

CENTER STREET (66')

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 111°35'07.4") BETWEEN NATIONAL GEODETIC SURVEY CORNERS STATION "OHCL" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN APRIL 06, 2022, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).  
(TRIMBLE FILE 22761 04-09-22)

P.O.B 0.337 Ac. N 669,580.713' E 1,697,486.184'

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
MADISON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE APRIL 26, 2022  
SCALE 1"=30'  
DEED REFERENCE  
SEE BELOW  
VILLAGE OF NEWPORT  
MILITARY SURVEY NUMBER 4387

STATE ROUTE 38 (66' PER PLAT)

VILLAGE OF NEWPORT  
PLAT BOOK 1, PAGE 25

4

13

3

HENRY HAYSLIP  
AND  
TRUDIE HAYSLIP  
O.R. 279, PAGE 308  
LOT No. 3  
P.N. 14-00133.000

14

NEWPORT EAST STREET  
PROPERTIES 1, LLC  
O.R. 380, PAGE 1004  
LOT No. 14  
P.N. 14-00101.000

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS				NAVD 88 ELEVATION
	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO SOUTH STATE PLANE COORDINATES NORTHING EASTING	
MAD 02 010	39°50'10.12375"N	83°27'55.65813"W	963.045	670214.5216 1697382.3755	1070.372
CLARK COUNTY CORNERS ARP OHCL	39°56'38.04022"N	83°50'16.40580"W	830.693	710795.8585 1593385.9109	940.142
LOCAL CONTROL MONUMENT "2001"	39°50'04.53249"N	83°27'55.49185"W	961.427	669648.666 1697389.298	1068.754
CLARK COUNTY CORNERS ARP OHCL	39°56'38.04022"N	83°50'16.40580"W	830.693	710795.8585 1593385.9109	940.142
LOCAL CONTROL MONUMENT "2001"	39°50'04.53249"N	83°27'55.49185"W	961.427	669648.666 1697389.298	1068.754
GROUND SCALE FACTOR: 1.00007925080422					
GEIOD MODEL: GEIOD18 (CONUS)					
LOCAL GROUND COORDINATES NORTHING EASTING					NAVD 88 ELEVATION
669648.666 1697389.298					1068.754
UNITS ARE IN U.S. SURVEY FEET (SFT)					

33.00'

LOCAL CONTROL MONUMENT "2001"

S 87°29'25" E 198.00'  
16.5' ALLEY VACATED IN D.B. 294, PAGE 782



RESIDENCE

(0.031 Ac.)

0.337 Ac.

LOT No. 2  
P.N. 14-00258.000

2

MAIN STREET (66')  
VACATED IN D.B. 294, PAGE 782

15  
MICHAEL PETERMAN  
AND  
LINDA PETERMAN  
O.R. 202, PAGE 896  
LOT No. 15 & VACATED ALLEY  
P.N. 14-00255.000

16

LOT No. 16  
P.N. 14-00256.000

GPS TIE  
S 54°57'20" E  
118.34'

N 01°21'35" E 74.25'  
N 87°29'25" W 198.00'

CARLESS LAWHUN  
AND  
MARTHA LAWHUN  
O.R. 202, PAGE 336  
LOT No. 1  
P.N. 14-00165.000

1

5/8" IRON PIN (FOUND) BEARS  
S 23°35'15" E  
0.62'

SOUTH STREET (33')

PART OF VACATED ALLEY AND  
PART OF VACATED MAIN STREET  
D.B. 294, PAGE 782

PLAT REFERENCE  
VILLAGE OF NEWPORT  
PLAT BOOK 1, PAGE 25

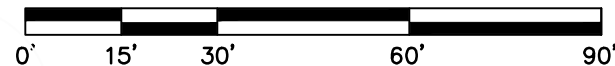
DEED REFERENCE:  
DONALD L. BARKER  
O.R. 397, PAGE 1231  
LOT No. 2  
P.N. 14-00258.000

REVISIONS

V.M.S. No. 4387  
V.M.S. No. 5795

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊠ 3/4" PIPE (FOUND)
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "WINDY 2010", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"



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, 2022.

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



BOUNDARY SURVEY FOR  
DONALD L. BARKER

VILLAGE OF NEWPORT  
MADISON COUNTY, OHIO  
V.M.S. No. 4387

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 26, 2022	1"=30'	S22-761

# 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

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File No. S22-761  
April 26, 2022

## LEGAL DESCRIPTION

Donald L. Barker  
0.337 Acres

Situated in the Village of Newport, County of Madison, State of Ohio, being a part of V.M.S. No. 4387, and being all (0.250 Acre) of Lot No. 2 of the Village of Newport (P.B. 1, Page 25) (Parcel No. 14-00258.00) as conveyed to Donald L. Barker and recorded in Official Record 397, Page 1231 of the Madison County Recorder's Office, and part (0.031 acre) of a vacated alley and part (0.056 acre) of vacated Main Street and recorded in Deed Book 294, Page 782 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a 5/8" iron pin (found, bent) in the easterly line of State Route 38 (Washington Road) marking the northwesterly corner of Lot No. 1 of the Village of Newport (P.B. 1, Page 25) as conveyed to Carless Lawhun and Martha Lawhun (O.R. 202, Page 336) and marking the southwesterly corner of Lot No. 2 of which this is a part, said iron pin having Ohio State Plane Coordinates Northing 669,580.713 feet, Easting 1,697,486.184 feet South Zone and based upon NAD 83 (2011);

thence with the easterly line of State Route 38 (Washington Road) N 01°21'35" E, a distance of 74.25 feet to a 3/4" pipe (found) marking the centerline of a vacated alley (D.B. 294, Page 782);

thence with centerline of a vacated alley S 87°29'25" E, a distance of 198.00 feet to a 5/8" iron pin (found) in the centerline of Vacated Main Street (D.B. 294, Page 782);

thence with the centerline of Vacated Main Street S 01°21'35" W, a distance of 74.25 feet to a 5/8" iron pin (set);

thence N 87°29'25" W passing the northeasterly corner to and continuing with the northerly line of the aforementioned Lot No. 1, a distance of 198.00 feet to the point of beginning, **containing 0.337 acre of land.**

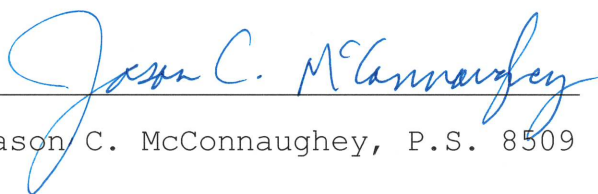
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 111°35'07.4") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken April 06, 2022, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in April 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-761 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