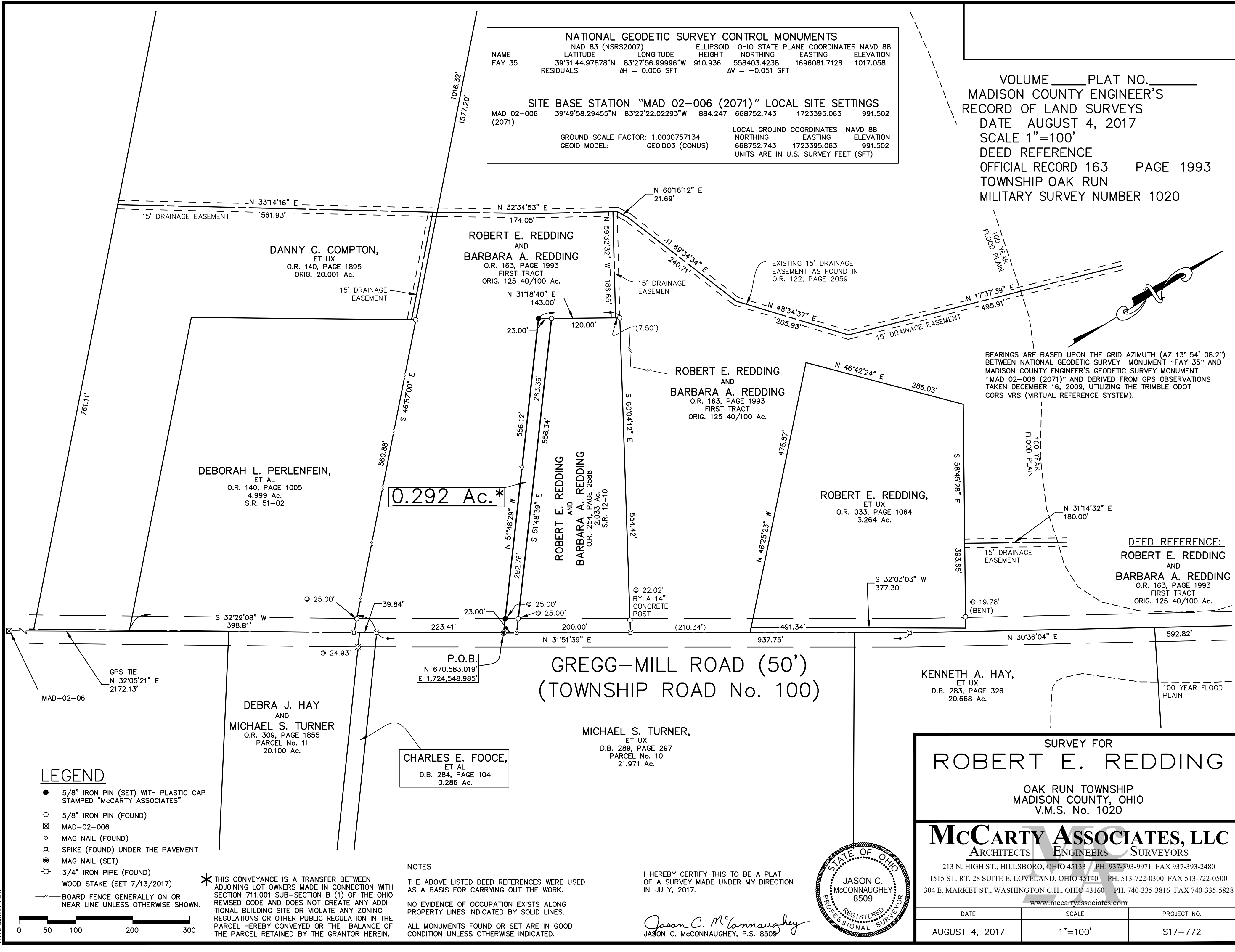


NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (NSRS2007)	ELLIPSOID	OHIO STATE PLANE COORDINATES NAVD 88			
FAY 35	39°31'44.97878"N	83°27'56.99996"W	910.936	558403.4238	1696081.7128	1017.058
RESIDUALS	ΔH = 0.006 SFT	ΔV = -0.051 SFT				
SITE BASE STATION "MAD 02-006 (2071)" LOCAL SITE SETTINGS						
MAD 02-006 (2071)	39°49'58.29455"N	83°22'22.02293"W	884.247	668752.743	1723395.063	991.502
GROUND SCALE FACTOR:	1.0000757134	LOCAL GROUND COORDINATES NAVD 88				
GEIOD MODEL:	GEIOD03 (CONUS)	NORTHING	EASTING	ELEVATION		
		668752.743	1723395.063	991.502		
		UNITS ARE IN U.S. SURVEY FEET (SFT)				

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE AUGUST 4, 2017
 SCALE 1"=100'
 DEED REFERENCE
 OFFICIAL RECORD 163 PAGE 1993
 TOWNSHIP OAK RUN
 MILITARY SURVEY NUMBER 1020



BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 13° 54' 08.2") BETWEEN NATIONAL GEODETIC SURVEY MONUMENT "FAY 35" AND MADISON COUNTY ENGINEER'S GEODETIC SURVEY MONUMENT "MAD 02-006 (2071)" AND DERIVED FROM GPS OBSERVATIONS TAKEN DECEMBER 16, 2009, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

DEED REFERENCE:
 ROBERT E. REDDING
 AND
 BARBARA A. REDDING
 O.R. 163, PAGE 1993
 FIRST TRACT
 ORIG. 125 40/100 Ac.

GREGG-MILL ROAD (50')
 (TOWNSHIP ROAD No. 100)

KENNETH A. HAY,
 ET UX
 D.B. 283, PAGE 326
 20.668 Ac.

DEBRA J. HAY
 AND
 MICHAEL S. TURNER
 O.R. 309, PAGE 1855
 PARCEL No. 11
 20.100 Ac.

MICHAEL S. TURNER,
 ET UX
 D.B. 289, PAGE 297
 PARCEL No. 10
 21.971 Ac.

CHARLES E. FOOCHE,
 ET AL
 D.B. 284, PAGE 104
 0.286 Ac.

0.292 Ac. *

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - ⊠ MAD-02-006
 - ⊙ MAG NAIL (FOUND)
 - ⊛ SPIKE (FOUND) UNDER THE PAVEMENT
 - ⊙ MAG NAIL (SET)
 - ⊛ 3/4" IRON PIPE (FOUND)
 - BOARD FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

* THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTION B (1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

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 JULY, 2017.



SURVEY FOR
ROBERT E. REDDING

OAK RUN TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 1020

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.
AUGUST 4, 2017	1"=100'	S17-772

MCCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH 740-335-3816 FAX 740-335-5828
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. S17-772
August 7, 2017

LEGAL DESCRIPTION

Robert E. Redding
0.292 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. No. 1020 and being a part of the original 125 40/100 acres "First Tract" (Parcel No. 13-00180.001) as conveyed to Robert E. Redding and Barbara A. Redding and recorded in Official Record 163, Page 1993 of the Madison County Recorder's Office and being further bounded and described as follows:

Commencing at Madison County Engineer's Geodetic Monument "MAD 02-006";

thence with a tie line N 32°05'21" E, a distance of 2172.13 feet to a Mag nail (set) marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 670,593.019 feet, Easting 1,724,548.985 feet South Zone and based upon NAD 83 (2011);

thence with a new division line N 51°48'29" W passing a 5/8" iron pin (set) at 25.00 feet, a total distance of 556.12 feet to a 5/8" iron pin (set);

thence continuing with a new division line N 31°18'40" E, a distance of 23.00 feet to a 5/8" iron pin (found) marking the most westerly corner to a 2.033 acres tract as conveyed to Robert E. Redding and Barbara A. Redding (O.R. 254, Page 2588) and found in Survey Record 12-10 of the Madison County Engineer's Record of Land Surveys;

thence with the southwesterly line of the aforesaid 2.033 acres tract S 51°48'39" E passing a 5/8" iron pin (found) at 531.34 feet, a total distance of 556.34 feet to a mag nail (found) in the centerline of Gregg-Mill Road;

thence with the centerline of Gregg-Mill Road S 31°51'39" W, a distance of 23.00 feet to the true point of beginning, containing 0.292 acre of land.

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

Bearings are based upon the Grid Azimuth (AZ. 13 deg. 54 min. 08.2 sec.) between National Geodetic Survey Monument "FAY 35" and Madison County Engineer's Geodetic Monument "MAD 02-006 (2071)" and derived from GPS observations taken December 16, 2009, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2017, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S17-772 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".

This conveyance is a transfer between adjoining lot owners made in connection with Section 711.001 Sub-section B (1) of the Ohio Revised Code and does not create any additional building site or violate any zoning regulations or another public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein.




Jason C. McConnaughey, P.S. 8509