

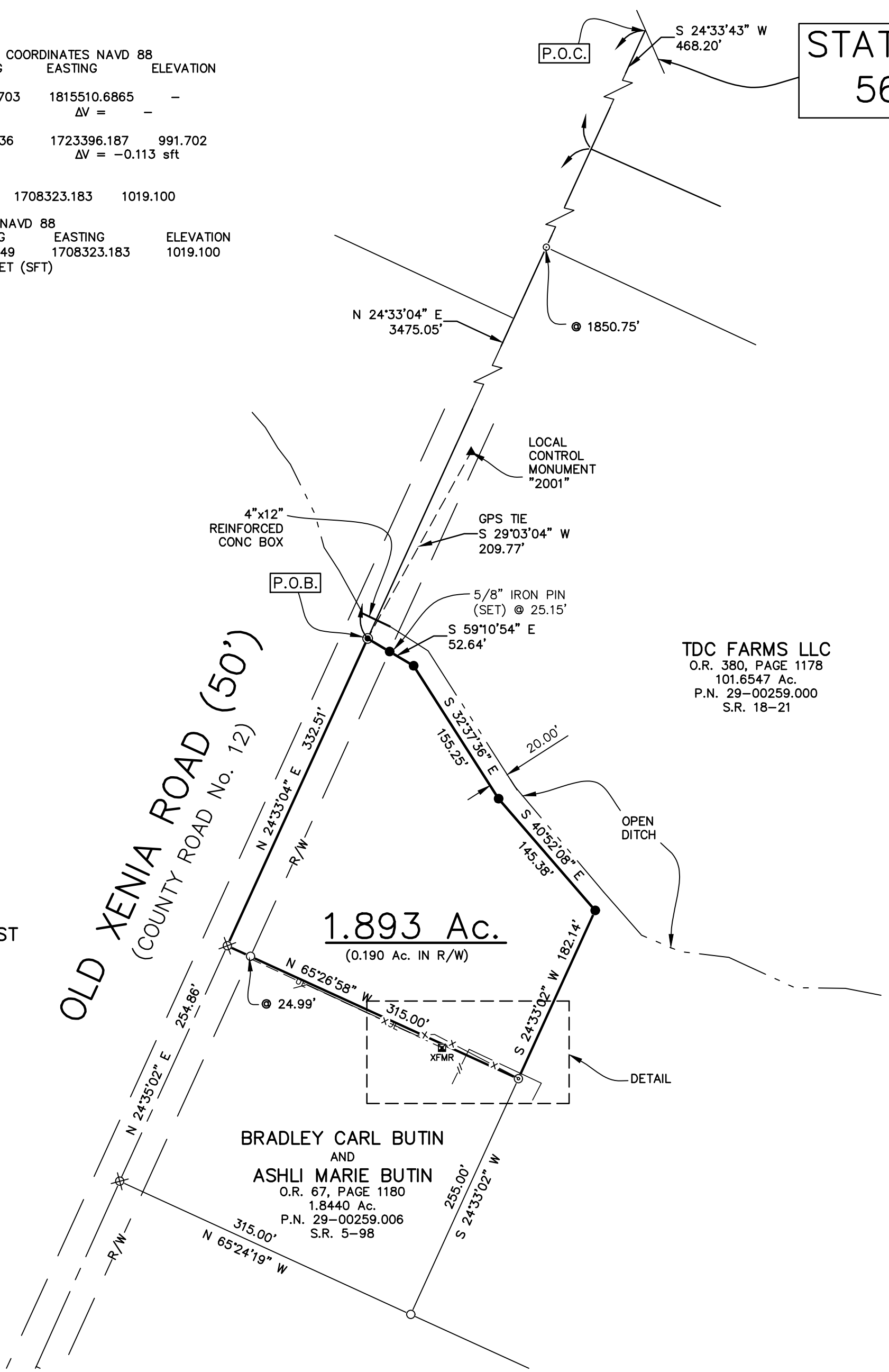
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
	RESIDUALS		ΔH = 0.000 sft	ΔV = -		
MAD 02-006	39°49'58.29566"N	83°22'22.02351"W	884.340	668751.736	1723396.187	991.702
	RESIDUALS		ΔH = 0.093 sft	ΔV = -0.113 sft		
LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT "2001"	39°51'38.07950"N	83°25'36.56585"W	911.642	679000.149	1708323.183	1019.100
LOCAL GROUND COORDINATES NAVD 88						
	GROUND SCALE FACTOR: 1.00007320523058	NORTHING	EASTING	ELEVATION		
	GEOID MODEL: Geoid18 (Conus)	679000.149	1708323.183	1019.100		
UNITS ARE IN U.S. SURVEY FEET (SFT)						

P.O.B. N 678,816.772', E 1,708,221.322'
MAD 02-006 TO P.O.B. N 56°26'41" W - 18,209.38'

STATE ROUTE
56 (60')

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE APRIL 20, 2021
SCALE 1"=100'
DEED REFERENCE
OFFICIAL RECORD 380 PAGE 1178
TOWNSHIP UNION
MILITARY SURVEY NUMBER 8846

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 251°47'38.0") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 14, 2019, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 21764 04-09-21)

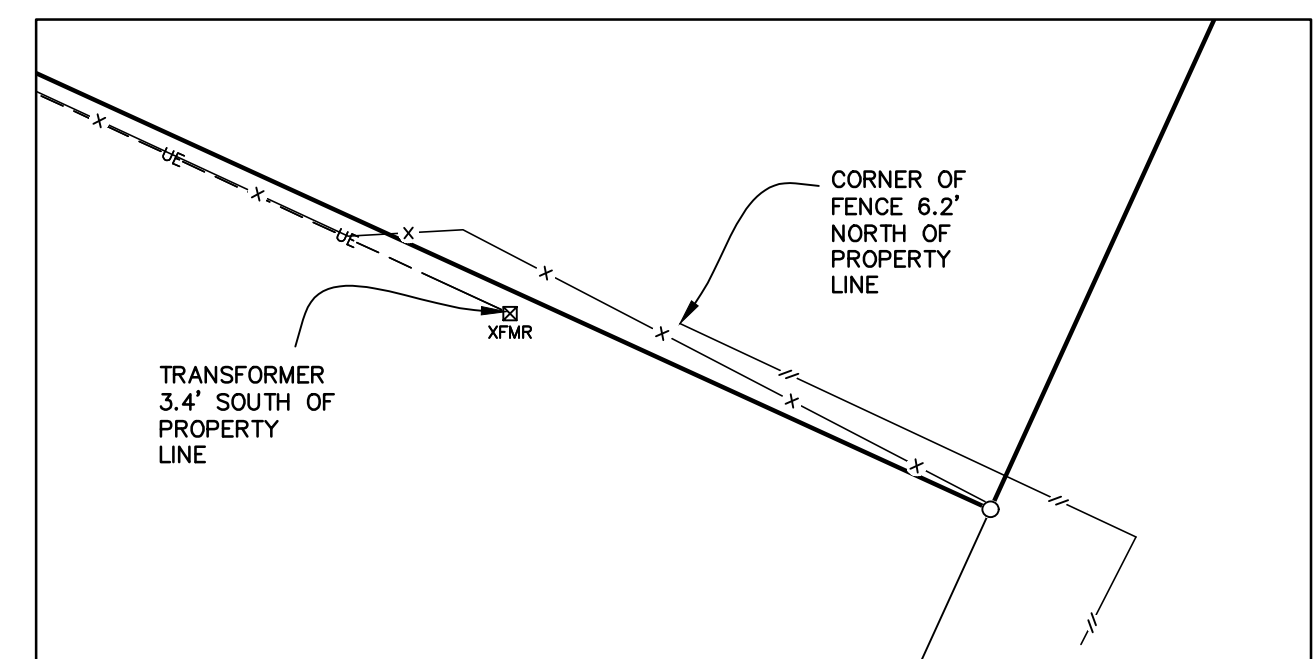


JANE A. FORREST
O.R. 64, PAGE 1087
PARCEL ONE
ORIG. 237.62 Ac.
P.N. 29-00227.000

TDC FARMS LLC
O.R. 380, PAGE 1178
101.6547 Ac.
P.N. 29-00259.000
S.R. 18-21

BRADLEY CARL BUTIN
AND
ASHLI MARIE BUTIN
O.R. 67, PAGE 1180
1.8440 Ac.
P.N. 29-00259.006
S.R. 5-98

1.893 Ac.
(0.190 Ac. IN R/W)



DETAIL
SCALE: 1"=30'

DEED REFERENCE
TDC FARMS LLC
O.R. 380, PAGE 1178
101.6547 Ac.
P.N. 29-00259.000
S.R. 18-21

REVISIONS
5/10/2021

LEGEND

- 5/8" IRON PIN (SET) WITH CAP CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊠ TRANSFORMER
- ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE".
- UE— UNDERGROUND ELECTRIC
- //— BOARD FENCE
- x— BURIED INVISIBLE DOG 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.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN APRIL, 2021.

Jason C. McConnaughey
JASON C. MCCONNAUGHEY, P.S. 8566



SURVEY FOR
THOMAS COUGHLIN
UNION TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. No. 8846

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.
APRIL 20, 2021	1"=100'	S21-764

L:\Current Projects\2021\21-764 Tom Coughlin-Old Xenia Rd\AutoCAD Project\dwg\21764 Survey Plat.dwg, Survey Plot, 5/10/2021 2:05:16 PM, Josh

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. — Jason C. McConnaughey, P.S. — Douglas L. Kames, AIA

File No. S21-764

May 10, 2021

LEGAL DESCRIPTION

TDC Farms LLC
1.893 Acres Tract

Situated in the Township of Union, County of Madison, State of Ohio, being a part of V.M.S. No. 8846, and being part of a 101.6547 acres tract as conveyed to TDC Farms LLC and recorded in Official Record 380, Page 1178 of the Madison County Recorder's Office and found in Survey Record 18-21 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a point at the intersection of State Route 56 and Old Xenia Road (County Road No. 12);

thence with the centerline of Old Xenia Road S 24°33'43" W, a distance of 468.20 feet to a point;

thence S 24°33'04" W passing a mag nail (found) in the centerline of the road at 1850.75 feet, a total distance of 3475.05 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with a new division line for the next four calls:

- 1) S 59°10'54" E passing a 5/8" iron pin (set) at 25.15 feet, a total distance of 52.64 feet to a 5/8" iron pin (set);
- 2) S 32°37'36" E, a distance of 155.25 feet to a 5/8" iron pin (set);
- 3) S 40°52'08" E, a distance of 145.38 feet to a 5/8" iron pin (set);
- 4) S 24°33'02" W, a distance of 182.14 feet to a 5/8" iron pin (found) marking a northeasterly corner of a 1.8440 acres tract as conveyed to Bradley Carl Butin and Ashli Marie Butin (O.R. 67, Page 1180) and found in Survey Record 5-98 of the Madison County Engineer's Record of Land Surveys,

thence with the northerly line of the aforesaid 1.8440 acres tract N 65°26'58" W passing a 5/8" iron pin (found) at 290.01 feet, a total distance of 315.00 feet to a railroad spike (found) in the centerline of Old Xenia Road;

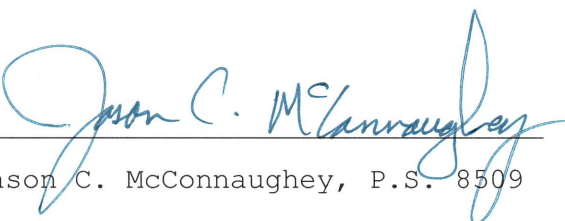
thence with the centerline of Old Xenia Road N 24°33'04" E, a distance of 332.51 feet to the true point of beginning, **containing 1.893 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az. 251° 47' 38.0") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived from GPS observations taken April 14, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in April 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-764 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



