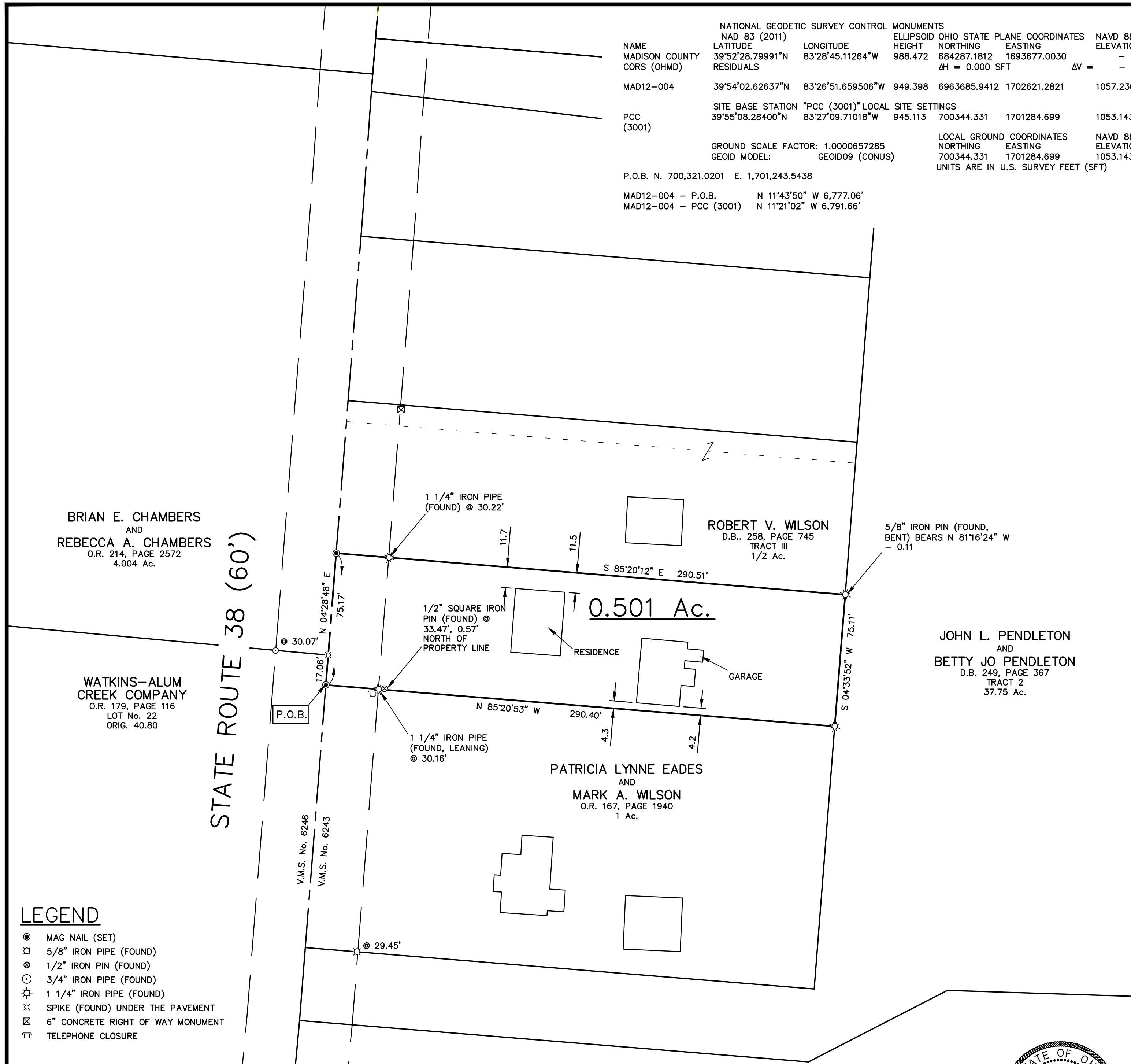


NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID OHIO STATE PLANE COORDINATES		NAVD 88		
NAD 83 (2011)				ELEVATION		
NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	
MADISON COUNTY CORRS (OHMD)	39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812	1693677.0030	—
MAD12-004	39°54'02.62637"N	83°26'51.659506"W	949.398	6963685.9412	1702621.2821	1057.230
PCC (3001)	39°55'08.28400"N	83°27'09.71018"W	945.113	700344.331	1701284.699	1053.143
SITE BASE STATION "PCC (3001)" LOCAL SITE SETTINGS						
GROUND SCALE FACTOR: 1.0000657285		LOCAL GROUND COORDINATES		NAVD 88		
GEOID MODEL: GEIOD09 (CONUS)		NORTHING EASTING		ELEVATION		
P.O.B. N. 700,321.0201 E. 1,701,243.5438		700344.331 1701284.699		1053.143		
MAD12-004 - P.O.B. N 11°43'50" W 6,777.06'						
MAD12-004 - PCC (3001) N 11°21'02" W 6,791.66'						

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE OCTOBER 20, 2014  
 SCALE 1"=40'  
 DEED REFERENCE  
 OFFICIAL RECORD 298 PAGE 2092  
 TOWNSHIP DEERCREEK  
 MILITARY SURVEY NUMBER 6243

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 43°34'51.0") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHMD" AND MADISON COUNTY GEODETIC SURVEY MONUMENT "MAD 02-004" AND DERIVED FROM GPS OBSERVATIONS TAKEN JULY 25, 2014, UTILIZING THE TRIMBLE ODOT CORRS VRS (VIRTUAL REFERENCE SYSTEM).



BRIAN E. CHAMBERS  
 AND  
 REBECCA A. CHAMBERS  
 O.R. 214, PAGE 2572  
 4.004 Ac.

WATKINS-ALUM  
 CREEK COMPANY  
 O.R. 179, PAGE 116  
 LOT No. 22  
 ORIG. 40.80

ROBERT V. WILSON  
 D.B. 258, PAGE 745  
 TRACT III  
 1/2 Ac.

JOHN L. PENDLETON  
 AND  
 BETTY JO PENDLETON  
 D.B. 249, PAGE 367  
 TRACT 2  
 37.75 Ac.

PATRICIA LYNNE EADES  
 AND  
 MARK A. WILSON  
 O.R. 167, PAGE 1940  
 1 Ac.

DEED REFERENCE:  
 PCC PROPERTIES LLC  
 O.R. 298, PAGE 2092  
 ORIG. 1 Ac.

**LEGEND**

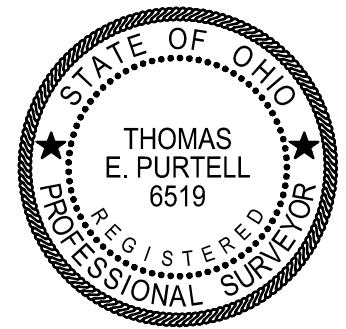
- MAG NAIL (SET)
- ⊗ 5/8" IRON PIPE (FOUND)
- ⊗ 1/2" IRON PIN (FOUND)
- ⊗ 3/4" IRON PIPE (FOUND)
- ⊗ 1 1/4" IRON PIPE (FOUND)
- ⊗ SPIKE (FOUND) UNDER THE PAVEMENT
- ⊗ 6" CONCRETE RIGHT OF WAY MONUMENT
- TELEPHONE CLOSURE



**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 OCTOBER 2014.

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



SURVEY FOR  
**THOMAS COUGHLIN & NICHOLAS COUGHLIN**  
 DEERCREEK TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. No. 6243

**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.
OCTOBER 20, 2014	1"=40	S14-778

L:\Current Projects\2014\14-778 Thomas Coughlin - Nicholas Coughlin - AutoCAD Project\dwg\14-778 Survey Plat.dwg, 11/3/2014 8:53:50 AM, DWG To PDF.pc3

14778 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

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File No. S14-778

October 20, 2014

### LEGAL DESCRIPTION

PCC Properties, LLC

0.501 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 6243, being all that remains of an original 1 acres tract (P.N. 05-00276.000) as conveyed to PCC Properties, LLC and recorded in Official Record Volume 298, Page 2092 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a Mag nail (set) in the centerline of State Route 38 having Ohio State Plane Coordinates Northing 700,321.0201 feet, Easting 1,701,243.5438 feet South Zone and based upon NAD 83 (2011), said Mag nail being the northwesterly corner of the 1 acres tract as conveyed to Patricia Lynne Eades and Mark A. Wilson (O.R. 167, Page 1940);

thence with the centerline of State Route 38 N 04°28'48" E, passing a spike (found) under the pavement at 17.06 feet, a total distance of 75.17 feet to a Mag nail (set), said Mag nail being the southwesterly corner of the ½ acres "Tract III" as conveyed to Robert V. Wilson (D.B. 258, Page 745);

thence with Wilson's southerly line S 85°20'12" E, passing a 1 ¼" iron pipe (found) at 30.22 feet, a total distance of 290.51 feet to a 1 ¼" iron pipe (found) in the westerly line of the 37.75 acres "Tract 2" as conveyed to John L. Pendleton and Betty Jo Pendleton (D.B. 249, Page 367) from which a 5/8" iron pin (found, bent) bears N 81°16'24" W, a distance of 0.11 feet;

thence Pendleton's westerly line S 04°33'52" W, a distance of 75.11 feet to a 1 ¼" iron pipe (found), said iron pipe being the northeasterly corner of the 1 acres tract as conveyed to Patricia Lynne Eades and Mark A. Wilson (O.R. 167, Page 1940);

thence with Eades northerly line N 85°20'53" W, passing a 1 ¼" iron pipe (found, leaning) at 260.24 feet, a total distance of 290.40 feet to the beginning, containing 0.501 acres of land.

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

Bearings are based upon the Grid Azimuth (AZ. 43° 34' 51.0") between National Geodetic Survey CORS Station "OHMD" and Madison County Geodetic Survey Monument "MAD 02-004" and derived from GPS observations taken July 25, 2014, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in October 2014, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S14-778 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

