

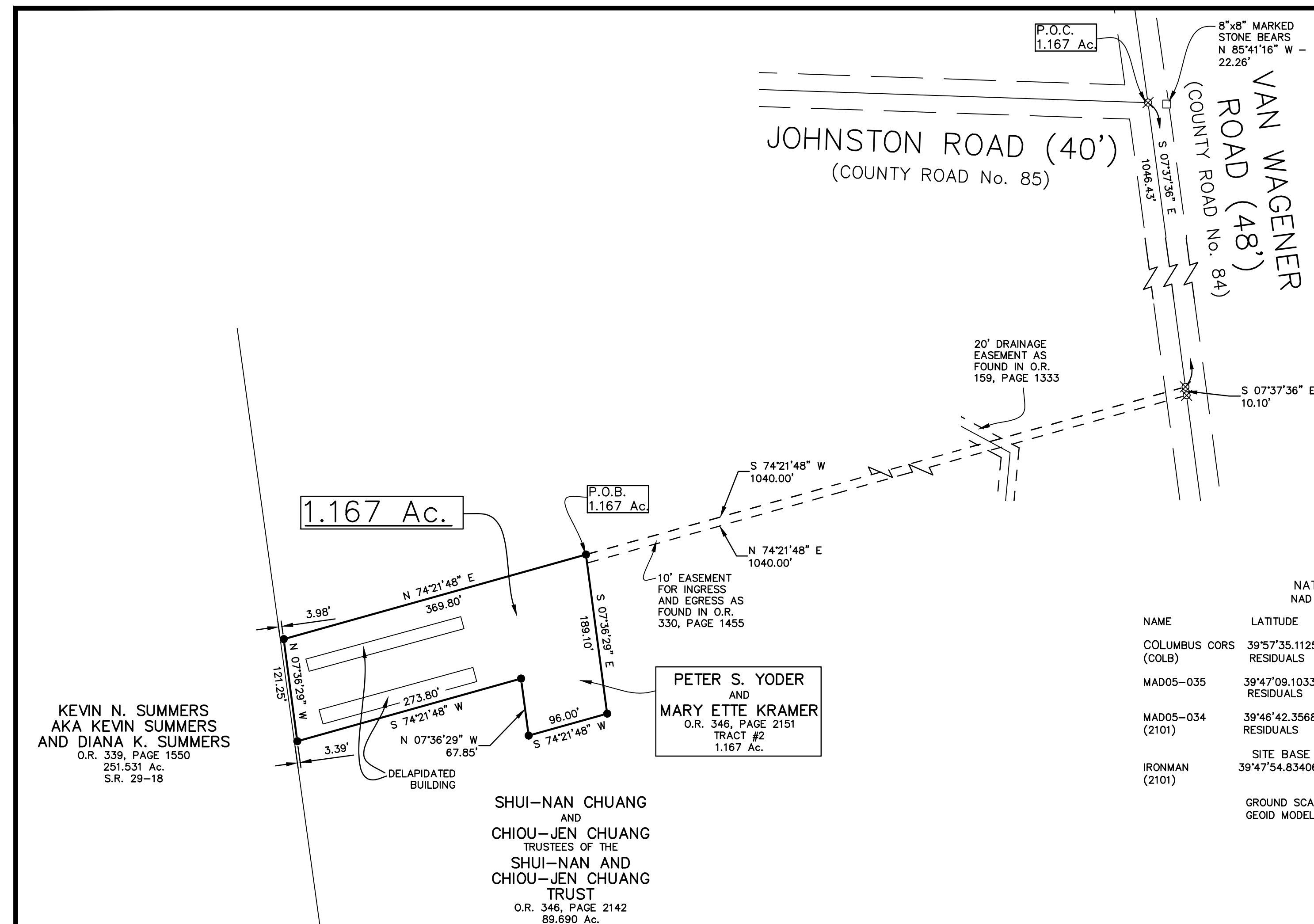
VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE NOVEMBER 14, 2019  
 SCALE 1"=100'  
 DEED REFERENCE  
 OFFICIAL RECORD 346 PAGE 2151  
 TOWNSHIPS OAK RUN  
 MILITARY SURVEY NUMBER 8058

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 240°00'13.9") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "COLB" AND MCCARTY ASSOCIATES SURVEY CONTROL MONUMENT "IRONMAN (2101)" AND DERIVED FROM GPS OBSERVATIONS TAKEN FEBRUARY 28, 2018, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

P.O.B. 1.167 Ac. N 654,884.058' E 1,718,721.094'  
 MAD05-035 TO P.O.B. 1.167 Ac. S 79°33'33" E 34,424.93'  
 MAD05-034 TO P.O.B. 1.167 Ac. S 12°00'36" W 8,807.37'

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS  
 NAD 83 (2011) ELLIPSOID OHIO STATE PLANE COORDINATES NAVD 88

NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
	RESIDUALS		ΔH = 0.000 SFT		ΔV = -	
MAD05-035	39°47'09.10330"N	83°16'20.49991"W	828.332	651377.092	1751449.8218	935.89
	RESIDUALS		ΔH = 0.033 SFT		ΔV = -0.137 SFT	
MAD05-034 (2101)	39°46'42.35685"N	83°23'57.34102"W	883.286	649001.0369	1715762.2333	990.35
	RESIDUALS		ΔH = 0.721 SFT		ΔV = -0.074 SFT	
SITE BASE STATION "IRONMAN (2101)" LOCAL SITE SETTINGS						
IRONMAN (2101)	39°47'54.83406"N	83°24'05.66457"W	883.316	656340.606	1715185.659	990.472
LOCAL GROUND COORDINATES NAVD 88						
GROUND SCALE FACTOR:	1.0000801719	NORTHING	EASTING	ELEVATION		
GEIOD MODEL:	GEIOD12A (CONUS)	656340.606	1715185.659	990.472		
UNITS ARE IN U.S. SURVEY FEET (SFT)						



KEVIN N. SUMMERS  
 AKA KEVIN SUMMERS  
 AND DIANA K. SUMMERS  
 O.R. 339, PAGE 1550  
 251.531 Ac.  
 S.R. 29-18

PETER S. YODER  
 AND  
 MARY ETTE KRAMER  
 O.R. 346, PAGE 2151  
 TRACT #2  
 1.167 Ac.

SHUI-NAN CHUANG  
 AND  
 CHIOU-JEN CHUANG  
 TRUSTEES OF THE  
 SHUI-NAN AND  
 CHIOU-JEN CHUANG  
 TRUST  
 O.R. 346, PAGE 2142  
 89.690 Ac.  
 (NET 88.523 Ac.)  
 S.R. 1577-18

DEED REFERENCE:  
 PETER S. YODER  
 AND  
 MARY ETTE KRAMER  
 O.R. 346, PAGE 2151  
 TRACT #2  
 1.167 Ac.  
 P.N. 13-00099.000

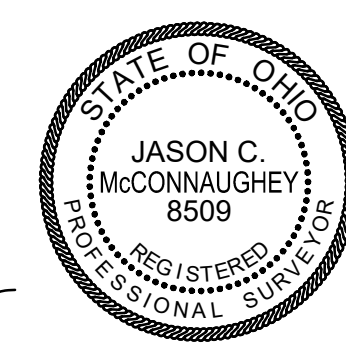
LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- STONE (FOUND)
- EASEMENT
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "IRONMAN (2101)", 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 FEBRUARY, 2018 AND OCTOBER, 2018.

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

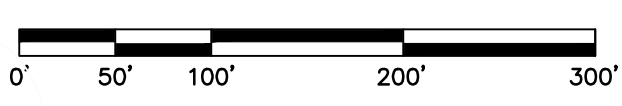


SURVEY FOR  
**PETER S. YODER**  
 OAK RUN TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. Nos. 8058

**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.
NOVEMBER 14, 2019	1"=100'	S18-784



L:\Current Projects\2018\18-784 - James R. John\CAD\AutoCAD Project\dwg\18784 Survey Plat.dwg, 11/14/2019 10:40:45 AM, DWG To PDF.pc3

18784 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

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File No. S18-784  
November 14, 2019

## LEGAL DESCRIPTION

James R. Jahn  
1.167 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. No. 8058, being the same real estate referred to as a 1.167 acres "Tract 2" (Parcel No. 13-00099.000) as described in a deed to Peter S. Yoder and Mary Ette Kramer and recorded in Official Record 346, Page 2151 of the Madison County Recorder's Office and found in Survey Record OA-8B of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a railroad spike (found) at the intersection of Johnston Road (County Road No. 85) and Van Wagener Road (County Road No. 84);

thence with the centerline of Van Wagener Road S 07°37'36" E, a distance of 1046.43 feet to a railroad spike (found);

thence with the northerly line of an easement for ingress and egress 10 feet in width as found in Official Record 330, Page 1455 S 74°21'48" W, a distance of 1040.00 feet to a 5/8" iron pin (set) marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 654,884.058 feet, Easting 1,718,721.094 feet South Zone and based upon NAD 83 (2011);

thence with the lines of the 1.167 acres herein described for the next six calls:

- 1) S 07°36'29" E, a distance of 189.10 feet to a 5/8" iron pin (set);
- 2) S 74°21'48" W, a distance of 96.00 feet to a 5/8" iron pin (set);
- 3) N 07°36'29" W, a distance of 67.85 feet to a 5/8" iron pin (set);
- 4) S 74°21'48" W, a distance of 273.80 feet to a 5/8" iron pin (set);
- 5) N 07°36'29" W, a distance of 121.25 feet to a 5/8" iron pin (set);
- 6) N 74°21'48" E, distance of 369.80 feet to the true point of beginning, **containing 1.167 acres of land.**

Also an easement for ingress and egress 10 feet in width as recorded in Official Record 330, Page 1455 of the Madison County Recorder's Office.

Subject to a drainage easement 20 feet in width as recorded in Official Record 159, Page 1333 of the Madison County Recorder's Office and found in Survey Record 35-03 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. 240° 00' 13.9") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Survey Monument "IRONMAN (2101)" and derived from GPS observations taken February 28, 2018, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February and October 2018, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S18-784 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".



*Jason C. McConnaughey*  
\_\_\_\_\_  
Jason C. McConnaughey, P.S. 8509