

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE DECEMBER 15, 2022
 SCALE 1"=200'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP PLEASANT
 MILITARY SURVEY NUMBER
 462, 4208 & 7883

- | | |
|---|--|
| <p>(A) MICHAEL J. MAY
AND
MICHAELLE MAY
O.R. 197, PAGE 1604
3.7171 Ac.
P.N. 17-00306.000
S.R. 44-02</p> <p>(B) JERRY DAILEY
AND
RUTH A. DAILEY
O.R. 142, PAGE 1888
4.1094 Ac.
P.N. 17-00306.001
S.R. 44-02</p> <p>(C) CARMA J. ARMENTROUT
AND
ROBERT L. ARMENTROUT
O.R. 102, PAGE 2611
1.098 Ac.
P.N. 17-00206.000
S.R. PL39A</p> | <p>(D) DAVID RAY LUCAS
AND
JUDITH ANN LUCAS
O.R. 180, PAGE 311
1.7656 Ac.
P.N. 17-00031.001
S.R. 19-04</p> <p>(E) MARILYN A. REAY
O.R. 123, PAGE 846
ORIG. 14.39 Ac.
P.N. 17-00031.000</p> <p>(F) KENNETH LEE FULLEN
AND
SHERI ANN FULLEN
O.R. 48, PAGE 956
0.90 Ac.
P.N. 17-00209.000</p> |
|---|--|

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	N 5°10'57" W	65.71'
L2	N 5°12'37" W	206.47'
L3	N 46°15'00" W	130.68'
L4	N 17°27'42" E	284.53'
L5	S 31°50'29" W	201.67'
L6	S 37°53'51" W	316.50'
L7	N 50°50'06" W	177.04'
L8	S 39°11'34" W	46.99'
L9	S 52°07'42" E	173.64'
L10	S 34°49'35" W	126.94'
L11	S 3°39'34" E	194.57'
L12	N 50°50'06" W	166.89'
L13	S 84°47'09" W	271.62'

DEED REFERENCES:	
O.R. _____	PAGE _____
73.579 Ac.	
P.N. _____	S.R. _____

REVISIONS

BOUNDARY SURVEY FOR
MARY LOU WEBBER ESTATE

PLEASANT TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 462, 4208 & 7883

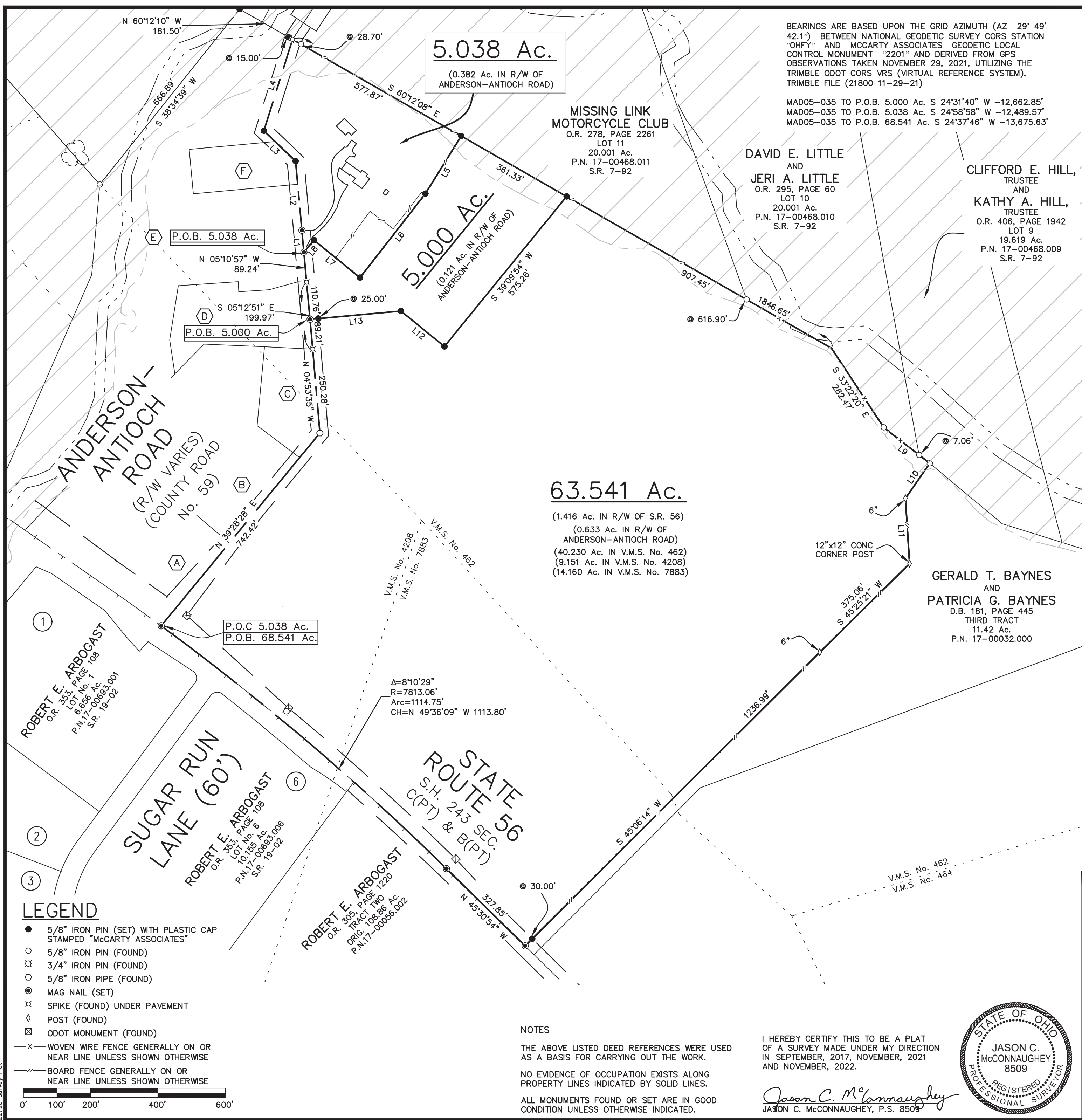
McCARTY ASSOCIATES, LLC
 ARCHITECTS—ENGINEERS—SURVEYORS

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.
DECEMBER 15, 2022	1"=200'	S22-790

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 29° 49' 42.1") BETWEEN NATIONAL GEODETIC SURVEY CORNS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2201" AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 29, 2021, UTILIZING THE TRIMBLE ODOT CORNS VRS (VIRTUAL REFERENCE SYSTEM). TRIMBLE FILE (21800 11-29-21)

MAD05-035 TO P.O.B. 5.000 Ac. S 24°31'40" W -12,662.85'
 MAD05-035 TO P.O.B. 5.038 Ac. S 24°58'58" W -12,489.57'
 MAD05-035 TO P.O.B. 68.541 Ac. S 24°37'46" W -13,675.63'



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ 3/4" IRON PIN (FOUND)
- 5/8" IRON PIPE (FOUND)
- MAG NAIL (SET)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- ◇ POST (FOUND)
- ⊗ ODOT MONUMENT (FOUND)
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE
- BOARD FENCE GENERALLY ON OR NEAR LINE UNLESS SHOWN OTHERWISE

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, 2017, NOVEMBER, 2021 AND NOVEMBER, 2022.

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



L:\Current\Projects\2022\22-790 Mary Lou Webber Estate\CAD\AutoCAD Project\22790 Survey Plat, 12/15/2022 4:03:12 PM, ryan

22790 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. — Jason C. McConnaughey, P.S. — Douglas L. Kames, AIA

File No. S22-790
December 2, 2022

LEGAL DESCRIPTION

5.038 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. No. 462, and being part of the 73.579 acres tract (Parcel No. _____) as conveyed to _____ and recorded in Official Record ____, Page ____ of the Madison County Recorder's Office and found in Survey Record _____ of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a mag nail (set) at the intersection of the centerline of State Route 56 (S.H. 243 Sec. C(pt.) &B(pt.)) and Anderson-Antioch Road (County Road No. 59);

thence with the centerline of Anderson-Antioch Road for the next 4 calls:

- 1) N 39°28'28" E, a distance of 742.42 feet to a 5/8" iron pipe (found) at a point of intersection of said centerline;
- 2) N 04°53'35" W, a distance of 250.28 feet to a spike (found) under the pavement;
- 3) N 05°12'51" W, a distance of 199.97 feet to a spike (found) under the pavement;
- 4) N 05°10'57" W, a distance of 89.24 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Anderson-Antioch Road for the next 4 calls:

- 1) N 05°10'57" W, a distance of 65.71 feet to a mag nail (set);
- 2) N 05°12'37" W, a distance of 206.47 feet to a 5/8" iron pin (set) at a point of intersection of said centerline;
- 3) N 46°15'00" W, a distance of 130.68 feet to a 5/8" iron pin (set) at a point of intersection of said centerline;
- 4) N 17°27'42" E, a distance of 284.53 feet to a spike (found) under the pavement marking the westerly most corner of a 20.001 acres "Lot 11" as conveyed to Missing Link Motorcycle Club (O.R. 278, Page 2261) and found in Survey Record 7-92 of the Madison County Engineer's Record of Land Surveys;

thence with the southwesterly line of the aforesaid 20.001 acres "Lot 11" S 60°12'08" E passing a 5/8" iron pin (found) at 28.70 feet, a total distance of 577.87 feet to a 5/8" iron pin (set);

thence with a new division line for the next 4 calls:

- 1) S 31°50'29" W, a distance of 201.67 feet to a 5/8" iron pin (set);
- 2) S 37°53'51" W, a distance of 316.50 feet to a 5/8" iron pin (set);
- 3) N 50°50'06" W, a distance of 177.04 feet to a 5/8" iron pin (set);
- 4) S 39°11'34" W, a distance of 46.99 feet to the true point of beginning, **containing 5.038 acres of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 29° 49' 42.1") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Survey Control Monument "2201" and

derived from GPS observations taken November 29, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-790 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

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

File No. S22-790
December 15, 2022

LEGAL DESCRIPTION

63.541 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. Nos. 462, 4208 and 7883, and being part of the 73.579 acres tract (Parcel No. _____) as conveyed to _____ and recorded in Official Record _____, Page _____ of the Madison County Recorder's Office and found in Survey Record _____ of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Beginning at a mag nail (set) at the intersection of the centerline of State Route 56 (S.H. 243 Sec. C(pt.) &B(pt.)) and Anderson-Antioch Road (County Road No. 59);

thence with the centerline of Anderson-Antioch Road for the next 3 calls:

- 1) N 39°28'28" E, a distance of 742.42 feet to a 5/8" iron pipe (found) at a point of intersection of said centerline;
- 2) N 04°53'35" W, a distance of 250.28 feet to a spike (found) under the pavement;
- 3) N 05°12'51" W, a distance of 89.21 feet to a mag nail (set);
thence with a new division line for the next three calls:
 - 1) N 84°47'09" E passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 271.62 feet to s 5/8" iron pin (set);
 - 2) S 50°50'06" E, a distance of 166.89 feet to a 5/8" iron pin (set);

3) N 39°09'54" E, a distance of 575.26 feet to a 5/8" iron pin (set) in the southwesterly line of a 20.001 acres "Lot 11" as conveyed to Missing Link Motorcycle Club (O.R. 278, Page 2261) and found in Survey Record 7-92 of the Madison County Engineer's Record of Land Surveys;

thence with the southwesterly line of the aforesaid 20.001 acres "Lot 11" S 60°12'08" E passing a 5/8" iron pin (found) at 616.90 feet marking the southwesterly corner to and continuing with a southwesterly line of a 20.001 acres "Lot 10" as conveyed to David E. Little and Jeri A. Little (O.R. 295, Page 60) and found in Survey Record 7-92 of the Madison County Engineer's Record of Land Surveys, a total distance of 907.45 feet to a point in the southwesterly edge of Deer Creek;

thence with a southwesterly line of the aforesaid 20.001 acres "Lot 10" S 33°22'20" E, a total distance of 282.47 feet to a 5/8" iron pin (found);

thence with another southwesterly line of the aforesaid 20.001 acres "Lot 10" S 52°07'42" E passing a 5/8" iron pin (found) at 166.58 feet marking the southwesterly corner to and continuing with a southerly line of a 19.619 acres "Lot 9" as conveyed to Clifford E. Hill, Trustee and Kathy A. Hill, Trustee (O.R. 406, Page 1942) and found in Survey Record 7-92 of the Madison County Engineer's Record of Land Surveys, a total distance of 173.64 feet to a 5/8" iron pin (found) marking the northerly most corner of an 11.42 acres "Third Tract" as conveyed to Gerald T. Baynes and Patricia G. Baynes (D.B. 181, Page 445);

thence with the northwesterly lines of the aforesaid 11.42 acres "Third Tract" for the next 4 calls:

1) S 34°49'35" W, a distance of 126.94 feet to an 6" wood post (found);

2) S 03°39'34" E, a distance of 194.57 feet to a 12" by 12" concrete post (found);

3) S 45°25'21" W, a distance of 375.06 feet to a 6" wood post (found);

4) S 45°06'14" W passing a 5/8" iron pin (set) at 1206.99 feet, a total distance of 1236.99 feet to a mag nail (set) in the centerline of State Route 56;

thence with the centerline of State Route 56 N 45°30'54" W, a distance of 327.85 feet to a mag nail (set);

thence continuing with the centerline of State Route 56 with a curve to the left, having an arc length of 1114.75 feet, a radius of 7813.06 feet, and a chord bearing N 49°36'09" W, a distance of 1113.80 feet to the point of beginning, **containing 63.541 acres of land.**


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

Bearings are based upon the Grid Azimuth (AZ. 29° 49' 42.1") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Survey Control Monument "2201" and derived from GPS observations taken November 29, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-790 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

McCARTY ASSOCIATES, LLC

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File No. S22-790
December 19, 2022

LEGAL DESCRIPTION

5.000 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. No. 462, and being part of the 73.579 acres tract (Parcel No. _____) as conveyed to _____ and recorded in Official Record ____, Page ____ of the Madison County Recorder's Office and found in Survey Record _____ of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a mag nail (set) at the intersection of the centerline of State Route 56 (S.H. 243 Sec. C(pt.) &B(pt.)) and Anderson-Antioch Road (County Road No. 59);

thence with the centerline of Anderson-Antioch Road for the next 3 calls:

- 1) N 39°28'28" E, a distance of 742.42 feet to a 5/8" iron pipe (found) at a point of intersection of said centerline;
- 2) N 04°53'35" W, a distance of 250.28 feet to a spike (found) under the pavement;
- 3) N 05°12'51" W, a distance of 89.21 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Anderson-Antioch Road N 05°12'51" W, a distance of 110.76 feet to a spike (found) under the pavement;

thence continuing with the centerline of Anderson-Antioch Road N 05°10'57" W, a distance of 89.24 feet to a mag nail (set);

thence with a new division line for the next 4 calls:

1) N 39°11'34" E, a distance of 46.99 feet to a 5/8" iron pin (set);

2) S 50°50'06" E, a distance of 177.04 feet to a 5/8" iron pin (set);

3) N 37°53'51" E, a distance of 316.50 feet to a 5/8" iron pin (set);

4) N 31°50'29" E, a distance of 201.67 feet to a 5/8" iron pin (set) in the southwesterly line of a 20.001 acres "Lot 11" as conveyed to Missing Link Motorcycle Club (O.R. 278, Page 2261) and found in Survey Record 7-92 of the Madison County Engineer's Record of Land Surveys;

thence with the southwesterly line of the aforesaid 20.001 acres "Lot 11" S 60°12'08" E, a distance of 361.33 feet to a 5/8" iron pin (set);

thence with a new division line for the next 3 calls:

1) S 39°09'54" W, a distance of 575.26 feet to a 5/8" iron pin (set);

2) N 50°50'06" W, a distance of 166.89 feet to a 5/8" iron pin (set);

3) S 84°47'09" W passing a 5/8" iron pin (set) at 246.62 feet, a total distance of 271.62 feet to the true point of beginning, **containing 5.000 acres of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 29° 49' 42.1") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Survey Control Monument "2201" and derived from GPS observations taken November 29, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

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