

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE APRIL 10, 2020  
 SCALE 1"=100'  
 DEED REFERENCE  
 OFFICIAL RECORD 335 PAGE 1855  
 TOWNSHIP UNION  
 MILITARY SURVEY NUMBER 5046

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

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

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS		HEIGHT	ELLIPSOID OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION
	MAD 83 (2011) LATITUDE	LONGITUDE		NORTHING	EASTING	
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
	RESIDUALS			$\Delta H = 0.000$ SFT		$\Delta V = -$
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			$\Delta H = 0.081$ SFT		$\Delta V = -1.882$ 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
	RESIDUALS			$\Delta H = 0.143$ SFT		$\Delta V = -1.807$ SFT
GLADE RUN (2217)	SITE BASE STATION 'GLADE RUN (2217)' LOCAL SITE SETTINGS					
	39°52'26.46139"N	83°20'56.43205"W	858.964	683683.674	1730212.651	966.673
	GROUND SCALE FACTOR: 1.0000686286		LOCAL GROUND COORDINATES		NAVD 88 ELEVATION	
	GEOID MODEL: GEOID12A (CONUS)		NORTHING	EASTING	966.673	
	UNITS ARE IN U.S. SURVEY FEET (SFT)					
FRA CO WE 20 MAD CO TO P.O.C. N 81°50'40" W - 28,693.99'						
P.O.B. N 683,914.483' E 1,730,078.800'						

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

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.

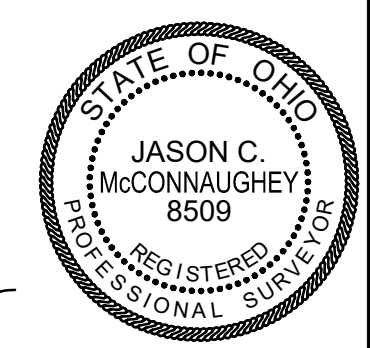
THOMAS A. COUGHLIN  
 O.R. 352, PAGE 1045  
 89.922 Ac.  
 P.N. 13-00197.004  
 S.R. 680-19

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

SURVEY FOR  
**COUGHLIN AND 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.
APRIL 9, 2020	1"=100'	S17-786C

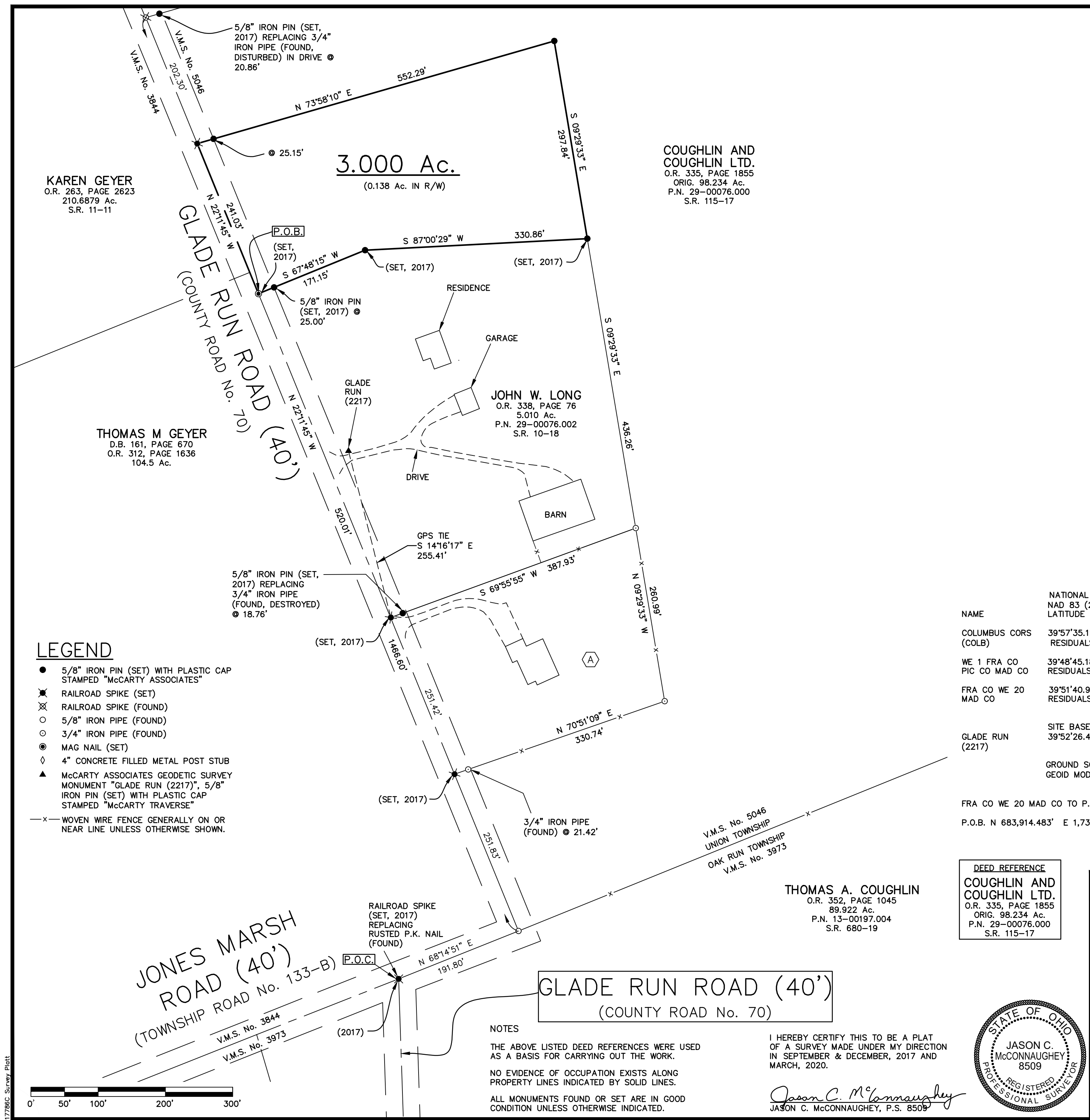
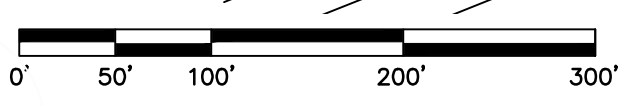


**LEGEND**

- 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.

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 AND MARCH, 2020.  
 Jason C. McConnaughey  
 JASON C. MCCONNAUGHEY, P.S. 8509



# 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. McConnaughey, P.S. — Douglas L. Karnes, AIA

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File No. S17-786C

April 10, 2020

### LEGAL DESCRIPTION

Thomas Coughlin  
3.000 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 (3.000 acres) of an original 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, passing a railroad spike (set) at 503.25 feet marking a southwesterly corner to a 5.010 acres tract as described in a deed to John W. Long (O.R. 338, Page 76) and found in Survey

Record 10-18 of the Madison County Engineer's Record of Land Surveys, total distance of 1023.26 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 683,914.483 feet, Easting 1,730,078.800 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 241.03 feet to a mag nail (set);

thence with a new division line N 73°58'10" E passing a 5/8" iron pin (set) at 25.15 feet, a total distance of 552.29 feet to a 5/8" iron pin (set);

thence with a new division line S 09°29'33" E, a distance of 297.84 feet to 5/8" iron pin (set) marking a northeasterly corner of the aforementioned 5.010 acres tract as described in a deed to John W. Long (O.R. 338, Page 76) and found in Survey Record 10-18 of the Madison County Engineer's Record of Land Surveys;

thence with a northerly line the aforesaid 5.010 acres tract S 87°00'29" W, a distance of 330.86 feet to a 5/8" iron pin (set);

thence with another northerly line the aforesaid 5.010 acres tract S 67°48'15" W passing a 5/8" iron pin (set) at 146.15 feet, a total distance of 171.15 feet to the true point of beginning, **containing 3.000 acres of land.**

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

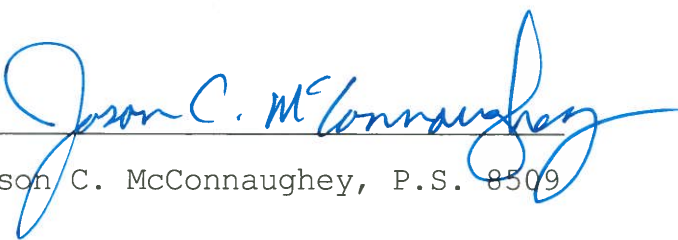
Bearings are based upon the Grid Azimuth (AZ. 250° 16' 50.4") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Survey Monument "GLADE RUN (2217)" and derived from GPS observations taken September 21, 2017, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in September and December 2017 and March 2020, under the direction of Jason C. McConnaughey, Registered

Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S17-786C 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