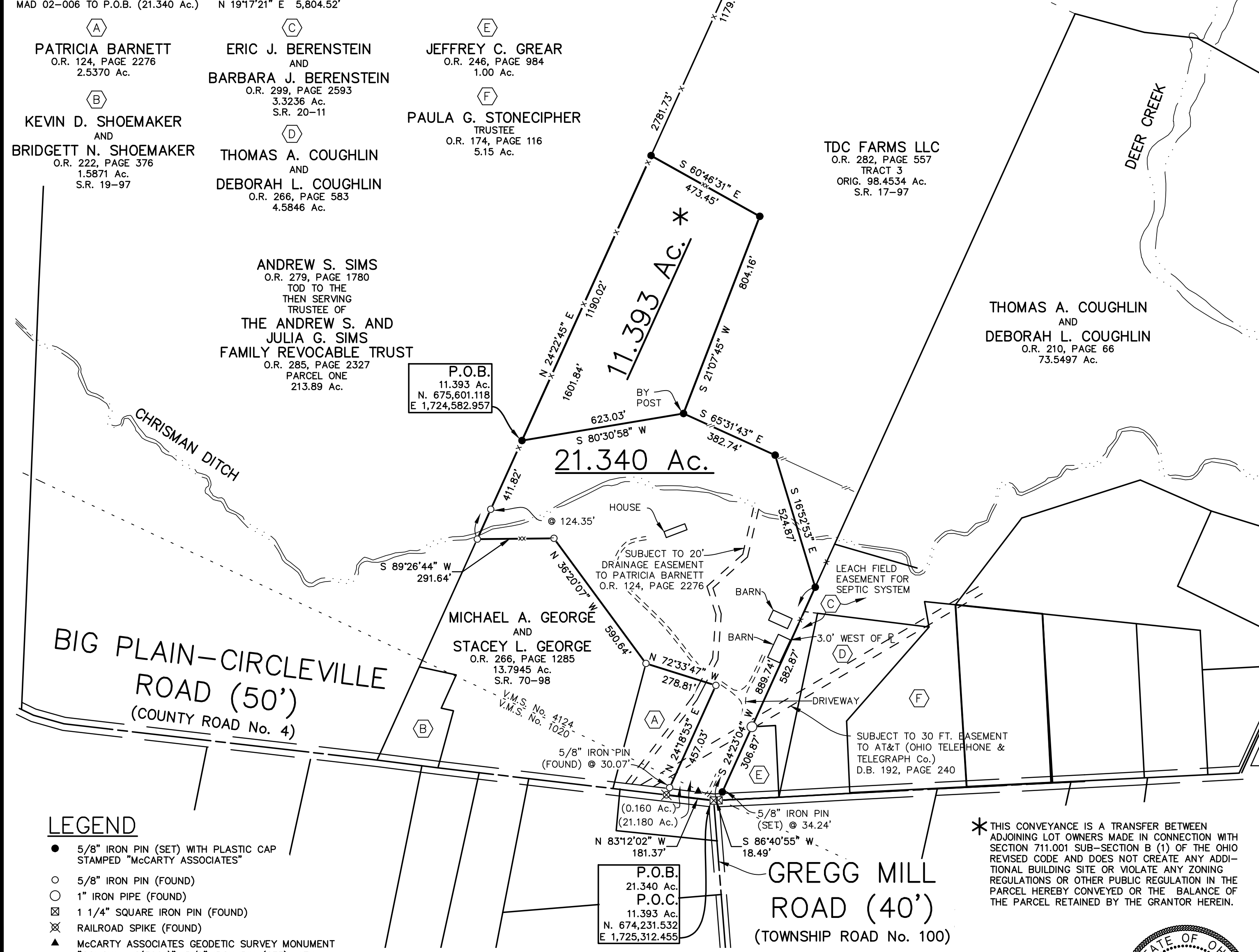


NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (NSRS2007)	ELLIPSOID	OHIO STATE PLANE COORDINATES	NAVD 88		
MADISON COUNTY CORS (OHMD)	LATITUDE	LONGITUDE	NORTHING	EASTING	ELEVATION	
WE 1 FRA CO PIC CO MAD CO	39°52'28.79984"N	83°28'45.11284"W	988.501	684287.1747	1693676.986	-
	RESIDUALS		ΔH = 0.000 SFT	ΔV =		
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 "COUGHLIN 2 (3001)" LOCAL SITE SETTINGS						
COUGHLIN 2(3001)	39°50'52.96365"N	83°21'58.87787"W	882.212	674266.7676	1725253.5936	989.565
GROUND SCALE FACTOR: 1.0000735077						
	LOCAL GROUND COORDINATES		NAVD 88			
	GEOID MODEL:	GEOID03 (CONUS)	NORTHING	EASTING	ELEVATION	
			674266.7676	1725253.5936	989.565	
UNITS ARE IN U.S. SURVEY FEET (SFT)						

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE JULY 25, 2011
SCALE 1"=300'
DEED REFERENCE
OFFICIAL RECORD 48 PAGE 1163
TOWNSHIP OAK RUN
MILITARY SURVEY NUMBER 4124 & 1020



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 AND JULY 20, 2011, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).



- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - 1" IRON PIPE (FOUND)
 - ⊠ 1 1/4" SQUARE IRON PIN (FOUND)
 - ⊗ RAILROAD SPIKE (FOUND)
 - ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "COUGHLIN 2(3001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"
- VINYL FENCE
--- HIGH TENSION FENCE
-x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

NOTES

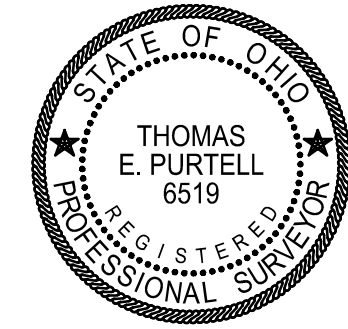
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

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 2011 AND SEPTEMBER, 2019.

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



SURVEY FOR
MICHAEL A. ANDERSON
OAK RUN TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. Nos. 1020 & 4124

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.
SEPTEMBER 25, 2019	1"=300'	S19-782

L:\Current Projects\2019\19-782 Michael A. Anderson\CAD\AutoCAD Project\dwg\19782 Survey Plat.dwg, Survey Plat, 9/26/2019 11:57:47 PM, Josh, 11

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. S19-782
September 25, 2019

LEGAL DESCRIPTION

Michael A. Anderson
21.340 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. Nos. 1020 and 4124, being a part of the 32.733 acres tract (Parcel No. 13-00017.004) as conveyed to Michael B. Anderson and Holly H. Anderson and recorded in Official Record 268, Page 1854 of the Madison County Recorder's Office, and found in Survey Record 37-11 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Beginning at an 1 ¼" square iron pin (found) marking the centerline intersection of Gregg Mill Road (Township Road No. 100) and Big Plain - Circleville Road (County Road No. 4), said square iron pin having Ohio State Plane Coordinates Northing 674,231.532 feet, Easting 1,725,312.455 feet South Zone and based upon NAD 83 (2011) and being N 19°17'21" E, a distance of 5,804.52 feet from Madison County Engineer's GPS Survey Mark "MAD 02-006";

thence with the centerline of Big Plain - Circleville Road N 83°12'02" W, a distance of 181.37 feet to a railroad spike (found), said railroad spike being the southeasterly corner of the 2.5370 acres tract as conveyed to Patricia Barnett (O.R. 124, Page 2276);

thence with Barnett's easterly line N 24°18'53" E, a distance of 457.03 feet to a 5/8" iron pin (found);

thence also with Barnett's northerly line N 72°33'47" W, a distance of 278.81 feet to a 5/8" iron pin (found), said iron pin being a corner to the 13.7945 acres tract as conveyed to Michael A. George and Stacey L. George (O.R. 266, Page 1285);

thence with George's line N 36°20'07" W, a distance of 590.64 feet to a 5/8" iron pin (found);

thence also with George's line S 89°26'44" W, a distance of 291.64 feet to a 5/8" iron pin (found) in the easterly line of the 213.89 acres "Parcel One" as conveyed to Andrew S. Sims (O.R. 279, Page 1780) with transfer on death to the then serving trustee of The Andrew S. and Julia G. Sims Family Revocable Trust (O.R. 285, Page 2327);

thence with Sims' easterly line N 24°22'45" E, passing a 5/8" iron pin (found) at 124.35 feet, a total distance of 411.82 feet to a 5/8" iron pin (set);

thence with a new division line N 80°30'58" E, a distance of 623.03 feet to a 5/8" iron pin (set), said iron pin being a corner to the original 98.4534 acres "Tract 3" as conveyed to TDC Farms, LLC (O.R. 282, Page 557), and found in Survey Record 17-97 of the Madison County Engineer's Record of Land Surveys;

thence with the line of TDC Farms, LLC S 65°31'43" E, a distance of 382.74 feet to a 5/8" iron pin (set);

thence also with TDC Farms, LLC S 16°52'53" E, a distance of 524.87 feet to a 5/8" iron pin (set) in the westerly line of the 3.3236 acres tract as conveyed to Eric J. Berenstein and Barbara J. Berenstein (O.R. 299, Page 2593), and found in Survey Record 20-11 of the Madison County Engineer's Record of Land Surveys;

thence with Berenstein's westerly line S 24°23'04" W, passing a 1" iron pipe (found) marking Berenstein's corner at

582.87 feet and continuing with the westerly line of the 1.00 acres tract as conveyed to Jeffrey C. Grear (O.R. 246, Page 984), passing a 5/8" iron pin (set) at 855.50 feet, a total distance of 889.74 feet to a 1 1/4" square iron pin (found) in the centerline of Big Plain - Circleville Road;

thence with the centerline of Big Plain - Circleville Road S 86°40'55" W, a distance of 18.49 feet to the beginning,

containing 21.340 acres of land.

Subject to a 20 foot drainage easement from the northern right-of-way line of Big Plain - Circleville Road to the center of a small creek crossing the above 21.340

acres tract as conveyed to Patricia Barnett and recorded in Official Record 124, Page 2276.

Subject to a 30 foot wide easement for communication systems conveyed to The Ohio Telephone and Telegraph Company (now AT & T) and recorded in Deed Book 192, Page 240.

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

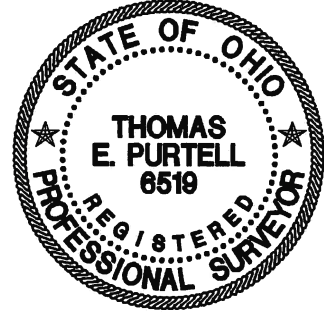
Bearings are based upon the Grid Azimuth (Az 357° 03' 29.0") between National Geodetic Survey Monuments "WE 1 FRA CO PIC CO MAD CO" and "FRA CO WE 20 MAD CO" and derived from GPS observations taken April 18, 2011 and July 20, 2011, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2011 and September 2019, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S19-782 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



MCCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

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File No. S19-782
September 25, 2019

LEGAL DESCRIPTION

Michael A. Anderson
11.393 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. No. 4124, being a part of the 32.733 acres tract (Parcel No. 13-00017.004) as conveyed to Michael B. Anderson and Holly H. Anderson and recorded in Official Record 268, Page 1854 of the Madison County Recorder's Office, and found in Survey Record 37-11 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at an 1 ¼" square iron pin (found) marking the centerline intersection of Gregg Mill Road (Township Road No. 100) and Big Plain - Circleville Road (County Road No. 4), said square iron pin having Ohio State Plane Coordinates Northing 674,231.532 feet, Easting 1,725,312.455 feet South Zone and based upon NAD 83 (2011) and being N 19°17'21" E, a distance of 5,804.52 feet from Madison County Engineer's GPS Survey Mark "MAD 02-006";

thence with the centerline of Big Plain - Circleville Road N 83°12'02" W, a distance of 181.37 feet to a railroad spike (found), said railroad spike being the southeasterly corner of the 2.5370 acres tract as conveyed to Patricia Barnett (O.R. 124, Page 2276);

thence with Barnett's easterly line N 24°18'53" E, a distance of 457.03 feet to a 5/8" iron pin (found);

thence also with Barnett's northerly line N 72°33'47" W, a distance of 278.81 feet to a 5/8" iron pin (found), said iron pin being a corner to the 13.7945 acres tract as conveyed to Michael A. George and Stacey L. George (O.R. 266, Page 1285);

thence with George's line N 36°20'07" W, a distance of 590.64 feet to a 5/8" iron pin (found);

thence also with George's line S 89°26'44" W, a distance of 291.64 feet to a 5/8" iron pin (found) in the easterly line of the 213.89 acres "Parcel One" as conveyed to Andrew S. Sims (O.R. 279, Page 1780) with transfer on death to the then serving trustee of The Andrew S. and Julia G. Sims Family Revocable Trust (O.R. 285, Page 2327);

thence with Sims' easterly line N 24°22'45" E, passing a 5/8" iron pin (found) at 124.35 feet, a total distance of 411.82 feet to a 5/8" iron pin (set) marking the true point of beginning of the tract of land herein described, having Ohio State Plane Coordinates Northing 675,601.118 feet, Easting 1,724,582.957 feet South Zone and based upon NAD 83 (2011);

thence continuing with Sims' easterly line N 24°22'45" E, a distance of 1190.02 feet to a 5/8" iron pin (set), said iron pin being a corner to the original 98.4534 acres "Tract 3" as conveyed to TDC Farms, LLC (O.R. 282, Page 557), and found in Survey Record 17-97 of the Madison County Engineer's Record of Land Surveys;;

thence with the line of TDC Farms, LLC S 60°46'31" E, a distance of 473.45 feet to a 5/8" iron pin (set);

thence also with the line of TDC Farms, LLC S 21°07'45" W, a distance of 804.16 feet to a 5/8" iron pin (set);

thence with a new division line S 80°30'58" W, a distance of 623.03 feet to the true point of beginning, **containing 11.393 acres of land.**

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 and July 20, 2011, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in July 2011 and September 2019, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S19-782 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.


Thomas E. Purtell, P.S. 6519

