

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						NAVD 88 ELEVATION
	NAD 83 (2011)		ELLIPSOID OHIO STATE PLANE COORDINATES		NAVD 88		
	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING		ELEVATION
MAD 02 013	39°53'08.98700"N	83°26'58.64462"W	941.588	688264.668	1702019.860	1049.280	1049.280
	RESIDUALS			$\Delta H = 0.104$ SFT		$\Delta V = 0.015$ SFT	
CLARK COUNTY CORS ARP OHCL	39°56'38.04022"N	83°50'16.40580"W	830.693	710795.8585	1593385.9109	940.142	940.142

LOCAL CONTROL MONUMENT "2001"	LOCAL SITE SETTINGS						NAVD 88 ELEVATION
	NAD 83 (2011)		ELLIPSOID OHIO STATE PLANE COORDINATES		NAVD 88		
	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING		ELEVATION
LOCAL CONTROL MONUMENT "2001"	39°52'51.80332"N	83°26'38.01463"W	928.429	686509.156	1703609.715	1036.074	1036.074

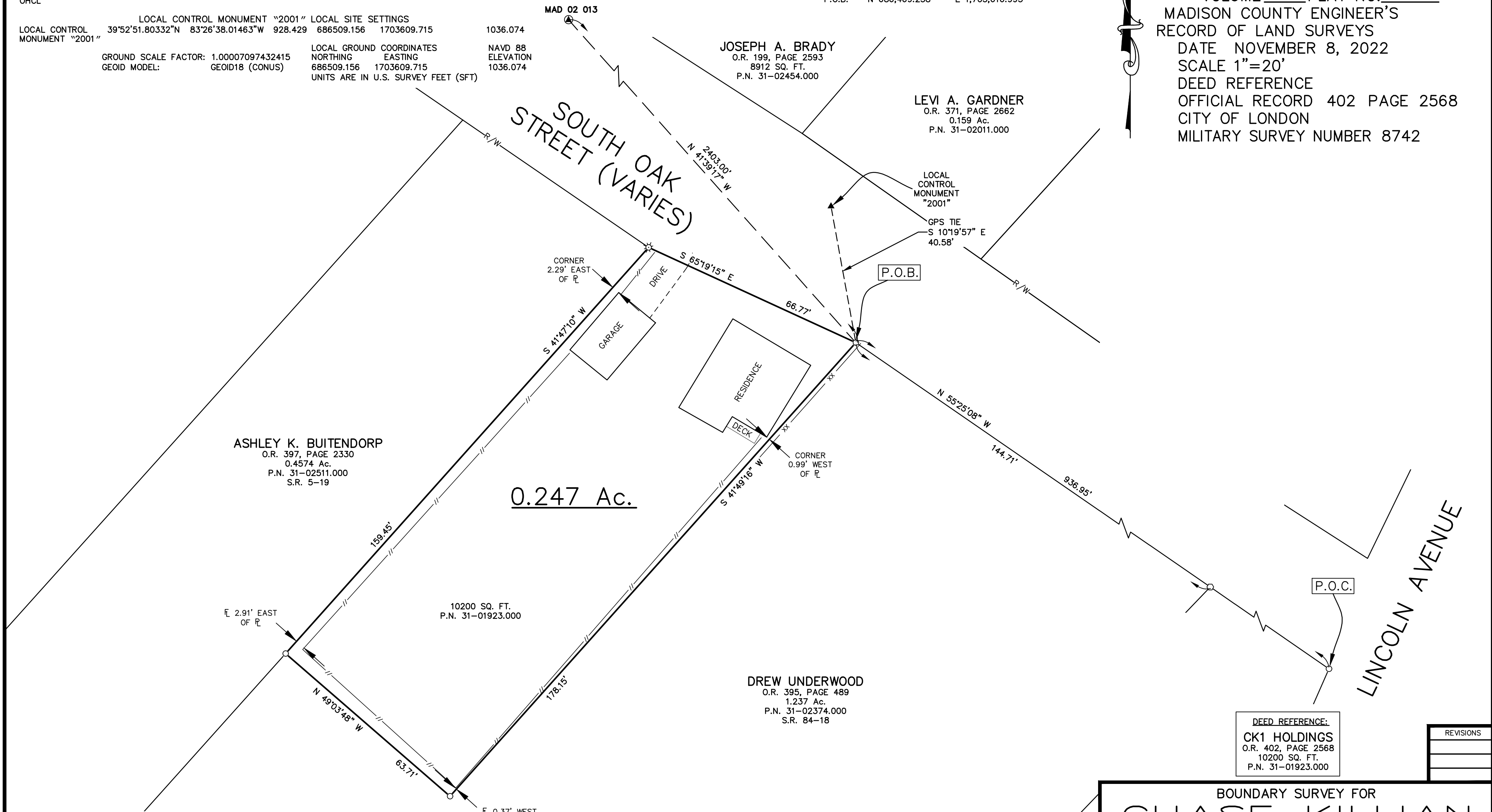
GROUND SCALE FACTOR: 1.00007097432415
 GEOID MODEL: GEOID18 (CONUS)
 LOCAL GROUND COORDINATES: NORTHING 686509.156, EASTING 1703609.715
 UNITS ARE IN U.S. SURVEY FEET (SFT)

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 102°25'33.6") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHCL" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 31, 2022, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
 (TRIMBLE FILE 22789 10-31-22)

31-01923.000

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 8, 2022
 SCALE 1"=20'
 DEED REFERENCE
 OFFICIAL RECORD 402 PAGE 2568
 CITY OF LONDON
 MILITARY SURVEY NUMBER 8742

P.O.B. N 686,469.238' E 1,703,616.993'



LEGEND

- 5/8" IRON PIN (FOUND)
- ⊗ 1 3/4" PIPE (FOUND)
- 3/8" IRON PIN (FOUND)
- ⊙ MADISON COUNTY GPS MONUMENT
- BOARD FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- xx CHAINLINK FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- ▲ MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001", MAG NAIL (SET)

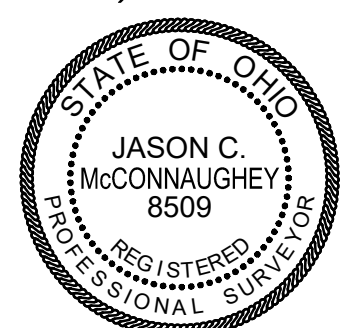


NOTES

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 OCTOBER, 2022.

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



DEED REFERENCE:
 CK1 HOLDINGS
 O.R. 402, PAGE 2568
 10200 SQ. FT.
 P.N. 31-01923.000

REVISIONS

BOUNDARY SURVEY FOR CHASE KILLIAN
 CITY OF LONDON
 MADISON COUNTY, OHIO
 V.M.S. No. 8742

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.
NOVEMBER 8, 2022	1"=20'	S22-789

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

File No. S22-789
November 8, 2022

LEGAL DESCRIPTION

CK1 Holdings
0.247 Acre Tract

Situated in the City of London, County of Madison, State of Ohio, being a part of V.M.S. No. 8742, and being all (0.247 acre) of the 10,200 square feet tract as conveyed CK1 Holdings and recorded in Official Record 402, Page 2568 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a 5/8" iron pin (found) marking the intersection of the westerly line of Lincoln Avenue and the southerly line of South Oak Street;

thence with the southerly line of South Oak Street N 55°25'08" W, a distance of 936.95 feet to a 5/8" iron pin (found) marking the northerly most corner of a 1.237 acres tract as conveyed to Drew Underwood (O.R. 395, Page 489) and found in Survey Record 84-18 of the Madison County Engineer's Record of Land Surveys, said iron pin being the true point of beginning of the tract of land herein described;

thence with a northwesterly line of the aforesaid 1.237 acres tract S 41°49'16" W, a distance of 178.15 feet to a 5/8" iron pin (found);

thence with a northeasterly line of the aforesaid 1.237 acres tract N 49°03'48" W, a distance of 63.71 feet to a 5/8" iron pin (found) in the southeasterly line of a 0.4574 acre tract as

conveyed to Ashley K. Buitendorp (O.R. 397, Page 2330) and found in Survey Record 5-19 of the Madison County Engineer's Record of Land Surveys;

thence with the southeasterly line of the aforesaid 0.4574 acre tract N 41°47'10" E, a distance of 159.45 feet to a 1 3/4" iron pipe (found) in the southerly line of South Oak Street;

thence with the southerly line of South Oak Street S 65°19'15" E, a distance of 66.77 feet to the true point of beginning, **containing 0.247 acre of land.**

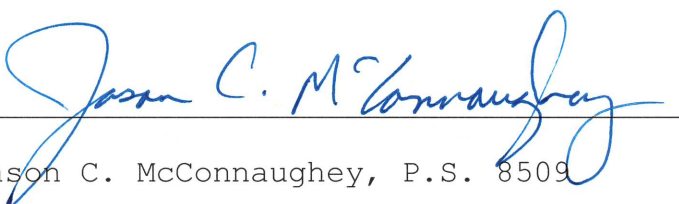
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 102° 25' 33.6") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Survey Monument "2001" and derived from GPS observations taken October 31, 2022, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in September 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-789 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