



NATIONAL GEODETIC SURVEY CONTROL MONUMENTS

NAME	LATITUDE	LONGITUDE	ELLIPSOID	OHIO STATE PLANE COORDINATES	NAVD 88 ELEVATION
NAD 83 (2011)			611.603	714254.2703 1815510.6865	-
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703 1815510.6865	-
MADISON COUNTY CORS (OHMD)	RESIDUALS		ΔH = 0.000 SFT		ΔV = -
MAD 1	39°52'28.79991"N	83°28'45.11264"W	988.472	684287.1812 1693677.0030	-
	RESIDUALS		ΔH = 0.000 SFT		ΔV = -
MAD12-016	39°56'00.26535"N	83°28'03.53995"W	964.692	705648.4804 1697147.2421	1072.927
	RESIDUALS		ΔH = 0.055 SFT		ΔV = -0.075 SFT
	39°57'06.066968"N	83°22'37.915789"W	890.983	712047.3823 1722575.8039	999.240
	RESIDUALS		ΔH = 0.087 SFT		ΔV = +0.034 SFT

SITE BASE STATION 'WINDY (2010)' LOCAL SITE SETTINGS

NORTHING	EASTING	ELEVATION
39°55'13.37923"N	83°25'00.40483"W	907.810
700755.588	1711364.008	1015.913

GROUND SCALE FACTOR: 1.0000637175
 GEOID MODEL: GEOD12A (CONUS)

LOCAL GROUND COORDINATES
 NORTHING 700755.588 EASTING 1711364.008 ELEVATION 1015.913
 UNITS ARE IN U.S. SURVEY FEET (SFT)

LINE TABLE

LINE No.	BEARING	LENGTH
L1	S 76°58'30" E	73.57'
L2	S 59°06'17" E	87.39'
L3	S 56°25'47" E	187.25'
L4	N 1°28'24" E	241.89'
L5	S 57°17'09" E	271.29'
L6	S 67°32'32" E	40.00'
L7	S 67°32'32" E	131.29'
L8	S 88°06'39" E	80.05'
L9	S 89°38'10" E	176.12'
L10	S 82°59'15" E	193.37'
L11	S 62°29'58" E	197.15'
L12	S 58°10'10" E	268.67'
L13	S 65°32'36" E	135.90'
L14	S 45°20'55" E	62.69'
L15	S 33°29'25" E	48.62'
L16	S 58°30'03" E	103.77'
L17	S 45°36'23" E	53.60'
L18	S 67°49'27" E	108.91'
L19	N 90°00'00" E	197.97'
L20	N 2°23'53" W	59.39'
L21	N 2°23'53" W	25.36'
L22	S 66°27'39" E	135.47'
L23	S 56°45'12" E	215.25'
L24	S 1°28'24" W	18.23'

LINE TABLE

LINE No.	BEARING	LENGTH
R25	S 76°40'42" E	52.89'
R26	N 35°44'44" W	40.27'
R27	S 1°48'26" E	24.89'
R28	S 9°11'49" W	18.92'
R29	S 51°34'08" W	23.34'
R30	S 54°48'56" E	142.70'
R31	S 15°14'52" W	26.91'
R32	N 58°40'14" W	57.30'
R33	S 20°46'55" E	43.55'
R34	S 81°58'48" W	23.07'
R35	S 17°45'41" W	17.21'

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE JUNE 25, 2020
 SCALE 1"=300'
 DEED REFERENCE
 OFFICIAL RECORD 361 PAGE 1646
 TOWNSHIP DEERCREEK
 MILITARY SURVEY NUMBER 8374

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 265° 50' 29.6") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION 'COLB' AND NATIONAL GEODETIC SURVEY CONTROL MONUMENT 'MAD 1' AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 19, 2015, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).

MAD 1 TO P.O.B. 0.120 Ac. S 74°06'11" E 11,475.56'
 MAD 1 TO P.O.B. 1.995 Ac. S 74°52'32" E 11,752.68'
 MAD 1 TO P.O.B. 21.433 Ac. S 75°23'56" E 12,211.23'
 MAD 1 TO P.O.B. 26.557 Ac. S 67°08'24" E 12,047.28'
 MAD 1 TO P.O.B. 31.112 Ac. S 74°30'20" E 11,449.24'
 MAD 1 TO P.O.B. 33.615 Ac. S 64°05'39" E 12,375.00'
 MAD 1 TO P.O.B. 2.073 Ac. S 78°47'16" E 12,131.80'

P.O.B. 0.120 Ac. N 702,505.219' E 1,708,183.931'
 P.O.B. 1.995 Ac. N 702,582.037' E 1,708,492.836'
 P.O.B. 21.433 Ac. N 702,570.186' E 1,708,964.110'
 P.O.B. 26.557 Ac. N 700,968.364' E 1,708,248.295'
 P.O.B. 31.112 Ac. N 702,589.895' E 1,708,180.385'
 P.O.B. 33.615 Ac. N 700,241.929' E 1,708,278.719'
 P.O.B. 2.073 Ac. N 703,289.504' E 1,709,047.483'

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - ⊠ 3/4" IRON PIN (FOUND)
 - ⊙ 3/4" IRON PIPE (FOUND)
 - ⊙ MAG NAIL (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊠ R/W MONUMENT BOX (FOUND)
 - ⊠ RAILROAD SPIKE (SET)
 - ⊠ RAILROAD SPIKE (FOUND)
 - STONE (FOUND)
 - ◇ POST (FOUND)
 - ◇ MINER SPIKE (FOUND)
 - x- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

ROGER A. WILSON
 O.R. 175, PAGE 535
 3.1605 AC.
 S.R. 116-03

PAUL MARTIN WILSON
 AND
 CAROLYN L. WILSON
 O.R. 273, PAGE 997
 0.931 AC.
 S.R. DE-28B

CINDA Z. CRON
 AND
 GERALD L. CRON
 D.B. 273, PAGE 705
 1.975 AC.
 S.R. 36-88

NORMA J. SCOTT
 D.B. 288, PAGE 928
 O.R. 225, PAGE 554
 2.000 AC.
 S.R. 35-91

NORMA J. SCOTT
 O.R. 361, PAGE 1647
 1.995 AC.
 S.R. 13-20

PAUL M. WILSON
 O.R. 361, PAGE 1655
 PARCEL 1
 0.120 AC.
 S.R. 13-20

DEED REFERENCE
 BETTY M. WEBB
 O.R. 361, PAGE 1646
 31.112 AC.
 P.N. 05-00430-003
 S.R. 13-20

REVISIONS
7/6/2020

SURVEY FOR
BETTY M. WEBB
 DEERCREEK TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 8374

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.
JUNE 25, 2020	1"=300'	S19-785A

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER 2015, DECEMBER 2019. AND

Thomas E. Purcell
 THOMAS E. PURCELL, P.S. 6519

STATE OF OHIO
 REGISTERED PROFESSIONAL SURVEYOR

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.



L:\Current Projects\2019\19-785A Betty M. Webb\CAD\AutoCAD Project\dwg\19785A_Survey Plat.dwg, Survey Plat, 7/6/2020 9:46:13 AM, 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. — Loren M. Puckett, P.E. — Jerrold B. Bradley, AIA

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

File No. S19-785A

July 6, 2020

LEGAL DESCRIPTION

Betty M. Webb
2.073 Acres Tract

Situated in the Township of Deercreek, County of Madison, State of Ohio, being a part of V.M.S. No. 8374, and being a part of the 31.112 acres tract (Parcel No. 05-00430.003) as conveyed to Betty M. Webb and recorded in Official Record 361, Page 1646 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a $\frac{3}{4}$ " iron pipe (found) at a point of intersection of the centerline of Betty Wilson Road (Township Road No. 135), said iron pipe marking a westerly most corner of a 93.98 acres "Second Tract" as conveyed to Crooked Run Farm, LLC (O.R. 125, Page 1100) and marking a corner of the Corporation Line of the City of London and Deercreek Township;

thence with the centerline of Betty Wilson Road N 02°23'53" W, a distance of 2350.02 feet to a $\frac{3}{4}$ " iron pipe (found) at the point of intersection of the centerline of said road and marking northwesterly corner of a 0.931 acres tract as conveyed to Paul Martin Wilson and Carolyn L. Wilson (O.R. 273, Page 997) and found in Survey Record DE-28B of the Madison County Engineer's Record of Land Surveys, said iron pipe being in the easterly line of an original 240.36 acres "Parcel 2" as conveyed to Judy R. Cecil, Trustee of the Judy Cecil Trust (O.R. 226, Page 1835);

thence also with the centerline of Betty Wilson Road S 88°33'34" E, a distance of 866.16 feet to a 3/4" iron pipe (found) at a point of intersection of the centerline of said road;

thence continuing with the centerline of Betty Wilson Road N 00°05'47" E, a distance of 721.39 feet to a railroad spike (set) marking the true point of beginning of the tract of land herein described;

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

- (1) N 89°54'13" W, passing a 5/8" iron pin (set) at 20.00 feet, a total distance of 430.00 feet to a 5/8" iron pin (set);
- (2) N 00°05'47" E, a distance of 210.00 feet to a 5/8" iron pin (set);
- (3) S 89°54'13" E, passing a 5/8" iron pin (set) at 410.00 feet, a total distance of 430.00 feet to a railroad spike (set) in the centerline of Betty Wilson Road;

thence with the centerline of Betty Wilson Road S 00°05'47" W, a distance of 210.00 feet to the true point of beginning, **containing 2.073 acres of land.**

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

Bearings are based upon the Grid Azimuth (AZ. 265° 50' 29.6") between National Geodetic Survey CORS Station "COLB" and National Geodetic Survey Control Monument "MAD 1" and derived from GPS observations taken November 19, 2015, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2015, December 2019, and June 2020, under the direction of Thomas E. Purtell, Registered Professional Surveyor No. 6519, the survey plat of which is referred to as Project No. S19-785A 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".

Thomas E. Purtell

Thomas E. Purtell, P.S. 6519

