

**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 17, 2020  
 SCALE 1"=60'  
 DEED REFERENCE  
 OFFICIAL RECORD 343 PAGE 425  
 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°23'28" W 40,801.91'  
 P.O.B. N 673,422.768' E 1,718,248.350'

ESTATES SUBDIVISION  
 HICKORY GROVE  
 SLIDES 644, 645, AND 646  
 S.R. 34-94

ANGELA M. HARRIS  
 O.R. 149, PAGE 638  
 LOT #1  
 S.R. 34-94

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

KEVIN T. LANDIS  
 O.R. 343, PAGE 425  
 3.000 Ac.  
 P.N. 13-00112.001  
 S.R. 69-18

MICHAEL SCOTT MULLINS, II  
 AND  
 KRISTIN M. MULLINS  
 O.R. 318, PAGE 921  
 5.0000 Ac.  
 S.R. 77-96  
 S.R. 55-95  
 S.R. 32-84

**NATIONAL GEODETIC SURVEY CONTROL MONUMENTS**

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

**SITE BASE STATION "COUGHLIN 2 (3001)" LOCAL SITE SETTINGS**

NAME	LOCAL GROUND COORDINATES NORTHING	EASTING	NAVD 88 ELEVATION
COUGHLIN 2(3001)	39°50'52.96365"N	83°21'58.87787"W	882.212

GROUND SCALE FACTOR: 1.0000735077  
 GEIOD MODEL: GEIOD03 (CONUS)

LOCAL GROUND COORDINATES NORTHING 674266.7676 EASTING 1725253.5936 ELEVATION 989.565  
 UNITS ARE IN U.S. SURVEY FEET (SFT)



**0.028 Ac.\***  
 0.009 Ac. IN R/W

\* 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.

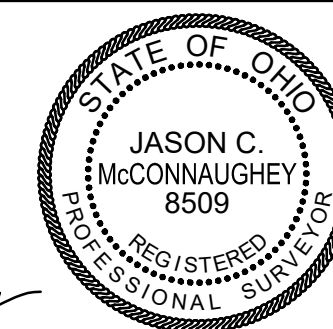
NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

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, 2018 & JUNE 2020.

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

DEED REFERENCE:  
 KEVIN T. LANDIS  
 O.R. 343, PAGE 425  
 3.000 Ac.  
 P.N. 13-00112.001  
 S.R. 69-18



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 17, 2020	1"=60'	S18-768A

L:\Current Projects\2018\18-768A\_Coughlin & Coughlin\CAD\AutoCAD Project\dwg\18768A\_Survey Plat.dwg, Survey Plat, 6/17/2020 2:29:32 PM, Josh, 1:1

# 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. S18-768A

June 17, 2020

## LEGAL DESCRIPTION

Kevin T. Landis

To

Coughlin and Coughlin LTD

0.028 Acre 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 (0.028 acre) of a 3.000 acres tract (Parcel No. 13-00112.001) as conveyed to Kevin T. Landis and recorded in Official Record 343, Page 425 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 being further bounded and described as follows:

Commencing 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 a 20.634 acres tract as conveyed to Coughlin and Coughlin LTD (O.R. 343, Page 447) and found in Survey Record 69-18 of the Madison County Engineer's Record of Land Surveys;

thence with a northwesterly line of the aforesaid 20.634 acres tract S 54°37'23" W, a distance of 65.46 feet to mag nail (set) in the centerline of State Route 56 (MAD.56-(11.78));

thence with the centerline of State Route 56 S 41°44'01" E, a distance of 12.74 feet to a mag nail (set) at a centerline point of station 652+25.20;

thence continuing with the centerline of State Route 56 S  $43^{\circ}08'01''$  E, a distance of 184.49 feet to a mag nail (set) marking a corner to the aforesaid 20.634 acres and a westerly most corner of the 3.000 acres tract of which this is a part, said mag nail being the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 673,422.768 feet, Easting 1,718,248.350 feet South Zone and based upon NAD 83 (2011);

thence with a line of the aforesaid 20.634 acres tract N  $46^{\circ}23'20''$  E passing a  $5/8''$  iron pin (set) at 55.12 feet, a total distance of 128.49 feet to a  $5/8''$  iron pin (set);

thence with a new division line through the 3.000 acres tract of which this is a part S  $16^{\circ}40'19''$  W, a distance of 32.96 feet to a  $5/8''$  iron pin (set);

thence with a new division line through the 3.000 acres tract of which this is a part S  $53^{\circ}33'34''$  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  $43^{\circ}08'01''$  W, a distance of 3.77 feet to the true point of beginning, containing 0.028 acre of land.

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

Bearings are based upon the Grid Azimuth (AZ.  $357^{\circ} 03' 29.0''$ ) 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".

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*

Jason C. McConnaughey, P.S. 8509