

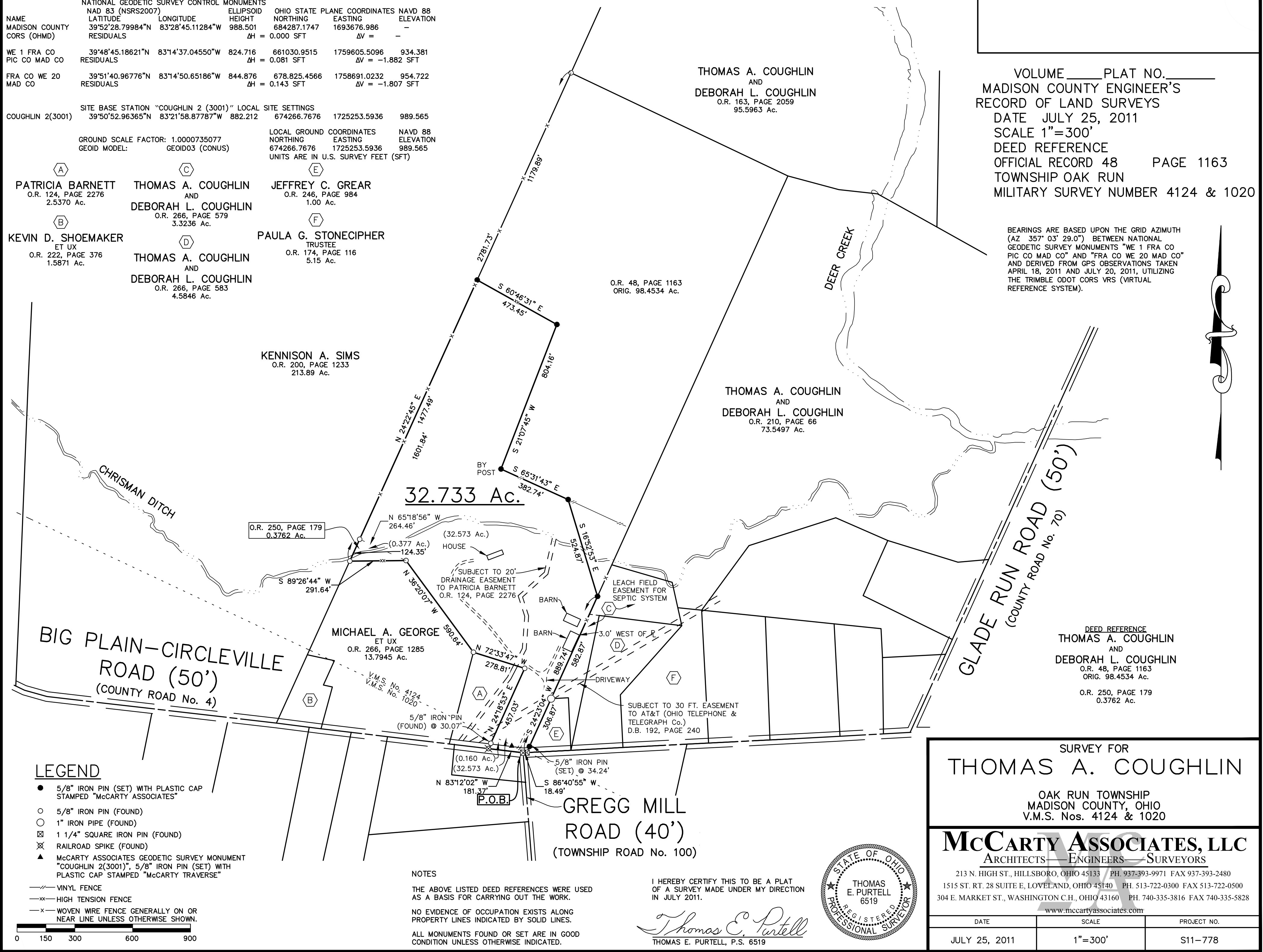
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (NSRS2007)	ELLIPSOID	OHIO STATE PLANE COORDINATES	NAVD 88		
MADISON COUNTY CORS (OHMD)	LATITUDE	LONGITUDE	NORTHING	EASTING	ELEVATION	
WE 1 FRA CO	39°48'45.18621"N	83°14'37.04550"W	824.716	661030.9515	1759605.5096	934.381
PIC CO MAD CO	RESIDUALS		$\Delta H = 0.081$ SFT	$\Delta V = -1.882$ SFT		
FRA CO WE 20	39°51'40.96776"N	83°14'50.65186"W	844.876	678.825.4566	1758691.0232	954.722
MAD CO	RESIDUALS		$\Delta H = 0.143$ SFT	$\Delta V = -1.807$ SFT		

SITE BASE STATION "COUGHLIN 2 (3001)" LOCAL SITE SETTINGS						
COUGHLIN 2(3001)	39°50'52.96365"N	83°21'58.87787"W	882.212	674266.7676	1725253.5936	989.565
GROUND SCALE FACTOR: 1.0000735077			LOCAL GROUND COORDINATES		NAVD 88	
GEOID MODEL: GEOID03 (CONUS)			NORTHING		ELEVATION	
			674266.7676		1725253.5936	
			UNITS ARE IN U.S. SURVEY FEET (SFT)		989.565	

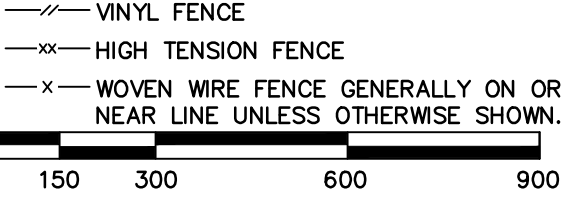
- (A) PATRICIA BARNETT
O.R. 124, PAGE 2276
2.5370 Ac.
- (B) KEVIN D. SHOEMAKER
ET UX
O.R. 222, PAGE 376
1.5871 Ac.
- (C) THOMAS A. COUGHLIN
AND
DEBORAH L. COUGHLIN
O.R. 266, PAGE 579
3.3236 Ac.
- (D) THOMAS A. COUGHLIN
AND
DEBORAH L. COUGHLIN
O.R. 266, PAGE 583
4.5846 Ac.
- (E) JEFFREY C. GREAR
O.R. 246, PAGE 984
1.00 Ac.
- (F) PAULA G. STONECIPHER
TRUSTEE
O.R. 174, PAGE 116
5.15 Ac.

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE JULY 25, 2011
 SCALE 1"=300'
 DEED REFERENCE
 OFFICIAL RECORD 48 PAGE 1163
 TOWNSHIP OAK RUN
 MILITARY SURVEY NUMBER 4124 & 1020

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 357° 03' 29.0") BETWEEN NATIONAL GEODETIC SURVEY MONUMENTS "WE 1 FRA CO PIC CO MAD CO" AND "FRA CO WE 20 MAD CO" AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 18, 2011 AND JULY 20, 2011, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).



- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - 1" IRON PIPE (FOUND)
 - ⊠ 1 1/4" SQUARE IRON PIN (FOUND)
 - ⊗ RAILROAD SPIKE (FOUND)
 - ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "COUGHLIN 2(3001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



NOTES

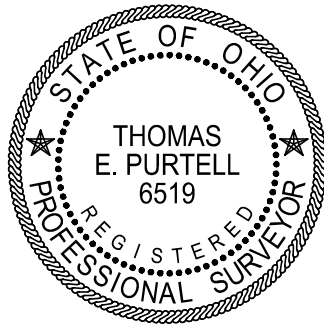
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

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 JULY 2011.

Thomas E. Purtell
 THOMAS E. PURTELL, P.S. 6519



SURVEY FOR
THOMAS A. COUGHLIN
 OAK RUN TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 4124 & 1020

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.
JULY 25, 2011	1"=300'	S11-778

L:\Current Projects\2011\11-778 Thomas A. Coughlin\CAD\11-778 AutoCAD Project\Drawings\11778 Survey Plat.dwg, 7/28/2011 11:38:35 AM, jesh, DWG To PDF.pc3

MCCARTY ASSOCIATES, LLC

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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. — Eric N. Lutz, P.S. — Jerrold B. Bradley, AIA

File No. S11-778

July 25, 2011

LEGAL DESCRIPTION

Thomas A. Coughlin
32.733 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. Nos. 1020 and 4124, being all of the 0.3762 acres tract as conveyed to Thomas A. Coughlin and Deborah L. Coughlin and recorded in Official Record 250, Page 179, and contains 32.356 acres from the original 98.4534 acres tract as conveyed to Thomas A. Coughlin and Deborah L. Coughlin and recorded in Official Record 48, Page 1163 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at an 1 ¼" square iron pin (found) marking the centerline intersection of Gregg Mill Road (Township Road No. 100) and Big Plain - Circleville Road (County Road No. 4);

thence with the centerline of Big Plain - Circleville Road N 83°12'02" W, a distance of 181.37 feet to a railroad spike (found), said railroad spike being the southeasterly corner of the 2.5370 acres tract as conveyed to Patricia Barnett (O.R. 124, Page 2276);

thence with Barnett's easterly line N 24°18'53" E, a distance of 457.03 feet to a 5/8" iron pin (found);

thence also with Barnett's northerly line N 72°33'47" W, a distance of 278.81 feet to a 5/8" iron pin (found), said iron pin being a corner to the 13.7945 acres tract as conveyed to Michael A. George, et ux (O.R. 266, Page 1285);

thence with George's line N 36°20'07" W, a distance of 590.64 feet to a 5/8" iron pin (found);

thence S 89°26'44" W, a distance of 291.64 feet to a 5/8" iron pin (found) in the easterly line of the 213.89 acres tract as conveyed to Kennison A. Sims (O.R. 200, Page 1233);

thence with Sims' easterly line N 24°22'45" E, passing a 5/8" iron pin (found) marking the northerly most corner of the 0.3762 acres tract contained within this description at 124.35 feet, a total distance of 1601.84 feet to a 5/8" iron pin (set);

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

(1) S 60°46'31" E, a distance of 473.45 feet to a 5/8" iron pin (set);

(2) S 21°07'45" W, a distance of 804.16 feet to a 5/8" iron pin (set);

(3) S 65°31'43" E, a distance of 382.74 feet to a 5/8" iron pin (set);

(4) S 16°52'53" E, a distance of 524.87 feet to a 5/8" iron pin (set) in the westerly line of the 3.3236 acres tract as conveyed to Thomas A. Coughlin and Deborah L. Coughlin (O.R. 266, Page 579);

thence with Coughlin's westerly line S 24°23'04" W, passing a 1" iron pipe (found) marking Coughlin's corner at 582.87 feet and continuing with the westerly line of the 1.00 acres tract as conveyed to Jeffrey C. Gear (O.R. 246, Page 984), passing a 5/8" iron pin (set) at 855.50 feet, a total distance of 889.74 feet to a 1 ¼" square iron pin (found) in the centerline of Big Plain - Circleville Road;

thence with the centerline of Big Plain - Circleville Road S 86°40'55" W, a distance of 18.49 feet to the beginning, containing 32.733 acres of land.

Subject to a 20 foot drainage easement from the northern right-of-way line of Big Plain - Circleville Road to the center of a small creek crossing the above 32.733 acres tract as conveyed to Patricia Barnett and recorded in Official Record 124, Page 2276.

Subject to a 30 foot wide easement for communication systems conveyed to The Ohio Telephone and Telegraph Company (now AT & T) and recorded in Deed Book 192, Page 240.

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

Bearings are based upon the Grid Azimuth (Az 357° 03' 29.0") between National Geodetic Survey Monuments "WE 1 FRA CO PIC CO MAD CO" and "FRA CO WE 20 MAD CO" and derived from GPS observations taken April 18, 2011 and July 20, 2011, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2011, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S11-778 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



NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
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MADISON COUNTY	LATITUDE	LONGITUDE	NORTHING	EASTING	ELEVATION	
CORS (OHMD)	39°52'28.79984"N	83°28'45.11284"W	684287.1747	1693676.986	-	
	RESIDUALS		ΔH = 0.000 SFT	ΔV = -		
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(AZ 357° 03' 29.0") BETWEEN NATIONAL
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PIC CO MAD CO" AND "FRA CO WE 20 MAD CO"
AND DERIVED FROM GPS OBSERVATIONS TAKEN
APRIL 18, 2011 AND JULY 20, 2011, UTILIZING
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REFERENCE SYSTEM).



DEED REFERENCE
THOMAS A. COUGHLIN
AND
DEBORAH L. COUGHLIN
O.R. 48, PAGE 1163
ORIG. 98.4534 Ac.
O.R. 250, PAGE 179
0.3762 Ac.

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - 1" IRON PIPE (FOUND)
 - ⊠ 1 1/4" SQUARE IRON PIN (FOUND)
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 - ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "COUGHLIN 2(3001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"
 - VINYL FENCE
 - x- HIGH TENSION FENCE
 - x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

NOTES

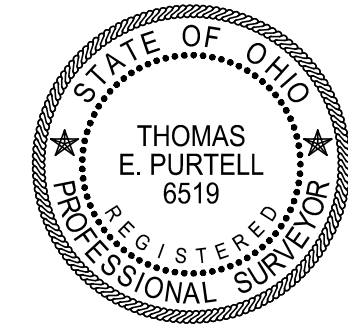
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THOMAS E. PURTELL, P.S. 6519



SURVEY FOR
THOMAS A. COUGHLIN

OAK RUN TOWNSHIP
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11778 Survey Plot