

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE MAY 20, 2019
 SCALE 1"=300'
 DEED REFERENCE
 OFFICIAL RECORD 58 PAGE 45
 TOWNSHIP OAK RUN
 MILITARY SURVEY NUMBER 3973

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).

APRIL M. BROWN
 O.R. 327, PAGE 40
 1.278 Ac.
 S.R. 91-97

WILLIAM D. SIFRIT
 AND
 CHARLOTTE I. SIFRIT
 O.R. 62, PAGE 954
 0.6084 Ac.
 S.R. 91-97

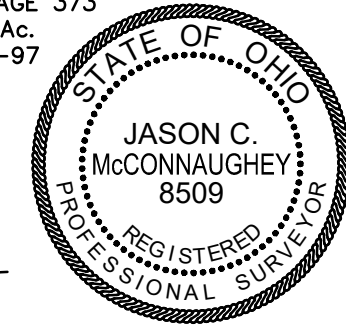
NAME	NAD 83 (2011)		ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION
	LATITUDE	LONGITUDE		NORTHING	EASTING	
COLUMBUS CORRS (COLB) RESIDUALS	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	ΔH = -
WE 1 FRA CO PIC CO MAD CO RESIDUALS	39°48'45.18621"N	83°14'37.04550"W	824.716	661030.9515	1759605.5096	934.381 ΔH = -1.882 SFT
FRA CO WE 20 MAD CO RESIDUALS	39°51'40.96776"N	83°14'50.65186"W	844.876	678825.4566	1758691.0232	954.722 ΔH = -1.807 SFT
GLADE RUN (2217)	SITE BASE STATION 'GLADE RUN (2217)' LOCAL SITE SETTINGS					
	39°52'26.46139"N	83°20'56.43205"W	858.964	683683.674	1730212.651	966.673
	GROUND SCALE FACTOR: 1.0000686286					
	GEOID MODEL: GEOID12A (CONUS)					
	LOCAL GROUND COORDINATES					
				683683.674	1730212.651	966.673
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

FRA CO WE 20 MAD CO TO P.O.B. N 81°50'40" W - 28,693.99'
 P.O.B. N 682,895.966' E 1,730,287.219'

DEED REFERENCE
 THOMAS A. KREBS
 AND
 SANDRA K. KREBS
 O.R. 58, PAGE 45
 PARCEL TWO
 89.823 Ac.
 P.N. 13-00197.004
 S.R. 91-97

WILLIAM D. SIFRIT
 AND
 CHARLOTTE I. SIFRIT
 D.B. 272, PAGE 502
 ORIG. 1.0411 Ac.
 S.R. 91-97

WILLIAM D. SIFRIT
 AND
 CHARLOTTE I. SIFRIT
 D.B. 272, PAGE 147
 0.34 Ac.
 O.R. 233, [AGE 373
 0.502 Ac.
 S.R. 91-97



I HEREBY CERTIFY THIS TO BE A PLAT
 OF A SURVEY MADE UNDER MY DIRECTION
 IN SEPTEMBER, 2017.

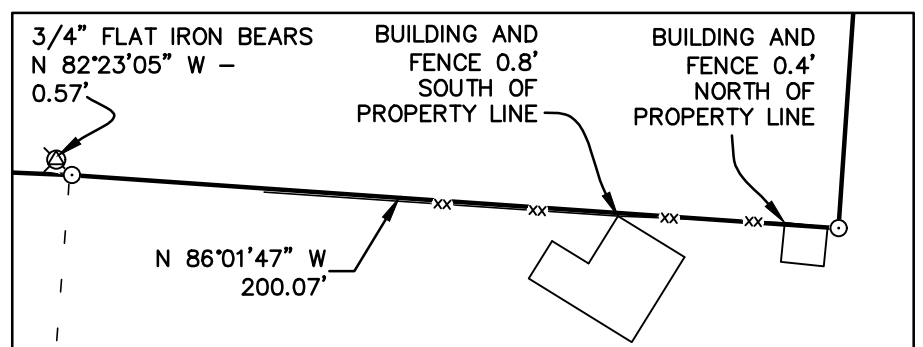
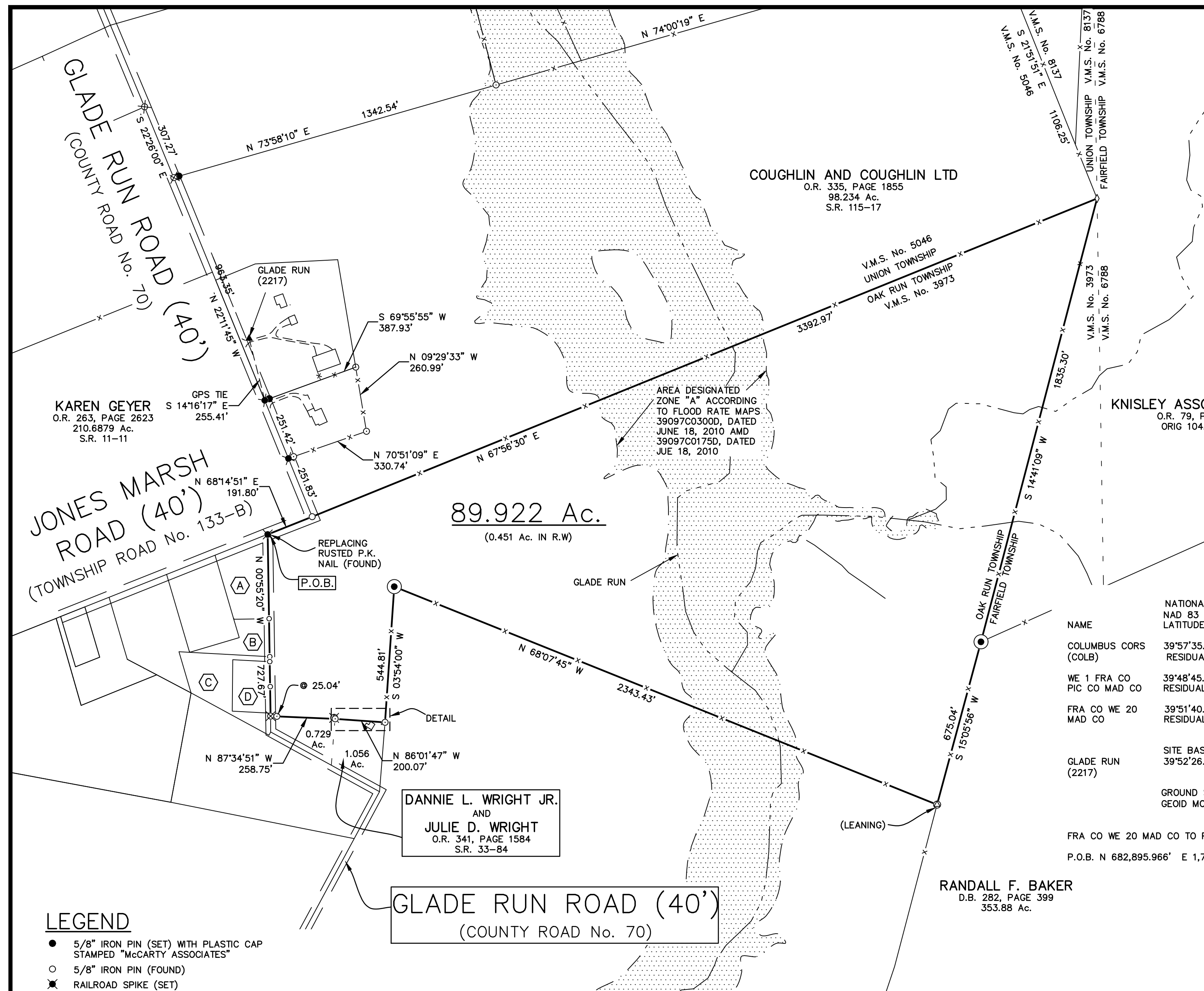
Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8509

SURVEY FOR
COUGHLIN & COUGHLIN
 OAK RUN TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 3973

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.
MAY 20, 2019	1"=300'	S19-768



DETAIL
 SCALE: 1"=50'

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.

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ✕ RAILROAD SPIKE (SET)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊙ 2 1/2" ANGLE IRON POST (FOUND)
- ⊗ 3/4" FLAT IRON (FOUND)
- 3/4" IRON PIPE (FOUND)
- P.K. NAIL (FOUND)
- 1" IRON PIPE (FOUND)
- 1" SQ. BUGGY AXLE (FOUND)
- ◇ 4" METAL POST (FOUND)
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "GLADE RUN (2217)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
- CHAIN LINK FENCE
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.



L:\Current Projects\2019\19-768 Coughlin & Coughlin\CAD\AutoCAD Project\dwg\19768 Survey Plat.dwg, 5/20/2019 12:06:33 PM, DWG To PDF.pc3

17768 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. S19-768

May 20, 2019

LEGAL DESCRIPTION

Coughlin & Coughlin
89.922 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. No. 3973, and being the same real estate referred to as an 89.823 acres "Parcel Two" (Parcel No. 13-00197.004) as described in a deed to Thomas A. Krebs and Sandra K. Krebs and recorded in Official Record 58, Page 45 of the Madison County Recorder's Office and found in Survey Record 91-97 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Beginning 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), said spike having Ohio State Plane Coordinates Northing 682,895.966 feet, Easting 1,730,287.219 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Glade Run Road 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 a southwesterly corner of a 98.234 acres tract as described in a deed to Coughlin and Coughlin LTD (O.R. 335, Page 1855) and found in Survey Record 115-17 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 98.234 acres tract N 67°56'30" E, a distance of 3392.97 feet to a 4" metal post (found) marking a westerly corner of an original 104.137 acres tract as conveyed to Knisley Associates, LTD (O.R. 79, Page 375);

thence with a westerly line of the aforesaid original 104.137 acres tract S 14°41'09" W, a distance of 1835.30 feet to a 1" square

buggy axle (found) marking a northwesterly corner of a 353.88 acres tract as described in a deed to Randal F. Baker (D.B. 282, Page 399);

thence with the lines of the aforesaid 353.88 acres tract for the next three calls:

- 1) S 15°05'56" W, a distance of 675.04 feet to a 2 1/2" angle iron post (found, leaning);
- 2) N 68°07'45" W, a distance of 2343.43 feet to a 1" square buggy axle (found);
- 3) S 03°54'00" W, a distance of 544.81 feet to a 3/4" iron pipe (found) marking a northeasterly corner of a 1.056 acres tract as described in a deed to Dannie L. Wright Jr. and Julie D. Wright (O.R. 341, Page 1584) and found in Survey Record 33-84 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 1.056 acres tract N 86°01'47" W, a distance of 200.07 feet to a 3/4" iron pipe (found) marking a northeasterly corner of a 0.729 acres tract as described in a deed to Dannie L. Wright Jr. and Julie D. Wright (O.R. 341, Page 1584) and found in Survey Record 33-84 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 0.729 acres tract N 87°34'51" W passing a 3/4" iron pipe (found) at 233.71 feet, a total distance of 258.75 feet to a railroad spike (found) in the centerline of Glade Run Road;

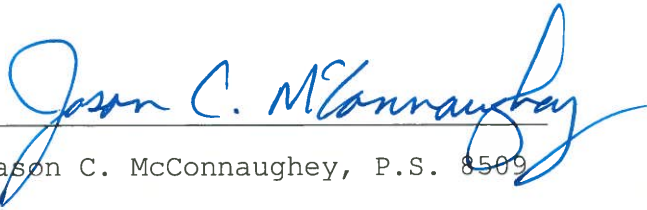
thence with the centerline of Glade Run Road N 00°55'20" W, a distance of 727.67 feet to the point of beginning, **containing 89.922 acres of land.**

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 and May 2019, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S19-768 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

