

VOLUME ____ PLAT NO. ____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 9, 2015
 SCALE 1"=40'
 DEED REFERENCE
 OFFICIAL RECORD 261 PAGE 133
 TOWNSHIP
 MILITARY SURVEY NUMBER 55670
 CITY OF LONDON

BEARINGS ARE BASED UPON THE
 GRID AZIMUTH (AZ 55°57'50.2")
 BETWEEN NATIONAL GEODETIC
 SURVEY MONUMENT "OHMD" AND
 MCCARTY ASSOCIATES GEODETIC
 SURVEY MONUMENT "ELM (2001)" AND
 DERIVED FROM GPS OBSERVATIONS
 TAKEN NOVEMBER 6, 2015 UTILIZING
 THE TRIMBLE ODOT CORS VRS
 (VIRTUAL REFERENCE SYSTEM).

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION
	NAD 83 (2011) LATITUDE	LONGITUDE		NORTHING	EASTING	
MADISON COUNTY CORS (OHMD) RESIDUALS	39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812	1693677.0030	-
MAD 1	39°56'00.26535"N	83°28'03.53995"W	964.692	705648.4804	1697147.2421	1072.927
MAD02-011	39°56'01.69544"N	83°29'31.31151"W	993.915	705867.3675	1690312.0773	1102.01
ELM (2001)	SITE BASE STATION "ELM (2001)" LOCAL SITE SETTINGS		948.599	690696.8381	1703166.8247	1056.437
	GROUND SCALE FACTOR: 1.0000700920			LOCAL GROUND COORDINATES		NAVD 88
	GEOID MODEL: GEOID12A (CONUS)			NORTHING EASTING		ELEVATION
				690696.8381 1703166.8247		1056.437
				UNITS ARE IN U.S. SURVEY FEET (SFT)		

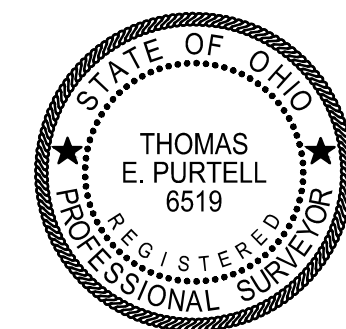
P.O.B. N. 690,532.990' E. 1,703,230.082'
 P.O.C. N. 690,258.590' E. 1,703,291.483'
 MAD 1 - P.O.B. S. 21°55'16" E. 16,294.66' (GROUND)
 OHMD - P.O.B. N. 59°49'24" E. 11,414.45' (GROUND)

DEED REFERENCE
 CHARLES P. MERCER
 O.R. 261, PAGE 133
 12784 SQ. FT.
 P.N. 31-01235.000

SURVEY FOR
CHARLES P. MERCER
 CITY OF LONDON
 MADISON COUNTY, OHIO
 V.M.S. No. 5670

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

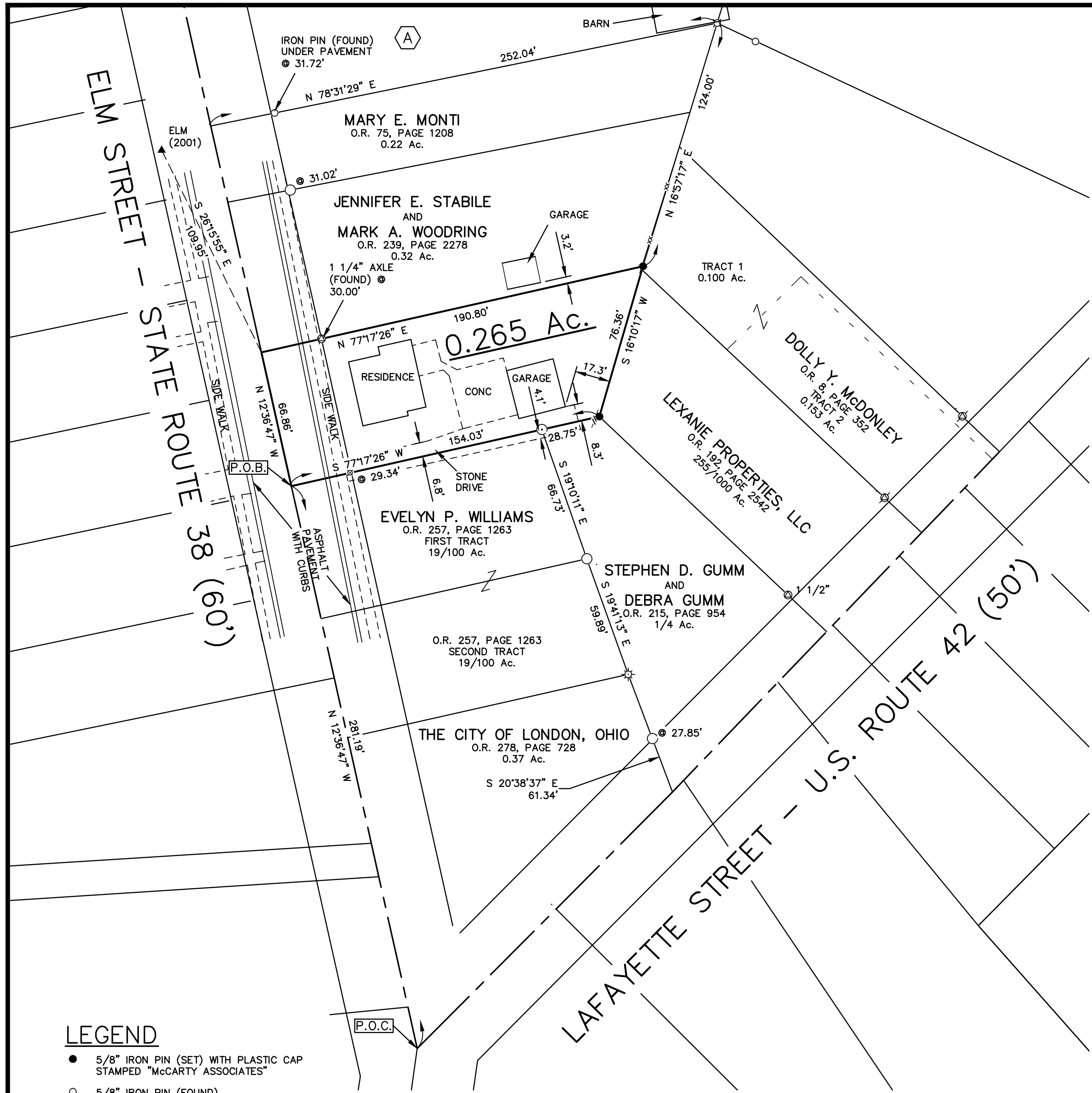
DATE	SCALE	PROJECT NO.
NOVEMBER 9, 2015	1"=40'	S15-791



I HEREBY CERTIFY THIS TO BE A PLAT
 OF A SURVEY MADE UNDER MY DIRECTION
 IN NOVEMBER, 2015.
Thomas E. Purtell
 THOMAS E. PURTELL, P.S. 6519

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.

JAMIE TERESA TYSON
 TRACY ELISABETH TYSON
 AND STEPHEN BRUCE TYSON
 O.R. 244, PAGE 2012
 PARCEL 1
 2.90 Ac.



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- 3/4" IRON PIN (FOUND)
- 1" IRON PIPE (FOUND)
- ⊗ IRON AXLE (FOUND)
- ⊙ 1" IRON PIN (FOUND)
- ⊕ 1 1/2" IRON PIPE (FOUND)
- ⊖ BOLT (FOUND)
- ⊗ T-ROD (FOUND)
- CHAIN LINK FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- BOARD FENCE
- ▲ "McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "ELM (2001)" 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



L:\Current Projects\2015\15-791 Charles P. Mercer\CAD\AutoCAD\Project\dwg\15791 Survey Plat.dwg, 11/10/2015 1:48:33 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. — Loren M. Puckett, P.E.— Eric N. Lutz, P.S.— Jerrold B. Bradley, AIA

File No. S15-791
November 9, 2015

LEGAL DESCRIPTION

Charles P. Mercer
0.265 Acres Tract

Situated in the City of London, County of Madison, State of Ohio, being a part of V.M.S. No. 5670, being the same real estate referred to as a 12,784 square feet tract (Parcel No. 31-01235.000) as conveyed to Charles P. Mercer and recorded in Official Record 261, Page 133 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a point marking the centerline intersection of LaFayette Street (U.S. Route 42) and Elm Street (State Route 38);

thence with the centerline of Elm Street (State Route 38) N 12°36'47" W, a distance of 281.19 feet to the true point of beginning of the tract of land herein described, said point being the northwesterly corner of the 19/100 acres "First Tract" as conveyed to Evelyn P. Williams (O.R. 257, Page 1263), and having Ohio State Plane Coordinates Northing 690,532.990 feet, Easting 1,703,230.082 feet South Zone and based upon NAD 83 (2011);

thence continuing with the centerline of Elm Street (State Route 38) N 12°36'47" W, a distance of 66.86 feet to a point, said point being the southwesterly corner of the 0.32 acres tract as conveyed to Jennifer E. Stabile and Mark A. Woodring (O.R. 239, Page 2278);

thence with Stabile's southerly line N 77°17'26" E, passing a 1 ¼" axle (found) at 30.00 feet, a total distance of 190.80

feet to a 5/8" iron pin (set) in the westerly line of the 0.100 acres "Tract 1" as conveyed to Dolly Y. McDonley (O.R. 008, Page 352);

thence with McDonley's westerly line S 16°10'17" W, passing McDonley's corner and continuing with the westerly line of the 255/1000 acres tract as conveyed to Lexanie Properties, LLC (O.R. 192, Page 2542), a distance of 76.36 feet to a 5/8" iron pin (set), said iron pin being a corner to the ¼ acres tract as conveyed to Stephen D. Gumm and Debra Gumm (O.R. 215, Page 954);

thence with Gumm's northerly line S 77°17'26" W, passing a 1" iron pin (found) in an existing stone driveway marking Gumm's northwesterly corner at 28.75 feet, and continuing with the existing stone driveway and the northerly line of the 19/100 acres "First Tract" as conveyed to Evelyn P. Williams (O.R. 257, Page 1263), passing a bolt (found) in said existing stone driveway at 124.69 feet, a total distance of 154.03 feet to the true point of beginning, containing 0.265 acres of land.

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

Bearings are based upon the Grid Azimuth (AZ. 55° 57' 50.2") between National Geodetic Survey CORS Station "OHMD" and McCarty Associates Geodetic Survey Monument "ELM (2001)" and derived from GPS observations taken November 6, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S15-791 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

Thomas E. Purtell, P.S. 6519

