

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS				COORDINATES	NAVD 88 ELEVATION
	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING		
MAD05-035	39°47'09.10330"N	83°16'20.49991"W	828.367	651377.092	1751449.822	935.890
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 "2201"	39°45'36.10719"N	83°18'23.68973"W	831.524	642051.967	1741749.632	938.777

RESIDUALS $\Delta H = 0.033$ SFT $\Delta V = -0.137$ SFT

LOCAL CONTROL MONUMENT "2201" LOCAL SITE SETTINGS

GROUND SCALE FACTOR: 1.00008241034204
 GEOID MODEL: GEOID18 (CONUS)

LOCAL GROUND COORDINATES
 NORTHING: 642051.967
 EASTING: 1741749.632
 UNITS ARE IN U.S. SURVEY FEET (SFT)

NAVD 88 ELEVATION: 938.777

MARY L. ROBERTS
 O.R. 236, PAGE 1581
 PARCEL 3
 TRACT II
 44.997 Ac.
 P.N. 17-00413.001

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 29°49'42.1") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2601" AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 29, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).
 TRIMBLE FILE (21800 11-29-21)
 MAD05-35 TO P.O.B. S 56°39'05" W - 17,811.38'

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 23, 2022
 SCALE 1"=300'
 DEED REFERENCE
 OFFICIAL RECORD 298 PAGE 269
 TOWNSHIP PLEASANT
 MILITARY SURVEY NUMBER 6498

RAJ V. PATEL
 AND
 PANNA R. PATEL
 O.R. 312, PAGE 1856
 229.6351 Ac.
 P.N. 17-00131.000
 P.N. 21-00075.000
 S.R. 1-16

RONALD G. ADAMS
 AND
 JOYCE A. ADAMS
 O.R. 111, PAGE 844
 PARCEL I
 ORIG. 89.252 Ac.
 P.N. 17-00109.000

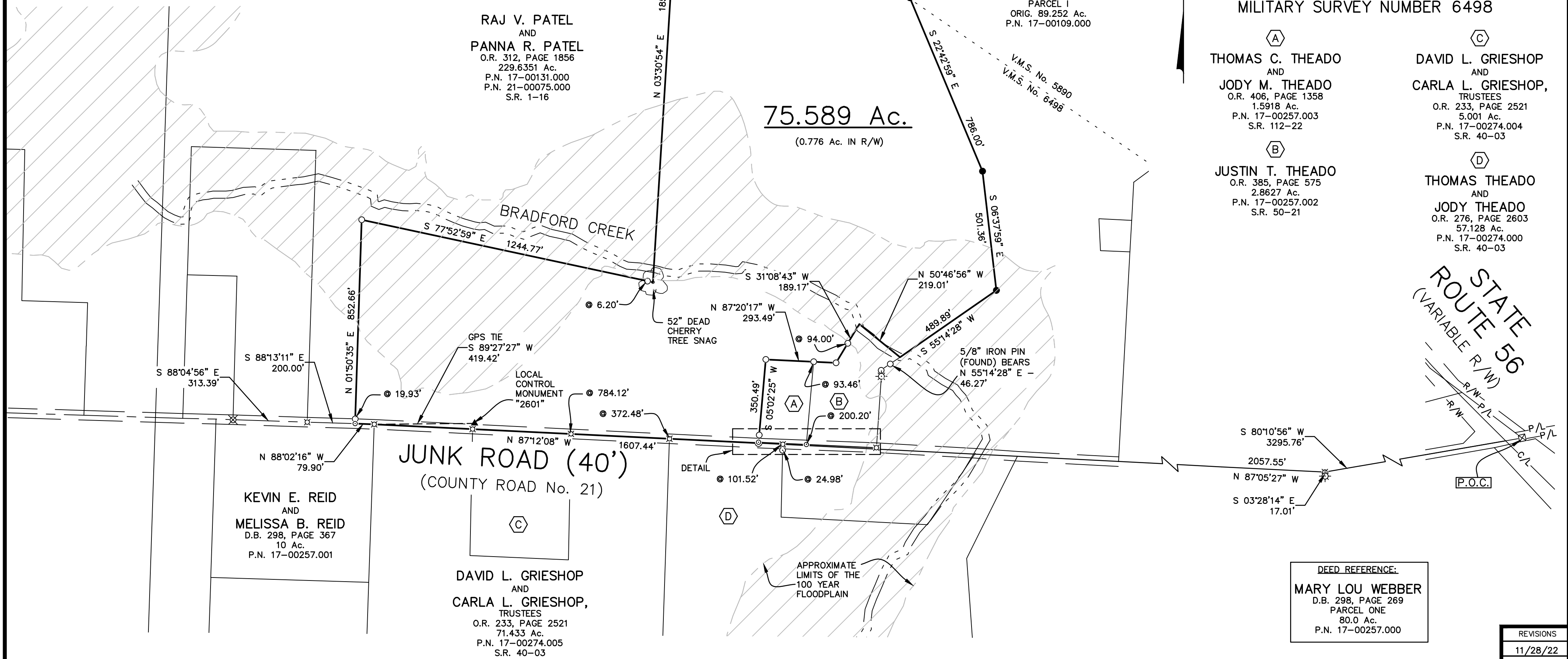
(A)
 THOMAS C. THEADO
 AND
 JODY M. THEADO
 O.R. 406, PAGE 1358
 1.5918 Ac.
 P.N. 17-00257.003
 S.R. 112-22

(C)
 DAVID L. GRIESHOP
 AND
 CARLA L. GRIESHOP,
 TRUSTEES
 O.R. 233, PAGE 2521
 5.001 Ac.
 P.N. 17-00274.004
 S.R. 40-03

(B)
 JUSTIN T. THEADO
 O.R. 385, PAGE 575
 2.8627 Ac.
 P.N. 17-00257.002
 S.R. 50-21

(D)
 THOMAS THEADO
 AND
 JODY THEADO
 O.R. 276, PAGE 2603
 57.128 Ac.
 P.N. 17-00274.000
 S.R. 40-03

75.589 Ac.
 (0.776 Ac. IN R/W)



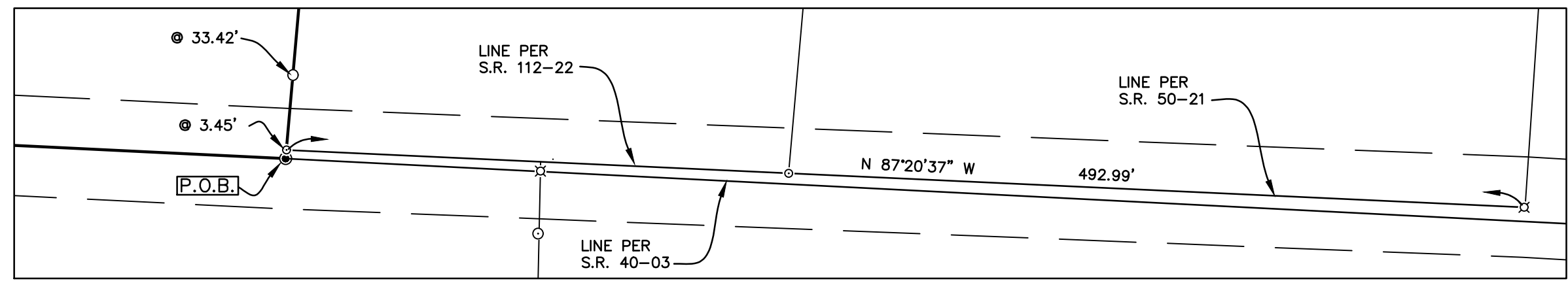
STATE 56
 ROUTE 56
 (VARIABLE R/W)

DEED REFERENCE:
 MARY LOU WEBBER
 D.B. 298, PAGE 269
 PARCEL ONE
 80.0 Ac.
 P.N. 17-00257.000

REVISIONS
11/28/22

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIPE (FOUND)
- ⊙ 3/4" IRON PIPE (FOUND)
- ⊛ 2 1/2" IRON PIPE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ SPIKE (FOUND) UNDER PAVEMENT
- ⊙ RAILROAD SPIKE (FOUND)
- ⊙ TREE
- ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2601", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE."



DETAIL
 SCALE: 1"=50'

NOTES

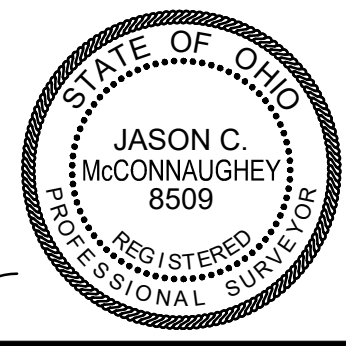
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER, 2022.

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



BOUNDARY SURVEY FOR
 MARY LOU WEBBER ESTATE

PLEASANT TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 6498

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

DWS	DATE	SCALE	PROJECT NO.
	NOVEMBER 23, 2022	1"=300'	S22-790

L:\Current Projects\2022\22-790 Mary Lou Webber Estate\CAD\AutoCAD Project.dwg\22790 Survey Plat 75.589 Ac.dwg - Survey Plat, 12/2/2022 2:29:54 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. — Jason C. McConnaughey, P.S. — Douglas L. Kames, AIA

File No. S22-790
November 29, 2022

LEGAL DESCRIPTION

Mary Lou Webber Estate
75.589 Acres Tract

Situated in the Township of Pleasant, County of Madison, State of Ohio, being a part of V.M.S. No. 6498, and being all (75.589 acres) of 80.0 acres "Parcel One" (Parcel No. 17-00257.000) as conveyed to Mary Lou Webber and recorded in Deed Book 298, Page 269 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at monument box (found) under the pavement at the centerline intersection of Junk Road (County Road No. 21) and State Route 56;

thence with a commencement line S 80°10'56" W, a distance of 3295.76 feet to a spike (found) under the pavement at a point of intersection of the centerline of Junk Road;

thence with a commencement line N 87°05'27" W, a distance of 2057.55 feet to a mag nail (set) near the existing southerly edge of pavement of Junk Road in the northerly line of a 57.128 acres tract as conveyed to Thomas Theado and Jody Theado (O.R. 276, Page 2603), said mag nail being the true point of beginning of the tract of land herein described;

thence with the northerly line of the aforesaid 57.128 acres tract N 87°12'08" W, a distance of 1607.44 feet to a spike (found) under the pavement in the existing centerline of pavement of Junk Road;

thence with the existing centerline of pavement of Junk Road N 88°02'16" W, a distance of 79.90 feet to a mag nail (found) marking a southerly corner of a 229.6351 acres tract as conveyed to Raj B. Patel and Panna R. Patel (O.R. 312, Page 1856) and found in Survey Record 1-16 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 229.6351 acres tract for the next 3 calls:

- 1) N 01°50'35" E passing a 5/8" iron pin (found) at 19.93 feet, a total distance of 852.66 feet to a 5/8" iron pin (found);
- 2) S 77°52'59" E passing a 5/8" iron pin (found) at 1238.57 feet, a total distance of 1244.77 feet to a point in a 52" dead Cherry tree snag;
- 3) N 03°30'54" E, a distance of 1852.58 feet to a 5/8" iron pin (found) in the southwesterly line of a 44.997 acres "Parcel 3, Tract II" as conveyed to Mary L. Roberts (O.R. 236, Page 1581);

thence with the southwesterly line of the aforesaid 44.997 acres "Parcel 3, Tract II" S 55°29'20" E passing a westerly corner to and continuing with a westerly line of what remains of an original 89.252 acres "Parcel I" as conveyed to Ronald G. Adams and Joyce A. Adams (O.R. 111, Page 844), a distance of 1164.84 feet to a 5/8" iron pin (set);

thence with the westerly lines of what remains of the aforesaid original 89.252 acres "Parcel I" for the next 3 calls:

- 1) S 22°42'59" E, a distance of 786.00 feet to a 5/8" iron pin (set);
- 2) S 06°37'59" E, a distance of 501.36 feet to a 5/8" iron pin (set);

3) S 55°14'28" W, a distance of 489.89 feet to a point in Bradford Creek marking the northeasterly corner of a 2.8627 acres tract as conveyed to Justin T. Theado (O.R. 385, Page 575) and found in Survey Record 50-21 of the Madison County Engineer's Record of Land Surveys, from said point a 5/8" iron pin (found) bears S 55°14'28" W, a distance of 49.95 feet;

thence with the lines of the aforesaid 2.8627 acres tract for the next 3 calls:

1) N 50°46'56" W, a distance of 219.01 feet to a to a point in Bradford Creek;

2) S 31°08'43" W passing a 5/8" iron pin (found) at 94.00 feet, a total distance of 189.17 feet to a 5/8" iron pin (found);

3) N 87°20'17" W passing a 5/8" iron pin (found) at 93.46 feet marking the northeasterly corner to and continuing with the northerly line of a 1.5918 acres tract as conveyed to Thomas C. Theado and Jody M. Theado (O.R. 406, Page 1358) and found in Survey Record 112-22 of the Madison County Engineer's Record of Land Surveys, a total distance of 293.49 feet to a 5/8" iron pin (found);

thence with the westerly line of the aforesaid 1.5918 acres tract S 05°02'25" W passing a 5/8" iron pin (found) at 317.07 feet and passing a mag nail (found) at 347.07 feet marking the southwesterly corner of said 1.5918 acres tract, a total distance of 350.49 feet to the true point of beginning, **containing 75.589 acres of land.**

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

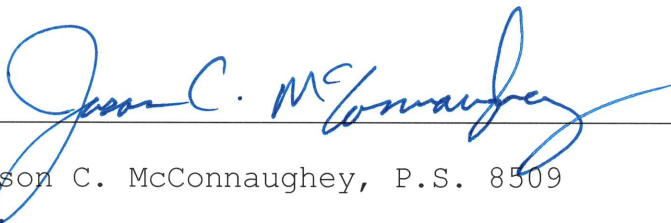
Bearings are based upon the Grid Azimuth (AZ. 29° 49' 42.1") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Survey Control Monument "2201" and

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