

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE DECEMBER 27, 2017
 SCALE 1"=100'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP UNION
 MILITARY SURVEY NUMBER 5046

BEARINGS ARE BASED UPON THE GRID
 AZIMUTH (AZ 250°16'50.4") BETWEEN NATIONAL
 GEODETIC SURVEY CORRS STATION 'COLB' AND
 MCCARTY ASSOCIATES SURVEY CONTROL
 MONUMENT 'GLADE RUN (2217)' AND DERIVED
 FROM GPS OBSERVATIONS TAKEN SEPTEMBER 21,
 2017, UTILIZING THE TRIMBLE ODOT CORRS VRS
 (VIRTUAL REFERENCE SYSTEM).

ELIZABETH JANE AMES
 AND
 KEVIN AMES
 O.R. 224, PAGE 928
 2.097 Ac.
 S.R. 97-95

COUGHLIN AND
 COUGHLIN LTD.
 O.R. 335, PAGE 1855
 98.234 Ac.
 P.N. 29-00076.000
 S.R. 115-17

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION
	NAD 83 (2011) LATITUDE	LONGITUDE		NORTHING	EASTING	
COLUMBUS CORRS (COLB) RESIDUALS	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
				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
				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	678825.4566	1758691.0232	954.722
				ΔH = 0.143 SFT		ΔV = -1.807 SFT

NAME	SITE BASE STATION 'GLADE RUN (2217)' LOCAL SITE SETTINGS		ELLIPSOID HEIGHT	LOCAL GROUND COORDINATES		NAVD 88 ELEVATION
	NAD 83 (2011) LATITUDE	LONGITUDE		NORTHING	EASTING	
GLADE RUN (2217)	39°52'26.46139"N	83°20'56.43205"W	858.964	683683.674	1730212.651	966.673
				GROUND SCALE FACTOR: 1.0000686286		
				GEIOD MODEL: GEIOD12A (CONUS)		

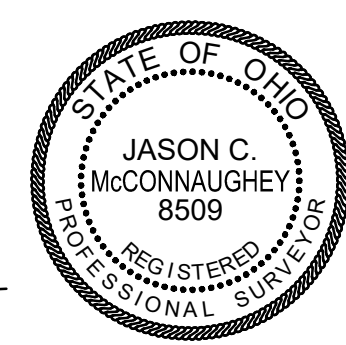
FRA CO WE 20 MAD CO TO P.O.C. N 81°50'40" W - 28,693.99'
 P.O.B. N 683,433.004' E 1,730,275.248'

DEED REFERENCE
 COUGHLIN AND
 COUGHLIN LTD.
 O.R. 335, PAGE 1855
 98.234 Ac.
 P.N. 29-00076.000
 S.R. 115-17

SURVEY FOR
THOMAS COUGHLIN
 UNION TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 5046

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

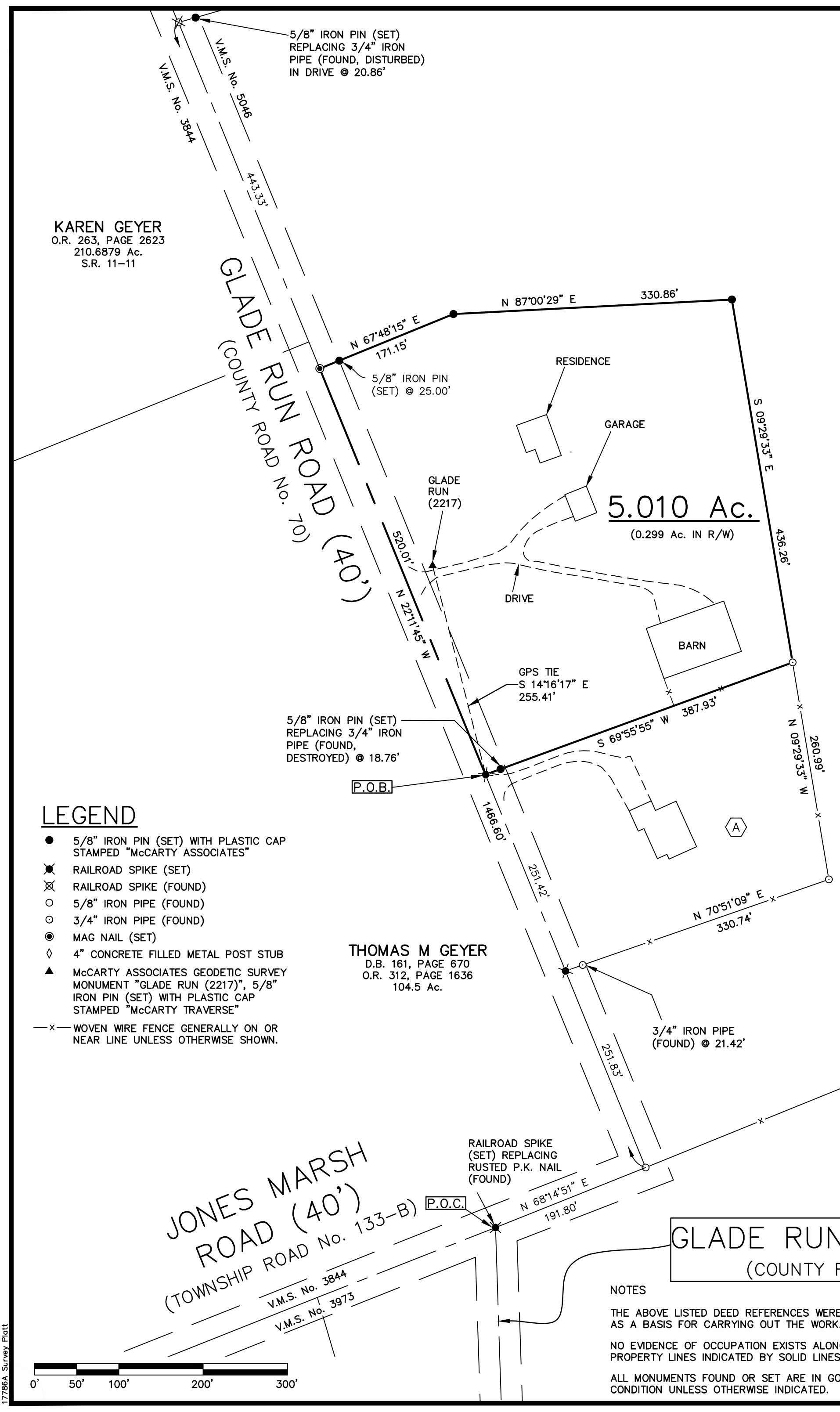
DATE	SCALE	PROJECT NO.
DECEMBER 27, 2017	1"=100'	S17-786A



THOMAS A. DREBS
 AND
 SANDRA K. DREBS
 O.R. 58, PAGE 45
 PARCEL TWO
 89.823 Ac.
 S.R. 91-97

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 SEPTEMBER & DECEMBER, 2017.
Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8509



KAREN GEYER
 O.R. 263, PAGE 2623
 210.6879 Ac.
 S.R. 11-11

THOMAS M GEYER
 D.B. 161, PAGE 670
 O.R. 312, PAGE 1636
 104.5 Ac.

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- ✱ RAILROAD SPIKE (SET)
- ✱ RAILROAD SPIKE (FOUND)
- 5/8" IRON PIPE (FOUND)
- 3/4" IRON PIPE (FOUND)
- MAG NAIL (SET)
- ◇ 4" CONCRETE FILLED METAL POST STUB
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "GLADE RUN (2217)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.



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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. Jerrold B. Bradley, AIA

File No. S17-786A
December 27, 2017

LEGAL DESCRIPTION

Thomas Coughlin
5.010 Acres Tract

Situated in the Township of Union, County of Madison, State of Ohio, being a part of V.M.S. No. 5046, and being (5.010 acres) of a 98.234 acres tract (Parcel No. 29-00076.000) as conveyed to Coughlin and Coughlin LTD. and recorded in Official Record Volume 335, Page 1855 of the Madison County Recorder's Office and found in Survey Record 115-17 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a railroad spike (set) replacing rusted P.K. Nail (found) at the intersection of Jones Marsh Road (Township Road No. 133-B) and Glade Run Road (County Road No. 70);

thence with the centerline of Glade Run Road N 68°14'51" E, a distance of 191.80 feet to a 5/8" iron pin (found) at a point of intersection of the centerline of said road;

thence with the centerline of Glade Run Road N 22°11'45" W passing a railroad spike (set) at 251.83 feet marking a southwesterly corner of a 2.097 acres tract as conveyed to Elizabeth Jane Ames and Kevin Ames (O.R. 224, Page 928) and found in Survey Record 97-95 of the Madison County Engineer's Record of Land Surveys, a total distance of 503.25 feet to a railroad spike (set) marking a northwesterly corner to the aforesaid 2.097 acres tract and marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 683,433.004 feet, Easting 1,730,275.248 feet South Zone and based upon NAD 83 (2011);

thence with the centerline of Glade Run Road N 22°11'45" W, a distance of 520.01 feet to a mag nail (set);

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

- 1) N 67°48'15" E passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 171.15 feet to a 5/8" iron pin (set);
- 2) N 87°00'29" E, a distance of 330.86 feet to a 5/8" iron pin (set);
- 3) S 09°29'33" E, a distance of 436.26 feet to a 3/4" iron pipe (found) marking a northeasterly corner of the aforementioned 2.097 acres tract as conveyed to Elizabeth Jane Ames and Kevin Ames (O.R. 224, Page 928) and found in Survey Record 97-95 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line the aforesaid 2.097 acres tract S 69°55'55" W passing a 5/8" iron pin (set) replacing a 3/4" iron pipe (found, destroyed) at 369.17 feet, a total distance of 387.93 feet to the true point of beginning, containing 5.010 acres of land.


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

Bearings are based upon the Grid Azimuth (AZ. 250° 16' 50.4") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Survey Monument "GLADE RUN (2217)" and derived from GPS observations taken September 21, 2017, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September and December 2017, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S17-786A 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".




Jason C. McConnaughey, P.S. 8509