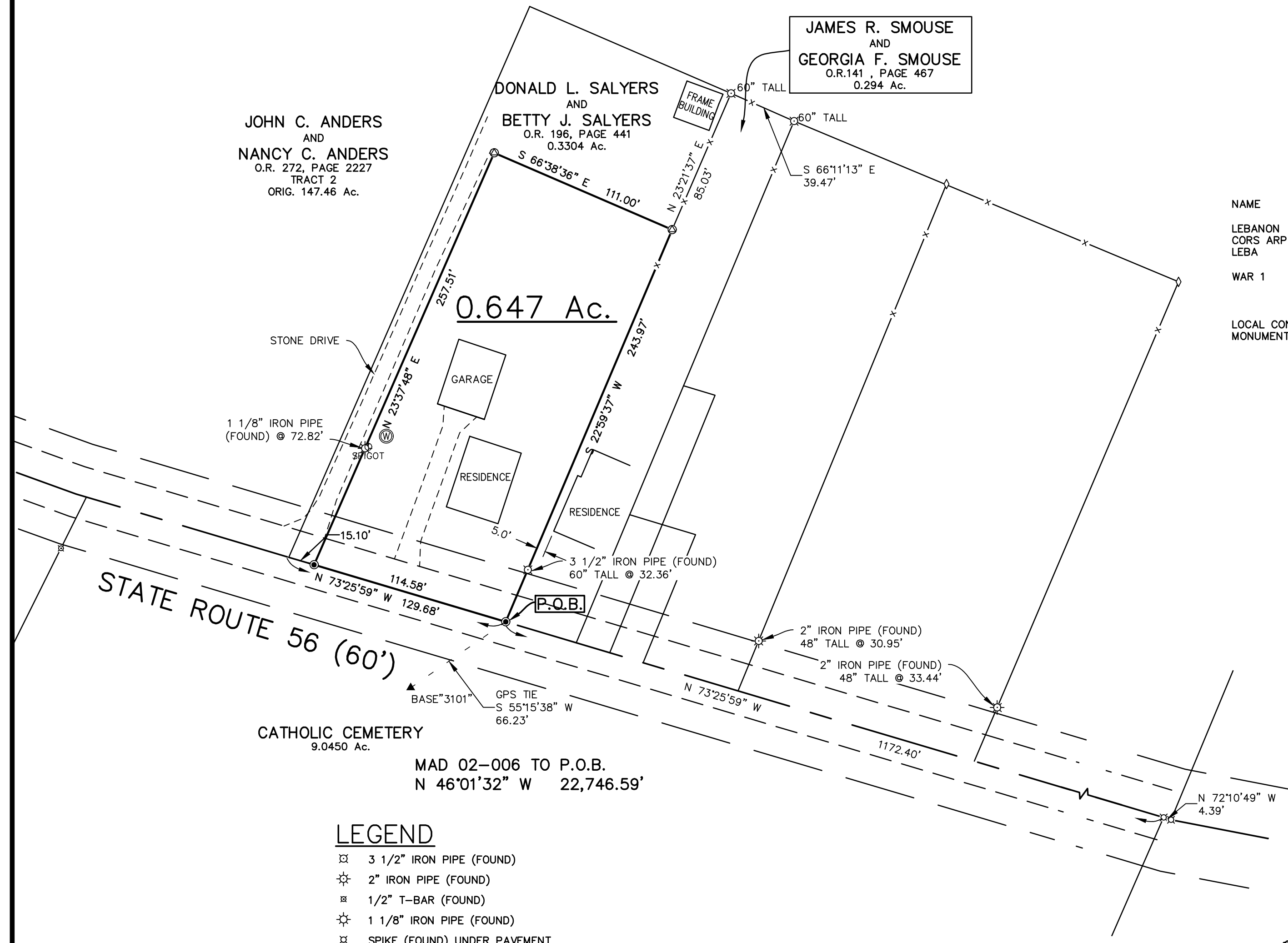


VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE SEPTEMBER 10, 2019
 SCALE 1"=50'
 DEED REFERENCE
 OFFICIAL RECORD 352 PAGE 1365
 TOWNSHIP UNION
 MILITARY SURVEY NUMBER 8846

BEARINGS ARE BASED UPON THE GRID AZIMUTH
 (AZ. 254° 40' 24.9") BETWEEN NATIONAL
 GEODETIC SURVEY CORS STATION "COLB" AND
 MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT
 "3101" AND DERIVED FROM GPS OBSERVATIONS
 TAKEN SEPTEMBER 6, 2019, UTILIZING THE TRIMBLE
 ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).
 (TRIMBLE FILE 19779 09-05-19)
 P.O.B. N 684,545.479' E 1,707,026.677'

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					
	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
LEBANON CORS ARP LEBA	39°25'49.78838"N	84°16'59.28360"W	739.654	525982.8587	1464871.2303	850.182
WAR 1	39°24'25.55686"N RESIDUALS	84°12'20.41856"W	774.329 ΔH = 0.034 SFT	517039.6844	1486586.1278	884.699 ΔV = +0.009 SFT
LOCAL CONTROL MONUMENT "1748"	LOCAL CONTROL MONUMENT "1748" LOCAL SITE SETTINGS					
	39°18'48.23285"N	84°16'54.74560"W	699.653	483334.034	1464385.645	810.764
	LOCAL GROUND COORDINATES NAVD 88					
	GROUND SCALE FACTOR: 1.00009672521323			NORTHING	EASTING	ELEVATION
	GEOID MODEL: GEOID12A (CONUS)			483334.034	1464385.645	810.764
	UNITS ARE IN U.S. SURVEY FEET (SFT)					



DEED REFERENCE:
 JEFFREY M. JOHNSON
 O.R. 352, PAGE 1365
 ORIG. 1 Ac.
 P.N. 30-00140.000

- LEGEND**
- ☒ 3 1/2" IRON PIPE (FOUND)
 - ☼ 2" IRON PIPE (FOUND)
 - ⊠ 1/2" T-BAR (FOUND)
 - ☼ 1 1/8" IRON PIPE (FOUND)
 - ⊠ SPIKE (FOUND) UNDER PAVEMENT
 - ⊙ 3" AXLE (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊙ 8" POST (FOUND)
 - ⊙ WATER SPIGOT (FOUND)
 - ⊙ WELL (FOUND)
 - x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE
 - ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "3101", MAG NAIL (SET)

NOTES

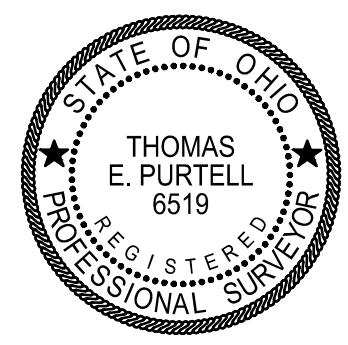
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

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, 2019.

Thomas E. Purtell
 THOMAS E. PURTELL, P.S. 6519
 DATE 9/10/19



SURVEY FOR
JEFFREY M. JOHNSON

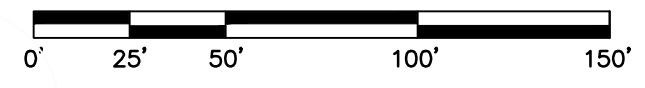
UNION TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 8846

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.
SEPTEMBER 10, 2019	1"=50'	S19-779

19779 Survey Plat



REVISIONS

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. S19-779
September 8, 2019

LEGAL DESCRIPTION

Jeffrey M. Johnson
0.647 Acre Tract

Situated in the Township of Union, County of Madison, State of Ohio, being a part of V.M.S. No. 8846, and being all that remains of the original 1 acre tract (Parcel No. 30-00140.000) as conveyed to Jeffrey M. Johnson and recorded in Official Record 352, Page 1365 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a Mag nail (set) in the centerline of State Route 56, marking the southwesterly corner of the 0.294 acres tract as conveyed to James R. Smouse and Georgia F. Smouse (O.R. 141, Page 467), said spike having Ohio State Plane Coordinates Northing 684,545.479 feet, Easting 1,707,026.677 feet South Zone and based upon NAD 83 (2011) and being N 46°01'32" W, a distance of 22,746.59 feet from Madison County Engineer's GPS Survey Mark "MAD 02-006";

thence with the centerline of State Route 56 N 73°25'59" W, a distance of 114.58 feet to a Mag nail (set), said Mag nail being a corner to a 0.3304 acres tract as conveyed to Donald L. Salyers and Betty J. Salyers (O.R. 196, Page 441) and surveyed by Roger Irwin Baker, P.S. 5539 in May 1970;

thence with Salyers' line N 23°37'48" E, passing a 1 1/8" iron pipe (found) at 72.82 feet, a total distance of 257.51 feet to a 3" axle (found);

thence also with Salyers' line S 66°38'36" E, a distance of 111.00 feet to a 3" axle (found) in the westerly line of the of the 0.294 acres tract as conveyed to James R. Smouse and Georgia F. Smouse (O.R. 141, Page 467);

thence with Smouse's westerly line S 22°59'37" W, passing a 3 ½" iron pipe (found) at 211.61 feet, a total distance of 243.97 feet to the beginning, **containing 0.647 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az. 254° 40' 24.9") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "3101" and derived from GPS observations taken September 6, 2019, utilizing the Trimble ODOT CORS VRS (Virtual Reference System) (Trimble File 19779 09-05-19).

Land surveyed in September 2019, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S19-779 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

