

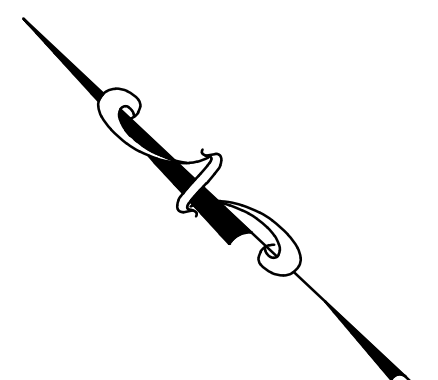
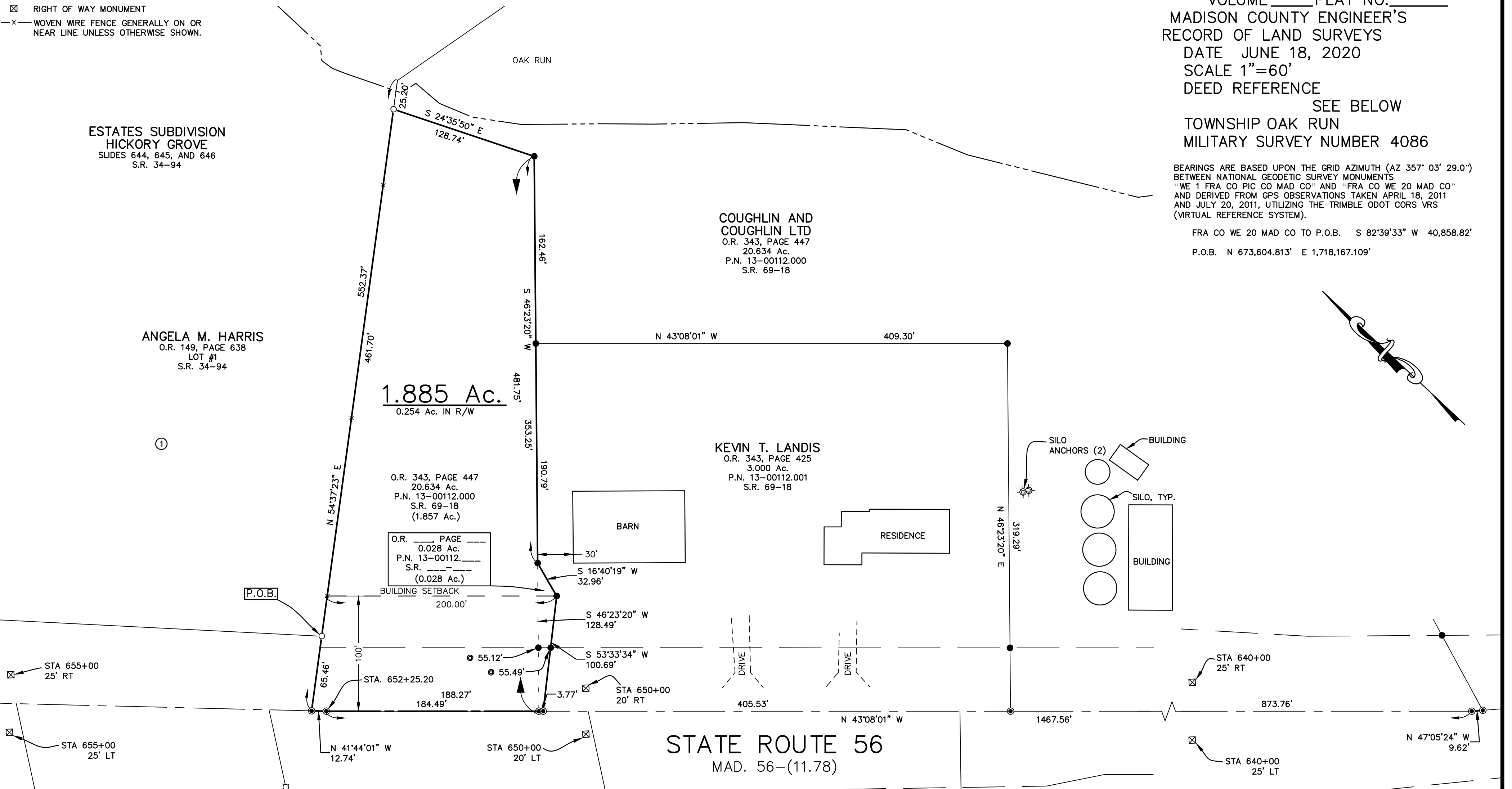
LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- ◇ 3" IRON POST (FOUND)
- 5/8" IRON PIN (FOUND)
- ⊙ MAG NAIL (SET)
- ⊠ RIGHT OF WAY MONUMENT
- x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE JUNE 18, 2020
 SCALE 1"=60'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP OAK RUN
 MILITARY SURVEY NUMBER 4086

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).

FRA CO WE 20 MAD CO TO P.O.B. S 82°39'33" W 40,858.82'
 P.O.B. N 673,604.813' E 1,718,167.109'



NATIONAL GEODETIC SURVEY CONTROL MONUMENTS

NAME	NAD 83 (NSRS2007) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES NAVD 88 NORTHING	EASTING	ELEVATION	RESIDUALS
MADISON COUNTY CORS (OHMD)	39°52'28.79984"N	83°28'45.11284"W	988.501	684287.1747	1693676.986	-	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 "COUGHLIN 2 (3001)" LOCAL SITE SETTINGS

NAME	NAD 83 (NSRS2007) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES NAVD 88 NORTHING	EASTING	ELEVATION	RESIDUALS
COUGHLIN 2(3001)	39°50'52.96365"N	83°21'58.87787"W	882.212	674266.7676	1725253.5936	989.565	RESIDUALS ΔH = 0.000 SFT ΔV = -
LOCAL GROUND COORDINATES	674266.7676	1725253.5936	989.565				UNITS ARE IN U.S. SURVEY FEET (SFT)

NOTES

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

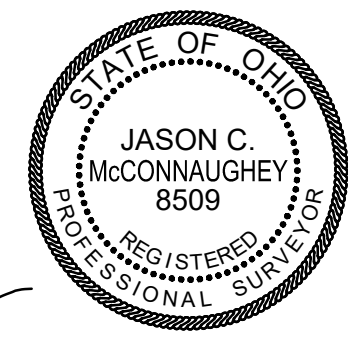
NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

DEED REFERENCE

COUGHLIN AND COUGHLIN LTD	COUGHLIN AND COUGHLIN LTD
O.R. 343, PAGE 447	O.R. _____, PAGE _____
20.634 Ac.	0.028 Ac.
P.N. 13-00112.000	P.N. 13-00112._____
S.R. 69-18	S.R. _____

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN JULY, 2018 & JUNE 2020.



Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8509

SURVEY FOR COUGHLIN & COUGHLIN

OAK RUN TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 4086

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
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
JUNE 18, 2020	1"=60'	S18-768A

L:\Current Projects\2018\18-768A_Coughlin & Coughlin\CAD\AutoCAD Project\dwg\18768A_Survey Plat_Combined.dwg, Survey Plat, 6/18/2020 5:01:46 PM, josh, 1:1

18768A_Survey Plat

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

Jason C. McConaughy, P.S. — Douglas L. Karnes, AIA

File No. S18-768A

June 18, 2020

LEGAL DESCRIPTION

Coughlin and Coughlin LTD

1.885 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. No. 4086, and being a part (1.857 acres) of a 20.634 acres tract (Parcel No. 13-00112.000) as conveyed to Coughlin and Coughlin LTD and recorded in Official Record 343, Page 447 of the Madison County Recorder's Office and found in Survey Record 69-18 of the Madison County Engineer's Record of Land Surveys and all (0.028 acre) of the 0.028 acres tract (Parcel No. _____) as conveyed to Coughlin and Coughlin LTD and recorded in Official Record ____, Page ____ of the Madison County Recorder's Office and found in Survey Record _____ of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Beginning at a 5/8" iron pin (found) marking the southwesterly corner of Lot No. 1 of Hickory Grove Estate Subdivision (Slides 644, 645, and 646) and found in Survey Record 34-94 of the Madison County Engineer's Record of Land Surveys and in the northwesterly line of the 20.634 acres tract of which this is a part, said iron pin having Ohio State Plane Coordinates Northing 673,604.813 feet, Easting 1,718,167.109 feet South Zone and based upon NAD 83 (2011);

thence with the southeasterly line of Lot No. 1 of Hickory Grove Estate Subdivision N 54°37'23" E, a distance of 461.70 feet to a 5/8" iron pin (found);

thence with a new division line through the 20.634 acres tract of which this is a part S 24°35'50" E, a distance of 128.74 feet to a 5/8" iron pin (set);

thence with a new division line through the 20.634 acres tract of which this is a part S 46°23'20" W passing a 5/8" iron pin (set) at 162.46 feet marking a northerly most corner to and continuing with the northwesterly line of what remains of an original 3.000 acres tract as conveyed to Kevin T. Landis (O.R. 343, Page 425) and found in Survey Record 69-18 of the Madison County Engineer's Record of Land Surveys, a total distance of 353.25 feet to a 5/8" iron pin (set) marking a easterly most corner of the 0.028 acres tract of which this is a part;

thence with a northwesterly line of what remains of the aforesaid original 3.000 acres tract S 16°40'19" W, a distance of 32.96 feet to a 5/8" iron pin (set);

thence with another northwesterly line of what remains of the aforesaid original 3.000 acres tract S 53°33'34" W, passing a 5/8" iron pin (set) at 45.20 feet, a total distance of 100.69 feet to a mag nail (set) in the centerline of State Route 56;

thence with the centerline of State Route 56 N 43°08'01" W, a distance of 188.27 feet to a mag nail (set) at a centerline point of station 652+25.20;

thence continuing with the centerline of State Route 56 N 41°44'01" W, a distance of 12.74 feet to a mag nail (set) marking a westerly most corner of the 20.634 acres tract of which this is a part;

thence with the northwesterly line of the 20.634 acres tract of which this is a part N 54°37'23" E, a distance of 65.46 feet to the point of beginning, **containing 1.885 acres of land.**

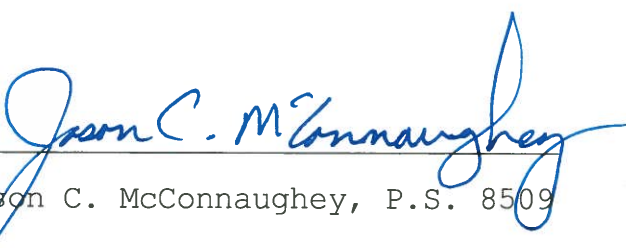
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 357° 03' 29.0") between National Geodetic Survey Monuments "WE 1 FRA CO PIC 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 2018 and June 2020, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S18-768A 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

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June 18, 2020

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thence with the southeasterly line of Lot No. 1 of Hickory Grove Estate Subdivision N 54°37'23" E, a distance of 461.70 feet to a 5/8" iron pin (found);

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thence with a new division line through the 20.634 acres tract of which this is a part S 46°23'20" W passing a 5/8" iron pin (set) at 162.46 feet marking a northerly most corner to and continuing with the northwesterly line of what remains of an original 3.000 acres tract as conveyed to Kevin T. Landis (O.R. 343, Page 425) and found in Survey Record 69-18 of the Madison County Engineer's Record of Land Surveys, passing a 5/8" iron pin (set) at 353.25 marking a northerly most corner to and continuing with the northwesterly line of a 0.028 acres tract as conveyed to Coughlin and Coughlin LTD (O.R.____, Page ____) and found in Survey Record _____ of the Madison County Engineer's Record of Land Surveys, and passing a 5/8" iron pin (set) at 426.63 feet, a total distance of 481.75 feet to a mag nail (set) in the centerline of State Route 56;

thence with the centerline of State Route 56 N 43°08'01" W, a distance of 184.49 feet to a mag nail (set) at a centerline point of station 652+25.20;

thence continuing with the centerline of State Route 56 N 41°44'01" W, a distance of 12.74 feet to a mag nail (set) marking a westerly most corner of the 20.634 acres tract of which this is a part;

thence with the northwesterly line of the 20.634 acres tract of which this is a part N 54°37'23" E, a distance of 65.46 feet to the point of beginning, **containing 1.857 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 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).

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