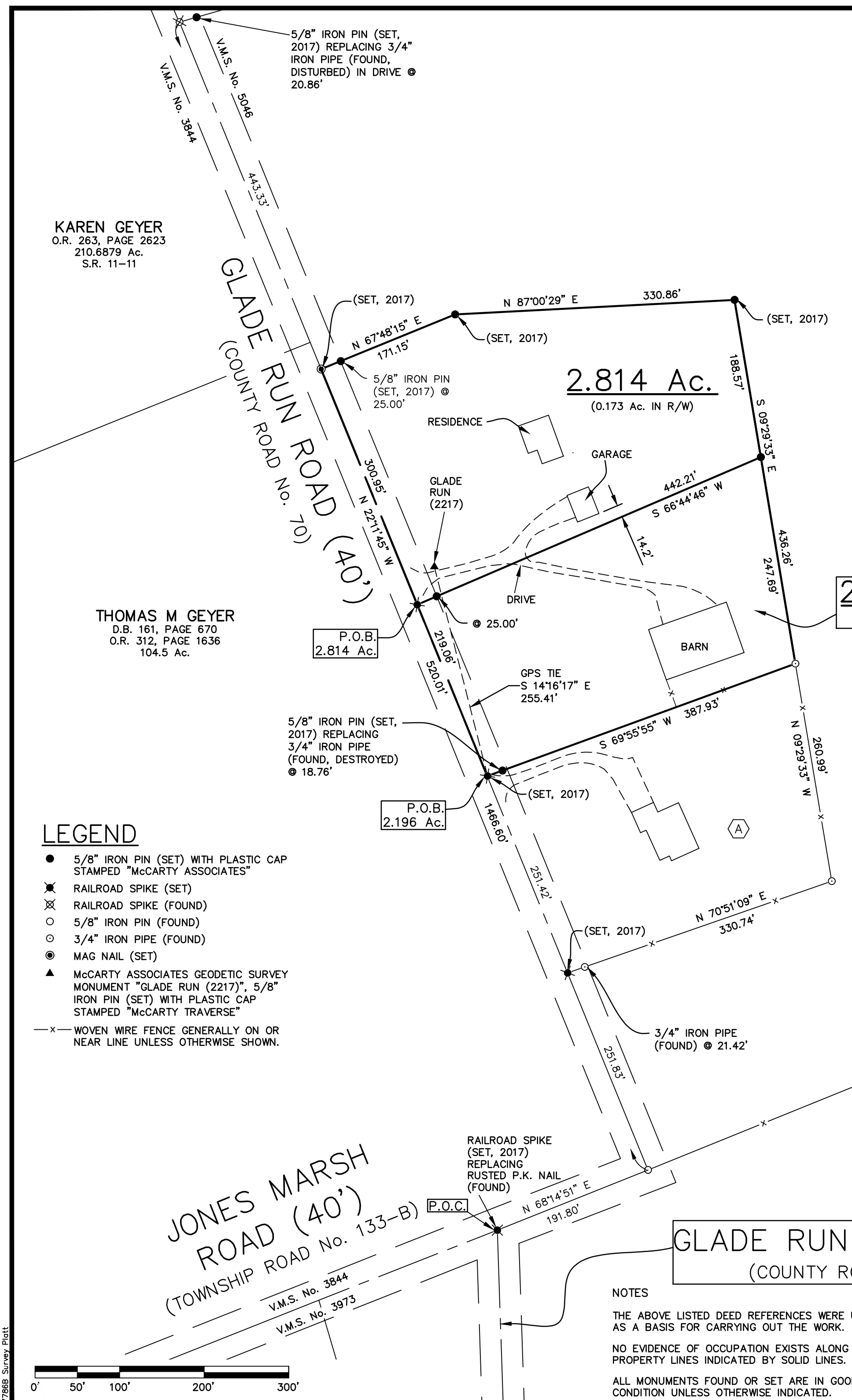


VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE APRIL 10, 2020
 SCALE 1"=100'
 DEED REFERENCE
 OFFICIAL RECORD 338 PAGE 76
 TOWNSHIP UNION
 MILITARY SURVEY NUMBER 5046

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

COUGHLIN AND
 COUGHLIN LTD.
 O.R. 335, PAGE 1855
 ORIG. 98.234 Ac.
 P.N. 29-00076.000
 S.R. 115-17



2.196 Ac.
 (0.125 Ac. IN R/W)

2.814 Ac.
 (0.173 Ac. IN R/W)

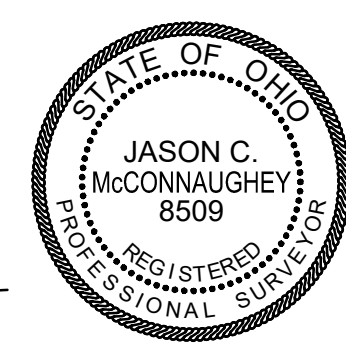
NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS			NAVD 88 ELEVATION
	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID OHIO STATE PLANE COORDINATES	
COLUMBUS CORRS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603 714254.2703 1815510.6865	-
WE 1 FRA CO PIC CO MAD CO	39°48'45.18621"N	83°14'37.04550"W	824.716 661030.9515 1759605.5096	934.381
FRA CO WE 20 MAD CO	39°51'40.96776"N	83°14'50.65186"W	844.876 678825.4566 1758691.0232	954.722
GLADE RUN (2217)	SITE BASE STATION "GLADE RUN (2217)" LOCAL SITE SETTINGS			966.673
	39°52'26.46139"N	83°20'56.43205"W	858.964 683683.674 1730212.651	966.673
	GROUND SCALE FACTOR: 1.0000686286			
	GEIOD MODEL: GEIOD12A (CONUS)			
	LOCAL GROUND COORDINATES			NAVD 88 ELEVATION
	NORTHING 683683.674 EASTING 1730212.651			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. 2.196 Ac. N 683,433.004' E 1,730,275.248'			
	P.O.B. 2.814 Ac. N 683,635.831' E 1,730,192.493'			

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- ✕ RAILROAD SPIKE (SET)
- ⊗ RAILROAD SPIKE (FOUND)
- 5/8" IRON PIN (FOUND)
- 3/4" IRON PIPE (FOUND)
- MAG NAIL (SET)
- ▲ 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.

THOMAS A. COUGHLIN
 O.R. 352, PAGE 1045
 89.922 Ac.
 P.N. 13-00197.004
 S.R. 680-19

DEED REFERENCE:
 JOHN W. LONG
 O.R. 338, PAGE 76
 5.010 Ac.
 P.N. 29-00076.002
 S.R. 10-18



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 & DECEMBER, 2017 AND
 Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8509

SURVEY FOR
JOHN W. LONG
 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.
APRIL 10, 2020	1"=100'	S17-786B



L:\Current Projects\2017\17-786B John W. Long\CAD\AutoCAD Project\dwg\17786B Survey Plat.dwg, Survey Plat, 4/10/2020 1:09:34 PM, DWG To PDF.pc3

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

Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S17-786B

April 10, 2020

LEGAL DESCRIPTION

John W. Long
2.814 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 (2.814 acres) of a 5.010 acres tract (Parcel No. 29-00076.002) as conveyed to John W. Long and recorded in Official Record Volume 338, Page 76 of the Madison County Recorder's Office and found in Survey Record 10-18 of the Madison County Engineer's Record of Land Surveys, 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);

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;

thence with the centerline of Glade Run Road N 22°11'45" W passing a railroad spike (set) at 251.83 feet 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, and passing a railroad spike (set) 503.25 feet marking the southwesterly corner of the 5.010 acres tract of which this is a part, a total distance of 722.31 feet to a mag nail (set) marking the true point of beginning of the tract of land

herein described and having Ohio State Plane Coordinates Northing 683,635.831 feet, Easting 1,730,192.493 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 300.95 feet to a mag nail (set) marking a westerly corner of an original 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;

thence with the line of the aforesaid original 98.234 acres tract for the next three calls:

- 1) N 67°48'15" E passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 171.15 feet to a 5/8" iron pin (set);
- 2) N 87°00'29" E, a distance of 330.86 feet to a 5/8" iron pin (set);
- 3) S 09°29'33" E, a distance of 188.57 feet to a 5/8" iron pin (set);

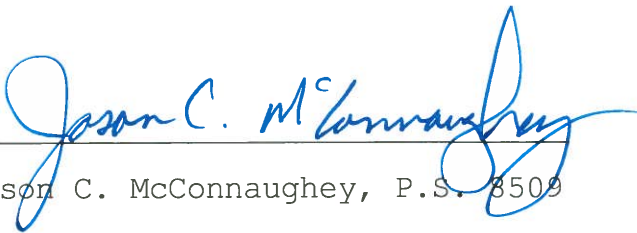
thence with a new division line S 66°44'46" W passing a 5/8" iron pin (set) at 417.21 feet, a total distance of 442.21 feet to the true point of beginning, **containing 2.814 acres of land.**

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 and December 2017 and March 2020, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S17-786B 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



McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

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Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

File No. S17-786B

April 10, 2020

LEGAL DESCRIPTION

John W. Long

2.196 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 (2.196 acres) of a 5.010 acres tract (Parcel No. 29-00076.002) as conveyed to John W. Long and recorded in Official Record Volume 338, Page 76 of the Madison County Recorder's Office and found in Survey Record 10-18 of the Madison County Engineer's Record of Land Surveys, 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);

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;

thence with the centerline of Glade Run Road N 22°11'45" W passing a railroad spike (set) at 251.83 feet 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, a total distance of 503.25 feet to a railroad spike (set) marking a northwesterly corner to the aforesaid 2.097 acres tract and marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing

683,433.004 feet, Easting 1,730,275.248 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 219.06 feet to a mag nail (set);

thence with a new division line N 66°44'46" E passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 442.21 feet to a 5/8" iron pin (set) in a westerly line of an original 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;

thence with the westerly line of the aforesaid original 98.234 acres tract S 09°29'33" E, a distance of 247.69 feet to a 3/4" iron pipe (found) marking a northeasterly corner of the aforementioned 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 northerly line the aforesaid 2.097 acres tract 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 the true point of beginning, **containing 2.196 acres of land.**

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

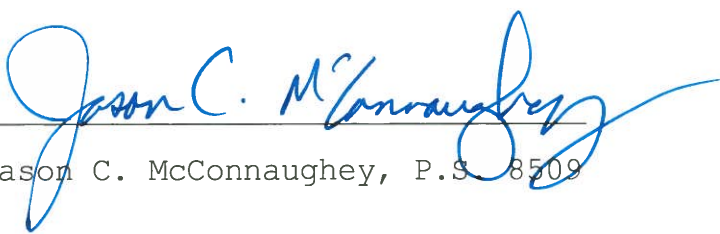
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All iron pins (set) are 5/8" diameter with 1-1/4" diameter
plastic caps stamped "McCARTY ASSOCIATES".





Jason C. McConnaughey, P.S. 8509