOWNSHIP MONROE
MILITARY SURVEY NUMBERS 5281 & 7473

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 018°15'10.4") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHMD" AND MCCARTY ASSOCIATES GEODETIC SURVEY CONTROL MONUMENT "BOYD (3201)", AND DERIVED FROM GPS OBSERVATIONS TAKEN AUGUST 15, 2016, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).



LEGEND

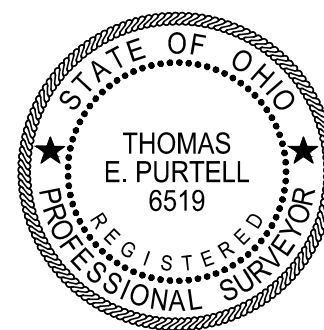
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊠ SPIKE (FOUND UNDER PAVEMENT)
- ◇ 10" WOOD POST (FOUND)
- x- WOVEN WIRE FENCE
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "BOYD (3201)" 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED MCCARTY TRAVERSE.

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 AUGUST, 2016.

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



SURVEY FOR
PATSY E. BOYD
MONROE TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. Nos. 5281 & 7473

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 45140 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.
AUGUST 16, 2016	1"=100'	S16-784

L:\Current Projects\2016\16-784 Paty E. Boyd\CAD\AutoCAD\Project\Drawings\16784_Survey Plat.dwg, Survey Plat, 8/15/2016 11:41:01 PM, jesh

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. Jerrold B. Bradley, AIA

File No. S16-784
August 19, 2016

LEGAL DESCRIPTION

Patsy E. Boyd
10.759 Acres Tract

Situated in the Township of Monroe, County of Madison, State of Ohio, being a part of V.M.S. Nos. 5281 and 7473, and being the same real estate referred to as a 10.762 acres tract (Parcel No. 11-00376.002) as conveyed to Patsy E. Boyd, Transfer on Death to Sara Jane Boyd and Jamie Macaraeg and recorded in Official Record Volume 312, Page 2384 of the Madison County Recorder's Office, and found in Survey Plat No. 127-94 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Beginning at a spike (found) under the pavement in the centerline of State Route 38, said spike being the southeasterly corner of a 32.311 acres tract as conveyed to Curtis Alan Purdum and Debra Lois Purdum (O.R. 174, Page 91) and found in Survey Plat No. 69-96 of the Madison County Engineer's Record of Land Surveys, and having Ohio State Plane Coordinates Northing 736,958.540 feet, Easting 1,711,820.460 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of State Route 38 S 02°50'17" W, a distance of 162.94 feet to a spike (found) under the pavement marking a northeasterly corner to a 0.368 acres tract as conveyed to Sara Jane Boyd (O.R. 124, Page 1221) and found in Survey Plat No. MO-3A of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of Boyd's 0.368 acres tract

N 87°43'45" W, passing a 5/8" iron pin (found) at 29.54 feet, passing a P.K. nail (found) in the top of a wood post at 30.54 feet, passing a corner to a 0.662 acres tract as conveyed to Patsy E. Boyd, Transfer on Death to Sara Jane Boyd and Jamie Macaraeg (O.R. 312, Page 2384), and continuing with the northerly line of Boyd's 0.662 acres tract, a total distance of 233.35 feet to a 5/8" iron pin (set) replacing a 1/2" iron pin (found, bent);

thence with the westerly line of Boyd's 0.662 acres tract S 03°22'08" W, a distance of 211.46 feet to a 5/8" iron pin (set) replacing a 1/2" iron pin (found, bent) in a northerly line of the 2 acres tract as conveyed to Patsy E. Boyd, Transfer on Death to Sara Jane Boyd and Jamie Macaraeg (O.R. 312, Page 2384);

thence with Boyd's northerly line N 87°38'57" W, a distance of 173.35 feet to a 5/8" iron pin (found);

thence with Boyd's westerly line S 02°59'06" W, a distance of 212.97 feet to a 5/8" iron pin (set) in the northerly line of a 5.06 acres tract as conveyed to Theodore D. Glass (D.B. 287, Page 929);

thence with Glass' northerly line N 87°26'09" W, passing a 5/8" iron pin (found) at 631.14 feet, a total distance of 632.38 feet to a 10" wood post (found) in the easterly line of the original 168.78 acres "Tract III" as conveyed to Sandra S. Peterman, Joseph A. Leach, and William L. Leach (O.R. 114, Page 935);

thence with Peterman's easterly line N 05°09'38" E, passing a 5/8" iron pin (found) at 2.05 feet, a total distance of 587.84 feet to a 5/8" iron pin (found) in the southerly line of a 32.311 acres tract as conveyed to Curtis Alan Purdum and Debra Lois Purdum (O.R. 174, Page 91), and found in Survey Plat No. 69-96 of the Madison County Engineer's Record of Land Surveys;

thence with Purdum's southerly line S 87°32'43" E, passing a 5/8" iron pin (found) at 987.87 feet, a total distance of 1017.77 feet to the beginning, containing 10.759 acres of land, of which 3.612 acres are a part of V.M.S. No. 7473 and 7.117 acres are a part of V.M.S. No. 5281.

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

Bearings are based upon the Grid Azimuth (AZ. 18° 15' 10.4") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Survey Monument "BOYD (3201)" and derived from GPS observations taken August 15, 2016, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in August 2016, under the direction of Thomas E. Purtell, Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S16-784 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
Thomas E. Purtell, P.S. 6519

