

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, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE FEBRUARY 6, 2015
 SCALE 1"=50'
 DEED REFERENCE
 OFFICIAL RECORD 283 PAGE 654
 TOWNSHIP FAIRFIELD
 MILITARY SURVEY NUMBER 5294 & 12127

GARY L. CONVERSE
 TRUSTEE
 O.R. 288, PAGE 406
 TRACT TWO
 ORIG. 10 Ac.
 P.N. 07-00725.000

PARCEL TWO
 ORIG. 8.28 Ac.
 P.N. 07-00171.003

W. RENEE MILLER
 O.R. 112, PAGE 2053
 PARCEL ONE
 5.2036 Ac.
 P.N. 07-00171.002

LILLY CHAPEL-OPOSSUM
 RUN ROAD (50')
 (COUNTY ROAD No. 72)

WEST JEFFERSON-
 KIOUSVILLE ROAD (45')
 (COUNTY ROAD No. 22)

1.995 Ac.
 (1.670 Ac.
 OUTSIDE OF R/W)

GERALD KEITH
 CHAPMAN
 O.R. 291, PAGE 382
 ORIG. 5.43 Ac.
 P.N. 07-00118.000

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS

NAME	NAD 83 (NSRS2007) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES NAVD 88 EASTING	ELEVATION
MADISON COUNTY CORS (OHMD)	39°52'28.79984"N	83°28'45.11284"W	988.501	684287.1747	1693676.986	-
	RESIDUALS		ΔH = 0.000 SFT	ΔV = -		
WE 1 FRA CO PIC CO MAD CO	39°48'45.18621"N	83°14'37.04550"W	824.716	661030.9515	1759605.5096	934.381
	RESIDUALS		ΔH = 0.081 SFT	ΔV = -1.882 SFT		
FRA CO WE 20 MAD CO	39°51'40.96776"N	83°14'50.65186"W	844.876	678.825.4566	1758691.0232	954.722
	RESIDUALS		ΔH = 0.143 SFT	ΔV = -1.807 SFT		

SITE BASE STATION "FOX (6001)" LOCAL SITE SETTINGS

FOX (6001)	39°52'05.70926"N	83°16'43.85782"W	872.204	681403.444	1749885.370	980.023
	GROUND SCALE FACTOR: 1.0000701149		LOCAL GROUND COORDINATES		NAVD 88	
	GEOD MODEL: GEOID03 (CONUS)		NORTHING EASTING		ELEVATION	
			681403.444 1749885.370		980.023	
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

P.O.B. N. 684,795.0424 E. 1,750,630.7203
 WE 1 FRA CO PIC CO MAD TO P.O.B. N 20°41'24"W 25,403.92'
 FRA CO WE 20 MAD CO TO P.O.B. N 53°28'37"W 10,030.78'

DEED REFERENCE
 MICHAEL A. WILSON
 AND
 LYNETTE E. WILSON
 O.R. 283, PAGE 654
 21.3362 Ac.
 P.N. 07-00714.006

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- ⊙ MAG NAIL (SET)
- ⊗ SPIKE (FOUND UNDER PAVEMENT)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊙ MAG NAIL (FOUND)

NOTES

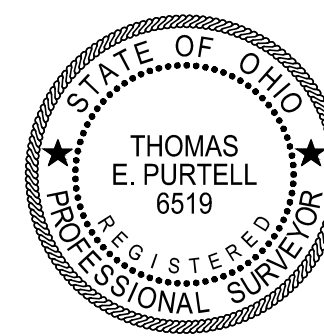
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

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 FEBRUARY 2015.

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



SURVEY FOR
MICHAEL A. WILSON
 FAIRFIELD TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 5294 & 12127

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 6, 2015	1"=50'	S15-752



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. S15-752

February 6, 2015

LEGAL DESCRIPTION

Michael A. Wilson

1.995 Acres Tract

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. Nos. 5294 and 12127, being a part of the 21.3362 acres tract (P.N. 07-00714.006) as conveyed to Michael A. Wilson and Lynette E. Wilson and recorded in Official Record Volume 283, Page 654 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a railroad spike (found) marking the centerline intersection of West Jefferson-Kiousville Road (County Road No. 22) and Lilly Chapel-Opossum Run Road (County Road No. 72) having Ohio State Plane Coordinates Northing 684,795.0424 feet, Easting 1,750,630.7203 feet South Zone and based upon NAD 83 (2011), said railroad spike being the northerly most corner of the 21.3362 acres tract as conveyed to Michael A. Wilson and Lynette E. Wilson (O.R. 283, Page 654);

thence with the centerline of Lilly Chapel-Opossum Run Road S 54°05'44" E, passing a Mag nail (found) at 74.23 feet, passing another Mag nail (found) at 284.10 feet, a total distance of 375.00 feet to a Mag nail (set);

thence with a new division line S 35°54'16" W, passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 243.38 feet to a 5/8" iron pin (set);

thence with another new division line N 54°05'44" W, passing a 5/8" iron pin (set) at 314.20 feet, a total distance

of 339.20 feet to a Mag nail (set) in the centerline of West Jefferson-Kiousville Road;

thence with the centerline of West Jefferson-Kiousville Road N 27°32'07" E, a distance of 246.00 feet to the beginning, containing 1.995 acres of land of which 1.670 acres lie outside the existing road right-of-way.

The above description contains 1.649 acres of V.M.S. No. 5294 and contains 0.346 acres of V.M.S. No. 12127.

Subject to all 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, 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. S15-752 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

