

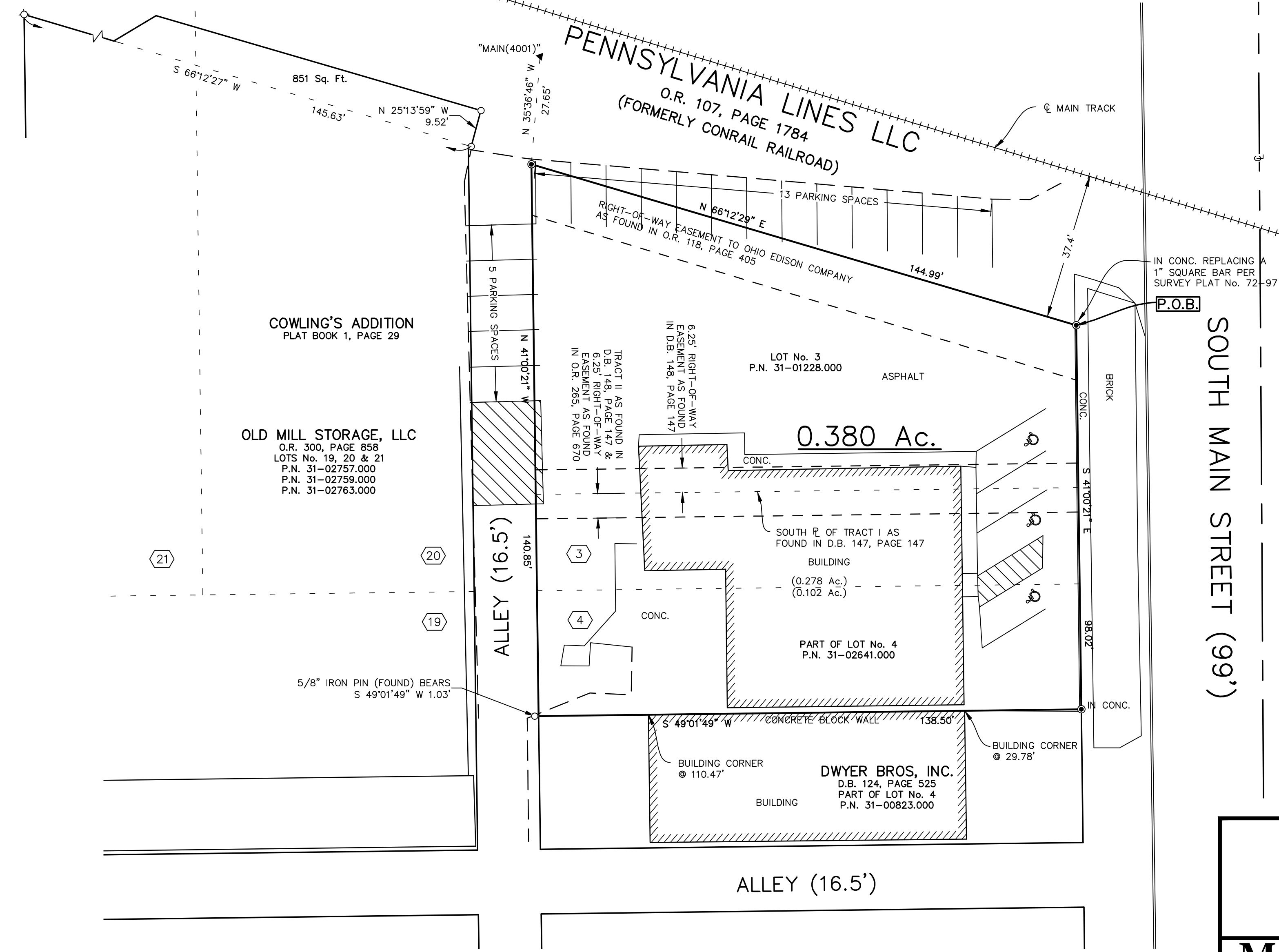
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID OHIO STATE PLANE COORDINATES		NAVD 88
NAME	NAD 83 (2011)	LATITUDE	LONGITUDE	HEIGHT
MADISON COUNTY CORS (OHMD)	MAD 1	39°52'28.79991"N	83°28'45.11264"W	988.472
		RESIDUALS		ΔH = 0.000 SFT
		39°56'00.26535"N	83°28'03.53995"W	964.692
		RESIDUALS		ΔH = 0.055 SFT
		39°56'01.69544"N	83°29'31.31151"W	993.915
		RESIDUALS		ΔH = 0.058 SFT
		SITE BASE STATION	MAIN (4001) LOCAL SITE SETTINGS	1046.505
		39°03'35.17194"N	83°26'05.84659"W	938.855
		RESIDUALS		ΔH = +0.138 SFT
MAIN (4001)				
GROUND SCALE FACTOR: 1.0000929468		LOCAL GROUND COORDINATES		NAVD 88
GEOID MODEL: GEOID09 (CONUS)		NORTHING	EASTING	ELEVATION
		687387.3608	1703019.9866	1046.505
UNITS ARE IN U.S. SURVEY FEET (SFT)				

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE FEBRUARY 17, 2015
SCALE 1"=20'
DEED REFERENCE
OFFICIAL RECORD 265 PAGE 670
TOWNSHIP
MILITARY SURVEY NUMBER
CITY OF LONDON

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 71° 47' 50.5") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION 'OHMD' AND MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT 'MAIN (4001)' AND DERIVED FROM GPS OBSERVATIONS TAKEN FEBRUARY 9, 2015, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

P.O.B. N. 687,395.493 E. 1,703,168.759
MAD 1 - P.O.B. S 18°15'26.3" E 19,221.93' (GROUND)
OHMD - P.O.B. N 71°52'03.6" E 9,988.44' (GROUND)

DEED REFERENCE
GEO-SITES, LTD
O.R. 265, PAGE 670
LOT No. 3
P.N. 31-01228.000
PART OF LOT No. 4
P.N. 31-02641.000



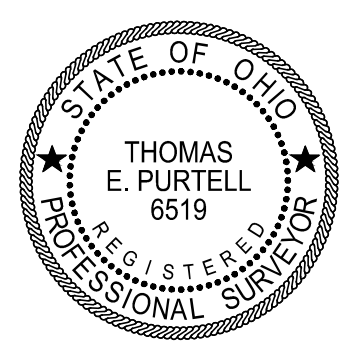
LEGEND

- 5/8" IRON PIN (FOUND)
- ⊠ 3/4" SQUARE IRON PIN (FOUND)
- MAG NAIL (SET)
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "MAIN(4001)", 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.

TO:
MIDLAND TITLE WEST AND
HUNTINGTON NATIONAL BANK
I HEREBY CERTIFY THIS TO BE A PLAT
OF A SURVEY MADE UNDER MY DIRECTION
IN FEBRUARY 2015.
Thomas E. Purtell
THOMAS E. PURTELL, P.S. 6519



SURVEY FOR
HMAC, LLC
CITY OF LONDON
MADISON COUNTY, OHIO

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.
FEBRUARY 17, 2015	1"=20'	S15-753



L:\Current Projects\2015\15-753_HMAC, LLC\ADV\AutoCAD Project\dwg\15753_Survey Plat.dwg, Plot: 2/17/2015 3:47:54 PM

15753 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.— Loren M. Puckett, P.E.— Eric N. Lutz, P.S.— Jerrold B. Bradley, AIA

File No. S15-753
February 16, 2015

LEGAL DESCRIPTION

Geo-Sites, LTD
To
HMAC, LLC
0.380 Acres Tract

Situated in the City of London, County of Madison, State of Ohio, being all (0.278 acres) of Lot No. 3 (Parcel No. 31-01228.000) and part (0.102 acres) of Lot No. 4 (Parcel No. 31-02641.000) of Cowling's Addition to the City of London as recorded in Plat Book 01, Page 29 of the Madison County Recorder's office as conveyed to Geo-Sites, LTD. and recorded in Official Record Volume 265, Page 670 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a Mag nail (set) replacing a 1" square iron bar as shown on Survey Plat No. 72-97, marking the intersection of the southerly right-of-way line of a railroad as conveyed to Pennsylvania Lines, LLC (O.R. 107, Page 1784) formerly the Conrail railroad and the southwesterly right-of-way line of South Main Street having Ohio State Plane Coordinates Northing 687,395.493 feet, Easting 1,703,168.759 feet South Zone and based upon NAD 83 (2011);

thence with the southwesterly right-of-way line of South Main Street S 41°00'21" E, a distance of 98.02 feet to a Mag nail (set) in concrete, said Mag nail being the northerly most corner of a part of Lot No. 4 as conveyed to Dwyer Bros, Inc. (D.B. 124, Page 525);

thence with Dwyer's northwesterly line S 49°01'49" W, passing the northerly corner of Dwyer's building at 29.78 feet and continuing with Dwyer's northwesterly building line, passing the westerly corner of Dwyer's building at 110.47 feet, a total distance of 138.50 feet to a point in the northeasterly right-of-way line of an alley from which a 5/8" iron pin (found) bears S 49°01'49" W, a distance of 1.03 feet;

thence with the northeasterly right-of-way line of said alley N 41°00'21" W, a distance of 140.85 feet to a Mag nail (set) in the southerly right-of-way line of a railroad as conveyed to Pennsylvania Lines, LLC (O.R. 107, Page 1784) formerly the Conrail railroad;

thence with the southerly right-of-way line of said railroad conveyed to Pennsylvania Lines, LLC N 66°12'29" E, a distance of 144.99 feet to the beginning, containing 0.380 acres of land.

Also an easement and right-of-way across and upon a strip of land 6.25 feet wide as described in Deed Book 148, Page 147.

Also an easement and right-of-way across and upon a strip of land 6.25 feet wide as described in Official Record Volume 265, Page 670.

Subject to a right-of-way easement conveyed to the Ohio Edison Company as described in Official Record Volume 118, Page 405.

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

Bearings are based upon the Grid Azimuth (AZ. 71° 47' 50.5") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Survey Monument "MAIN (4001)" and derived from GPS observations taken February 9, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February 2015, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S15-753 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

