

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE OCTOBER 4, 2017
 SCALE 1"=300'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP UNION
 MILITARY SURVEY NUMBER 5046

JOHN R. CUNNINGHAM
 AND
 MELISSA A. CUNNINGHAM
 O.R. 273, PAGE 330
 14.728 Ac.
 S.R. 70-87

DEAN De MATTEO
 AND
 ALISA De MATTEO
 O.R. 244, PAGE 52
 PARCEL 1
 57.868 Ac.
 S.R. 36-89

MICHAEL J. SULLIVAN
 AND
 BRENDA S. SULLIVAN
 O.R. 237, PAGE 552
 ORIG. 10.000 Ac.

BRADLEY C. GRIFFIS
 AND
 ERIN G. GRIFFIS
 O.R. 317, PAGE 1849
 21.000 Ac.
 S.R. 88-03

KNISLEY ASSOCIATES, LTD
 O.R. 79, PAGE 375
 ORIG. 104.137 Ac.

BEARINGS ARE BASED UPON THE GRID
 AZIMUTH (AZ 250°16'50.4") BETWEEN NATIONAL
 GEODETIC SURVEY CORRS STATION 'COLB' AND
 MCCARTY ASSOCIATES SURVEY CONTROL
 MONUMENT 'GLADE RUN (2217)' AND DERIVED
 FROM GPS OBSERVATIONS TAKEN SEPTEMBER 21,
 2017, UTILIZING THE TRIMBLE ODOT CORRS VRS
 (VIRTUAL REFERENCE SYSTEM).



ELIZABETH JANE AMES
 AND
 KEVIN AMES
 O.R. 224, PAGE 928
 2.097 Ac.
 S.R. 97-95

98.234 Ac.
 (0.686 Ac. IN R/W)

AREA DESIGNATED
 ZONE "A" ACCORDING
 TO FLOOD RATE MAPS
 39097C0300D, DATED
 JUNE 18, 2010 AND
 39097C0175D, DATED
 JUE 18, 2010

NAME	NAD 83 (2011)		HEIGHT	ELLIPSOID OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION
	LATITUDE	LONGITUDE		NORTHING	EASTING	
COLUMBUS CORRS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
	RESIDUALS			ΔH = 0.000 SFT		ΔV = -
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
	RESIDUALS			ΔH = 0.081 SFT		ΔV = -1.882 SFT
FRA CO WE 20 MAD CO	39°51'40.96776"N	83°14'50.65186"W	844.876	678825.4566	1758691.0232	954.722
	RESIDUALS			ΔH = 0.143 SFT		ΔV = -1.807 SFT

SITE BASE STATION 'GLADE RUN (2217)' LOCAL SITE SETTINGS
 GLADE RUN (2217)
 39°52'26.46139"N 83°20'56.43205"W 858.964 683683.674 1730212.651 966.673

GROUND SCALE FACTOR: 1.0000686286 LOCAL GROUND COORDINATES NAVD 88
 GEIOD MODEL: GEIOD12A (CONUS) 683683.674 1730212.651 ELEVATION 966.673
 UNITS ARE IN U.S. SURVEY FEET (SFT)

FRA CO WE 20 MAD CO TO P.O.C. N 81°50'40" W - 28,693.99'
 P.O.B. N 682,967.047' E 1,730,465.363'

DEED REFERENCE
 ROBERT L. BROWN
 D.B. 183, PAGE 410
 O.R. 32, PAGE 712
 ORIG. 100 Ac.
 P.N. 29-00076.000

GLADE RUN ROAD (40')
 (COUNTY ROAD No. 70)

JONES MARSH ROAD (40')
 (TOWNSHIP ROAD No. 133-B)

GLADE RUN ROAD (40')
 (COUNTY ROAD No. 70)

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - ✕ RAILROAD SPIKE (SET)
 - ⊗ RAILROAD SPIKE (FOUND)
 - 5/8" IRON PIPE (FOUND)
 - 3/4" IRON PIPE (FOUND)
 - ◇ 4" CONCRETE FILLED METAL POST STUB
 - ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "GLADE RUN (2217)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"
 - x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.



NOTES

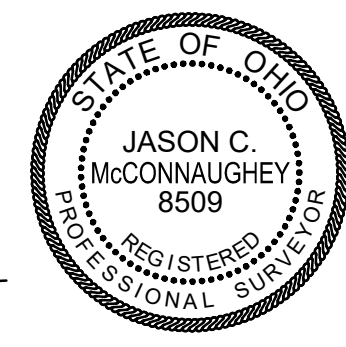
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

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 SEPTEMBER, 2017.

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



SURVEY FOR
THOMAS COUGHLIN
 UNION TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 5046

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.
OCTOBER 4, 2017	1"=300'	S17-786

L:\Current Projects\2017\17-786 Thomas Coughlin\AutoCAD\AutoCAD Survey Plat.dwg, 10/4/2017 2:17:04 PM, DWG To PDF.pc3

17786 Survey Plat

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. S17-786
October 4, 2017

LEGAL DESCRIPTION

Thomas Coughlin
98.234 Acres Tract

Situated in the Township of Union, County of Madison, State of Ohio, being a part of V.M.S. No. 5046, and being all that remains (98.234 acres) of an original 100 acres (Parcel No. 29-00076.000) as conveyed to Robert L. Brown and recorded in Deed Book 183, Page 410 and Official Record Volume 32, Page 712 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a railroad spike (set) replacing rusted P.K. Nail (found) at the intersection of Jones Marsh Road (Township Road No. 133-B) and Glade Run Road (County Road No. 70) marking a northwesterly corner to an 89.823 acres "Parcel Two" as conveyed to Thomas A. Drebs and Sandra K. Drebs (O.R. 58, Page 45) and found in Survey Record 91-97 of the Madison County Engineer's Record of Land Surveys;

thence with the centerline of Glade Run Road and the northerly line of Drebs' 89.823 acres "Parcel Two" N 68°14'51" E, a distance of 191.80 feet to a 5/8" iron pin (found) at a point of intersection of the centerline of said road and marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 682,967.047 feet, Easting 1,730,465.363 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Glade Run Road N 22°11'45" W, a distance of 251.83 feet to a railroad spike (set) marking a southwesterly corner of a 2.097 acres tract as conveyed to Elizabeth Jane Ames and Kevin Ames (O.R. 224, Page 928) and found in Survey Record 97-95 of the Madison County Engineer's Record of Land Surveys;

thence with the line of Ames' 2.097 acres tract for the next three calls:

- 1) N 70°51'09" E passing a 3/4" iron pipe (found) at 21.42 feet, a total distance of 330.74 feet to a 3/4" iron pipe (found);
- 2) N 09°29'33" W, a distance of 260.99 feet to a 3/4" iron pipe (found);
- 3) S 69°55'55" W passing a 5/8" iron pin (set) replacing a 3/4" iron pipe (found,destroyed) at 369.17 feet, a total distance of 387.93 feet to a railroad spike (set) in the centerline of Glade Run Road;

thence with the centerline of Glade Run Road N 22°11'45" W, a distance of 963.35 feet to a railroad spike (found) marking a southwesterly corner to a 21.000 acres tract as conveyed to Bradley C. Griffis and Erin G. Griffis (O.R. 317, Page 1849) and found in Survey Record 88-03 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of Griffis' 21.000 acres tract N 73°58'10" E passing a 5/8" iron pin (set) at 20.86 feet replacing a 3/4" iron pipe (found,disturbed), a total distance of 1342.54 feet to a 3/4" iron pipe (found) marking a southwesterly corner to a 14.728 acres tract as conveyed to John R. Cunningham and Melissa A. Cunningham (O.R. 273, Page 330) and found in Survey Record 70-87 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of Cunningham's 14.728 acres tract N 74°00'19" E passing a southwesterly corner to and continuing with the southerly line of a 57.868 acres "Parcel I" as conveyed to Dean De Matteo and Alisa De Matteo (O.R. 244, Page 52) and found in Survey Record 36-89 of the Madison County Engineer's Record of Land Surveys, a distance of 2076.74 feet to a 3/4" iron pipe (found) in the westerly line of an original 10.000 acres tract as conveyed to Michael J. Sullivan and Brenda S. Sullivan (O.R. 237, Page 552), also the line between V.M.S 5046 and 8137;

thence with the westerly line of Sullivan's original 10.000 acres tract and also the line between V.M.S 5046 and 8137 S 21°51'51" E, a

distance of 1106.25 feet to a 4" concrete filled metal post stub (found) marking a corner to an original 104.137 acres tract as conveyed to Knisley Associates, LTD (O.R. 79, Page 375) and a northeasterly corner to the aforementioned 89.823 acres "Parcel Two" as conveyed to Thomas A. Drebs and Sandra K. Drebs (O.R. 58, Page 45) and found in Survey Record 91-97 of the Madison County Engineer's Record of Land Surveys, a corner of Union, Fairfield, and Oak Run Townships, and also a corner of V.M.S 5046, 3973, 8137, and 6788;

thence with the northerly line of Drebs' 89.823 acres "Parcel Two" the line between Union and Oak Run Townships, and the line between V.M.S 5046 and 3973 S 67°56'30" W, a distance of 3392.97 feet to the true point of beginning, containing 98.234 acres of land.

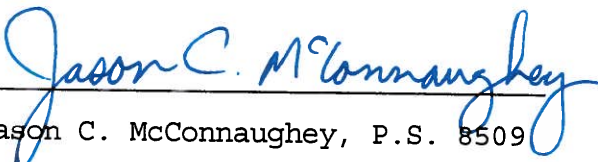
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 250° 16' 50.4") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Survey Monument "GLADE RUN (2217)" and derived from GPS observations taken September 21, 2017, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September 2017, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S17-786 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".




Jason C. McConnaughey, P.S. 8509