

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE APRIL 16, 2021  
 SCALE 1"=300'  
 DEED REFERENCE  
 OFFICIAL RECORD 58 PAGE 45  
 TOWNSHIP OAK RUN  
 MILITARY SURVEY NUMBER 3973

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).

APRIL M. WHITE  
 fka  
 APRIL M. BROWN  
 O.R. 32, PAGE 40  
 1.278 Ac.  
 S.R. 91-97

CHARLOTTE I. SIFRIT  
 O.R. 368, PAGE 1931  
 0.6084 Ac.  
 S.R. 91-97

NAME	NAD 83 (2011)		ELLIPSOID HEIGHT	OHIO STATE PLANE COORDINATES		NAVD 88 ELEVATION
	LATITUDE	LONGITUDE		NORTHING	EASTING	
COLUMBUS CORS (COLB) RESIDUALS	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
				ΔH = 0.000 SFT		ΔV = -
WE 1 FRA CO PIC CO MAD CO RESIDUALS	39°48'45.18621"N	83°14'37.04550"W	824.716	661030.9515	1759605.5096	934.381
				ΔH = 0.081 SFT		ΔV = -1.882 SFT
FRA CO WE 20 MAD CO RESIDUALS	39°51'40.96776"N	83°14'50.65186"W	844.876	678825.4566	1758691.0232	954.722
				ΔH = 0.143 SFT		ΔV = -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					
	GEOID MODEL: GEOID12A (CONUS)					
	LOCAL GROUND COORDINATES					
				NORTHING	EASTING	NAVD 88 ELEVATION
				683683.674	1730212.651	966.673
	UNITS ARE IN U.S. SURVEY FEET (SFT)					
FRA CO WE 20 MAD CO TO P.O.B. N 82°05'03" W - 28,675.08'						
P.O.B. N 682,774.555' E 1,730,289.174'						

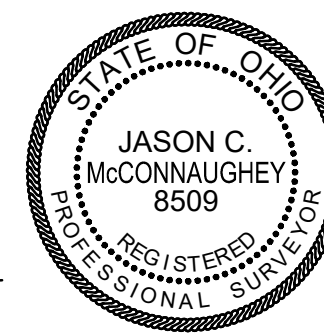
RANDALL F. BAKER  
 D.B. 282, PAGE 399  
 353.88 Ac.

DEED REFERENCE  
 COUGHLIN AND COUGHLIN LTD.  
 O.R. 363, PAGE 2265  
 89.922 Ac.  
 P.N. 13-00197.004  
 S.R. 91-97  
 S.R. 44-19

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, 2017 AND APRIL, 2021.

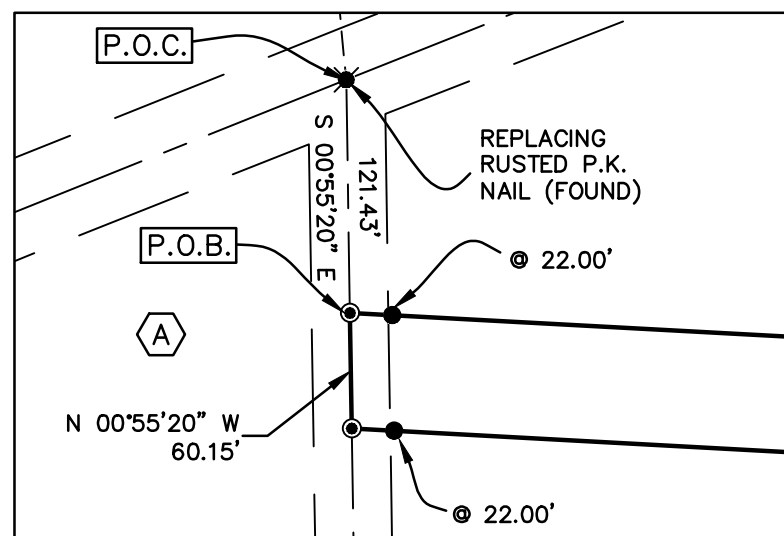
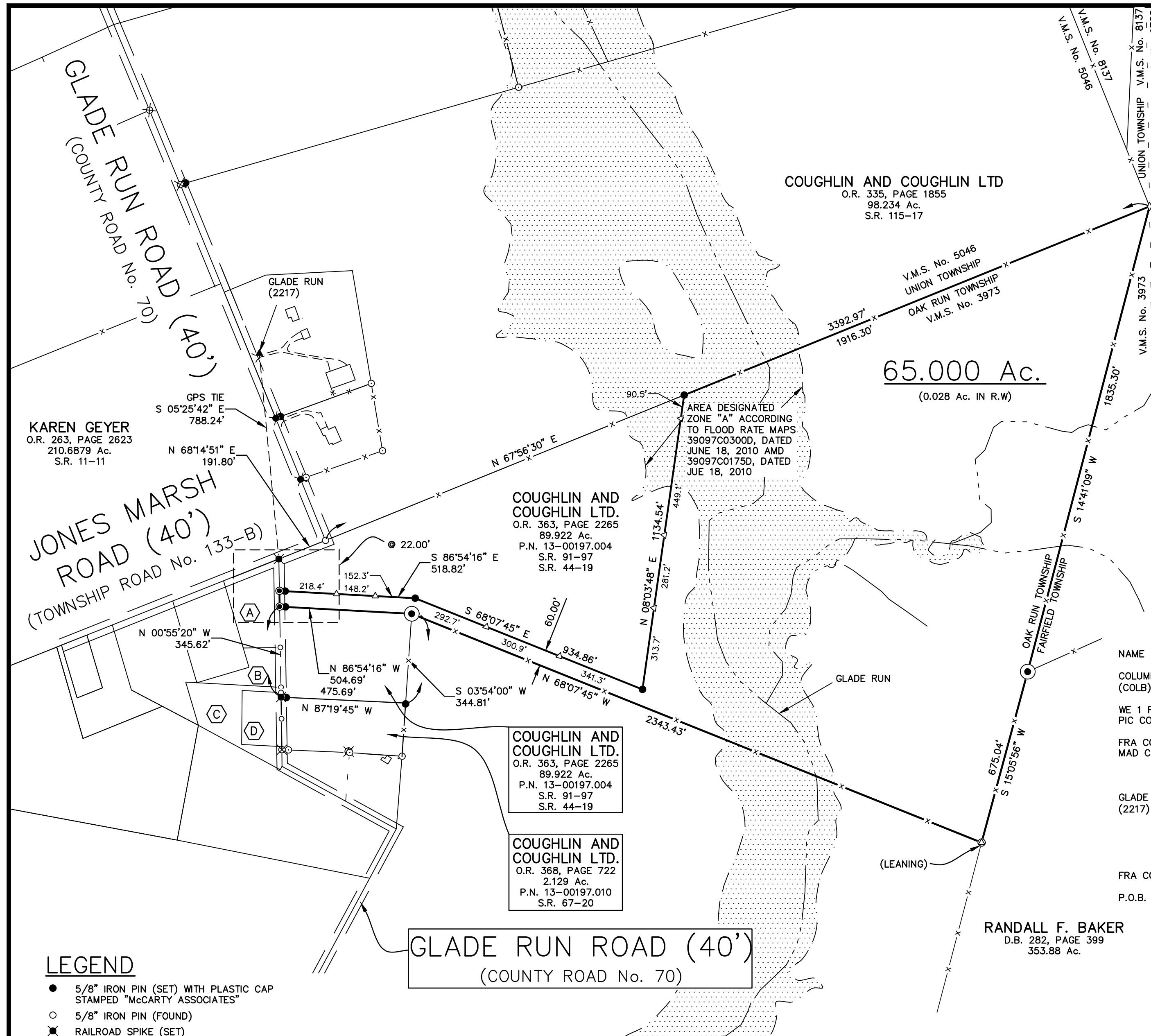
Jason C. McConnaughey  
 JASON C. MCCONNAUGHEY, P.S. 8509



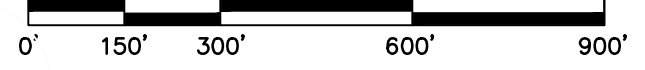
SURVEY FOR  
**COUGHLIN & COUGHLIN**  
 OAK RUN TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. No. 3973

**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  
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
APRIL 16, 2021	1"=300'	S19-768B



- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
  - 5/8" IRON PIN (FOUND)
  - ⊗ RAILROAD SPIKE (SET)
  - ⊗ RAILROAD SPIKE (FOUND)
  - ⊙ 2 1/2" ANGLE IRON POST (FOUND)
  - ⊗ 3/4" FLAT IRON (FOUND)
  - 3/4" IRON PIPE (FOUND)
  - P.K. NAIL (FOUND)
  - 1" IRON PIPE (FOUND)
  - 1" SQ. BUGGY AXLE (FOUND)
  - ◇ 4" METAL POST (FOUND)
  - ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "GLADE RUN (2217)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"
  - CHAIN LINK FENCE
  - x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.



L:\Current Projects\2019\19-768B Coughlin & Coughlin-Glade Run Rd\CAD\AutoCAD Project\dwg\19768B Survey Plat.dwg, Survey Plat.dwg, 4/16/2021 1:36:39 PM, DWG To PDF.pc3

# 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. Karnes, AIA

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File No. S19-768B  
April 16, 2021

## LEGAL DESCRIPTION

Coughlin and Coughlin LTD.  
65.000 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 of an 89.922 acres tract (Parcel No. 13-00197.004) as described in a deed to Coughlin and Coughlin LTD. and recorded in Official Record 363, Page 2265 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 121.43 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 682,774.555 feet, Easting 1,730,289.174 feet South Zone and based upon NAD 83 (2011);

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

- 1) S 86°54'16" E passing a 5/8" iron pin (set) at 22.00 feet, a total distance of 518.82 feet to a 5/8" iron pin (set);
- 2) S 68°07'45" E, a distance of 934.86 feet to a 5/8" iron pin (set);
- 3) N 08°03'48" E, a distance of 1134.54 feet to a 5/8" iron pin (set) in the southerly line of 98.234 acres tract as conveyed

to Coughlin and Coughlin LTD (O.R. 335, Page 1855) and found in Survey Record 115-17 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 98.234 acres tract N 67°56'30" E, a distance of 1916.30 feet to a 4" metal post (found) marking a westerly corner of an original 104.137 acres tract as conveyed to Knisley Associates, LTD (O.R. 79, Page 375);

thence with a westerly line of the aforesaid original 104.137 acres tract S 14°41'09" W, a distance of 1835.30 feet to a 1" square buggy axle (found) marking a northwesterly corner of a 353.88 acres tract as described in a deed to Randal F. Baker (D.B. 282, Page 399);

thence with a westerly line of aforesaid 353.88 acres tract S 15°05'56" W, a distance of 675.04 feet to a 2 1/2" angle iron post (found, leaning);

thence with a northerly line of aforesaid 353.88 acres tract N 68°07'45" W, a distance of 2343.43 feet to a 1" square buggy axle (found);

thence with a new division line N 86°54'16" W passing a 5/8" iron pin (set) at 482.69 feet, a total distance of 504.69 feet to a mag nail (set) in the centerline of Glade Run Road;

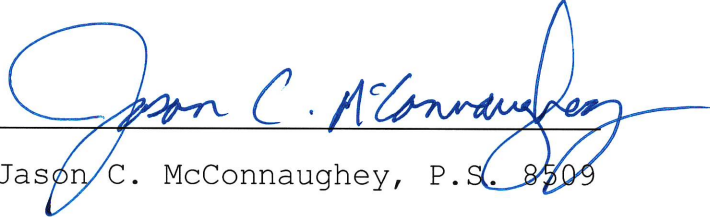
thence with the centerline of Glade Run Road N 00°55'20" W, a distance of 60.15 feet to the true point of beginning, **containing 65.000 acres of land.**

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 2017, May 2019, March 2020, and 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. S19-768B on file in the office of McCarty Associates, LLC, Hillsboro, 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

