

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					
	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD88 ELEVATION
CLARK 240	39°45'40.01570"N RESIDUALS	83°38'34.84734"W	1003.400 ΔH = 0.116 SFT	643468.422	1647179.132	1111.297 ΔV = -0.073 SFT
FAYETTE COUNTY CORS ARP OHFY	39°31'33.47405"N	83°28'34.39569"W	905.610	557270.993	1693139.337	1011.680
LOCAL CONTROL MONUMENT "2001"	LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS					
	39°44'22.22870"N	83°36'50.87769"W	1009.063	635496.921	1655200.405	1116.746
	GROUND SCALE FACTOR: 1.00009318176787					
	LOCAL GROUND COORDINATES					
	NORTHING		EASTING		NAVD 88 ELEVATION	
	635496.921		1655200.405		1116.746	
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 334° 07' 37.2") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN JUNE 27, 2022, UTILIZING THE TRIMBLE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). TRIMBLE FILE (22776 07-05-22)

P.O.B 3.304 Ac. N 635,457.374' E 1,654,810.525'

CLARK 240 TO P.O.B. S 44°47'31" E 10835.55'

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE JULY 7, 2022  
 SCALE 1"=50'  
 DEED REFERENCE  
 OFFICIAL RECORD 386 PAGE 1353  
 VILLAGE OF SOUTH SOLON  
 MILITARY SURVEY NUMBER 3642

LINDA L. PARK  
 O.R. 243, PAGE 1029  
 6.366 Ac.  
 P.N. 28-00164.000

WILLIAM JOSEPH WICKLINE  
 O.R. 331, PAGE 1720  
 44 SQ RODS  
 P.N. 28-00066.000

GROCO LAND COMPANY, LLC  
 O.R. 336, PAGE 1375  
 ORIG. 95.073 Ac.  
 P.N. 28-00024.001  
 S.R. 122-17

GORDIN STREET (50')

WASHINGTON STREET  
 STATE ROUTE 41 (60')

NORTH STREET (50')

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
  - 5/8" IRON PIN (FOUND)
  - 1" PIPE (FOUND)
  - ⊙ MAG NAIL (SET)
  - ⊗ T-ROD (FOUND)
  - ◇ RAILROAD RAIL POST (FOUND)
  - CHAINLINK FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
  - BOARD FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
  - ⊙ FAYETTE COUNTY GPS MONUMENT
  - ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



MRS. GEORGE MAHOY'S ADDITION  
 SLIDE # 112

**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 JUNE, 2022.

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



**DEED REFERENCE:**  
 ZACHARY A. WARNOCK  
 AND  
 ALEX WARNOCK  
 O.R. 386, PAGE 1353  
 3.24 Ac.  
 P.N. 28-00164.000

REVISIONS

BOUNDARY SURVEY FOR  
**ZACHARY A. WARNOCK**  
 VILLAGE OF SOUTH SOLON  
 MADISON COUNTY, OHIO  
 V.M.S. No. 3642

**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  
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
JULY 7, 2022	1"=50'	S22-776

# 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. — Jason C. McConnaughey, P.S. — Douglas L. Kames, AIA

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File No. S22-776

July 7, 2022

## LEGAL DESCRIPTION

Zachary A. Warnock  
3.304 Acres

Situated in the Village of South Solon, County of Madison, State of Ohio, being a part of V.M.S. No. 3642, and being all (3.304 acres) of the 3.24 acres tract (Parcel No. 28-00164.00) as conveyed to Zachary A. Warnock and Alex Warnock and recorded in Official Record 386, Page 1353 of the Madison County Recorder's Office and being further bounded and described as follows:

Beginning at a 5/8" iron pin (found) marking the northwesterly corner of Lot No. 8 of Mahoy's Addition (Slide # 112) as conveyed to Scott B. Boyer (O.R. 380, Page 2207) and marking the northeasterly corner of the terminus of Gordin Street, said iron pin having Ohio State Plane Coordinates Northing 635,457.374 feet, Easting 1,654,810.525 feet South Zone and based upon NAD 83 (2011);

thence with the northerly line of the terminus of Gordin Street N 87°33'17" W, a distance of 23.39 feet to a 5/8" iron pin (set) marking an easterly corner of what remains of an original 95.073 acres tract as conveyed to GROCO Land Company, LLC (O.R. 336, Page 1375) and found in Survey Record 122-17;

thence with an easterly line of what remains of the aforesaid original 95.073 acres tract N 04°29'40" E, a distance of 322.11 feet to a 5/8" iron pin (set) in the southerly line of a 6.366 acres tract as conveyed to Linda L. Park (O.R. 243, Page 1029);

thence with the southerly line of the aforesaid 6.366 acres tract S 88°08'46" E, a distance of 435.38 feet to a 5/8" iron pin (found)

marking the northwesterly corner of a 33 and 7/21 poles "Tract I" as conveyed to Wilda Marie Glipsie (O.R. 332, Page 2074);

thence with the westerly line of the aforesaid 33 and 7/21 poles "Tract I" S 19°11'59" W passing a 5/8" iron pin (found) at 59.91 feet marking the northwesterly corner to and continuing the westerly line of a "Tract II" as conveyed to Wilda Marie Glipsie (O.R. 332, Page 2074), and passing a 5/8" iron pin (found) at 124.34 feet marking the northwesterly corner to and continuing with the westerly line of a 44 square rods tract as conveyed to William Josheph Wickline (O.R. 331, Page 1720), a total distance of 224.74 feet to a 5/8" iron pin (set);

thence with the southerly line of the aforesaid 44 square rods tract S 76°03'06" E passing a 5/8" iron pin (set) at 117.44 feet, a total distance of 142.19 feet to a mag nail (set) in the centerline of Washington Street (State Route 41);

thence with the centerline of Washington Street (State Route 41) S 25°11'21" W, a distance of 122.05 feet to a mag nail (set);

thence N 77°09'03" W passing a 5/8" iron pin (found) at 23.73 feet marking the northeasterly corner to and continuing with a northerly line of a 0.4482 acre tract as conveyed to Dean Doughman and Connie L. Doughman (O.R. 362, Page 2493), a distance of 147.01 feet to a 1" iron pipe (found,bent);

thence with another northerly line of the aforesaid 0.4482 acre tract N 87°00'42" W, a distance of 119.75 feet to a 5/8" iron pin (found) marking the northeasterly corner of the aforementioned Lot No. 8 of Mahoy's Addition (Slide # 112) as conveyed to Scott B. Boyer (O.R. 380, Page 2207);

thence with the northerly line of the aforesaid Lot No. 8 N 86°55'50" W, a distance of 186.52 feet to the point of beginning,  
**containing 3.304 acres of land.**

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

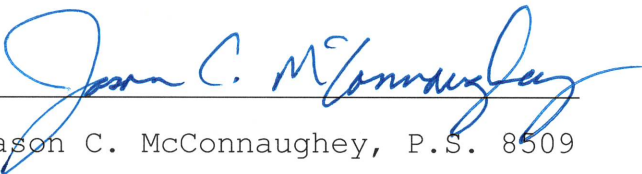
Bearings are based upon the Grid Azimuth (Az 334°07'37.2") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations

taken June 27, 2022, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in June 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-776 on file in the office of McCarty Associates, LLC, Hillsboro, 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