

DETAIL
SCALE: 1"=50'

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE APRIL 10, 2020
 SCALE 1"=100'
 DEED REFERENCE
 OFFICIAL RECORD 352 PAGE 1045
 TOWNSHIP OAK RUN
 MILITARY SURVEY NUMBER 3973

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).



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

NAME	SITE BASE STATION "GLADE RUN (2217)" LOCAL SITE SETTINGS		NAVD 88 ELEVATION
	NAD 83 (2011) LATITUDE	LONGITUDE	
GLADE RUN (2217)	39°52'26.46139"N	83°20'56.43205"W	966.673
	RESIDUALS		

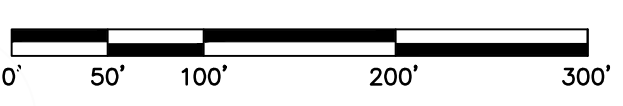
GROUND SCALE FACTOR: 1.0000686286
 GEOD MODEL: GEOD12A (CONUS)
 LOCAL GROUND COORDINATES
 NORTHING EASTING
 683683.674 1730212.651
 UNITS ARE IN U.S. SURVEY FEET (SFT)

FRA CO WE 20 MAD CO TO P.O.C. N 81°50'40" W - 28,693.99'
 P.O.B. N 682,368.839' E 1,730,295.705'

REVISIONS
4/13/19

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- ⊗ 3/4" FLAT IRON (FOUND)
- ⊗ RAILROAD SPIKE (SET)
- ⊗ RAILROAD SPIKE (FOUND)
- 5/8" IRON PIN (FOUND)
- 3/4" IRON PIPE (FOUND)
- P.K. NAIL (FOUND)
- ⊙ 1" IRON PIN (FOUND)
- ▲ 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.
- xx- CHAIN LINK FENCE



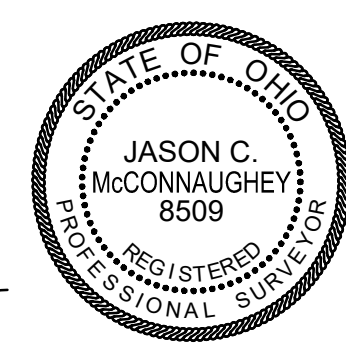
NOTES
 THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.
 NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.
 ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

HARRISON H. BAKER
 AND
 RANDALL F. BAKER
 O.R. 263, PAGE 734
 353.88 Ac.

DEED REFERENCE
 THOMAS A. COUGHLIN
 (81.8182% INTEREST)
 O.R. 352, PAGE 1045
 NICHOLAS J. COUGHLIN
 (18.1818% INTEREST)
 O.R. 352, PAGE 1040
 89.922 Ac.
 P.N. 13-00197.004
 S.R. 44-19

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN SEPTEMBER, 2017 AND MARCH, 2020.

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



SURVEY FOR
THOMAS A. COUGHLIN
 OAK RUN TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 3973

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 10, 2020	1"=100'	S19-768A

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

File No. S19-768A

April 13, 2020

LEGAL DESCRIPTION

Thomas A. Coughlin
2.129 Acres Tract

Situated in the Township of Oak Run, County of Madison, State of Ohio, being a part of V.M.S. No. 3973, and being part (2.129 acres) of an 89.922 acres tract (Parcel No. 13-00197.004) as described in a deed to Thomas A. Coughlin (81.8132% interest) and recorded in Official Record 352, Page 1045 of the Madison County Recorder's Office and as described in a deed to Nicholas J. Coughlin (18.1818% interest) and recorded in Official Record 352, Page 1040 of the Madison County Recorder's Office and found in Survey Record 44-19 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 S 00°55'20" E, a distance of 527.20 feet to a railroad spike (set) marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 682,368.839 feet, Easting 1,730,295.705 feet South Zone and based upon NAD 83 (2011);

thence with a new division line S 86°54'16" E passing a 5/8" iron pin (set) at 20.05 feet, a total distance of 475.63 feet to a 5/8" iron pin (set) in a westerly line of a 353.88 acres tract as

described in a deed to Harrison H. Baker and Randall F. Baker (O.R. 263, Page 734);

thence with the westerly line of the aforesaid 353.88 acres tract S 03°54'00" W, a distance of 200.00 feet to a 3/4" iron pipe (found) marking a northeasterly corner of a 1.056 acres tract as described in a deed to Dannie L. Wright Jr. and Julie D. Wright (O.R. 341, Page 1584) and found in Survey Record 33-84 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 1.056 acres tract N 86°01'47" W, a distance of 200.07 feet to a 3/4" iron pipe (found) marking a northeasterly corner of a 0.729 acres tract as described in a deed to Dannie L. Wright Jr. and Julie D. Wright (O.R. 341, Page 1584) and found in Survey Record 33-84 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 0.729 acres tract N 87°34'51" W passing a 3/4" iron pipe (found) at 233.71 feet, a total distance of 258.75 feet to a railroad spike (found) in the centerline of Glade Run Road;

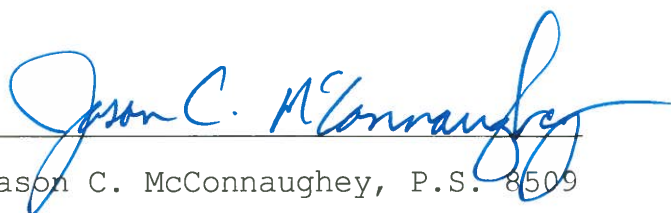
thence with the centerline of Glade Run Road N 00°55'20" W, a distance of 200.47 feet to the point of beginning, **containing 2.129 acres of land.**

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 2017, May 2019 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. S19-768A 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

