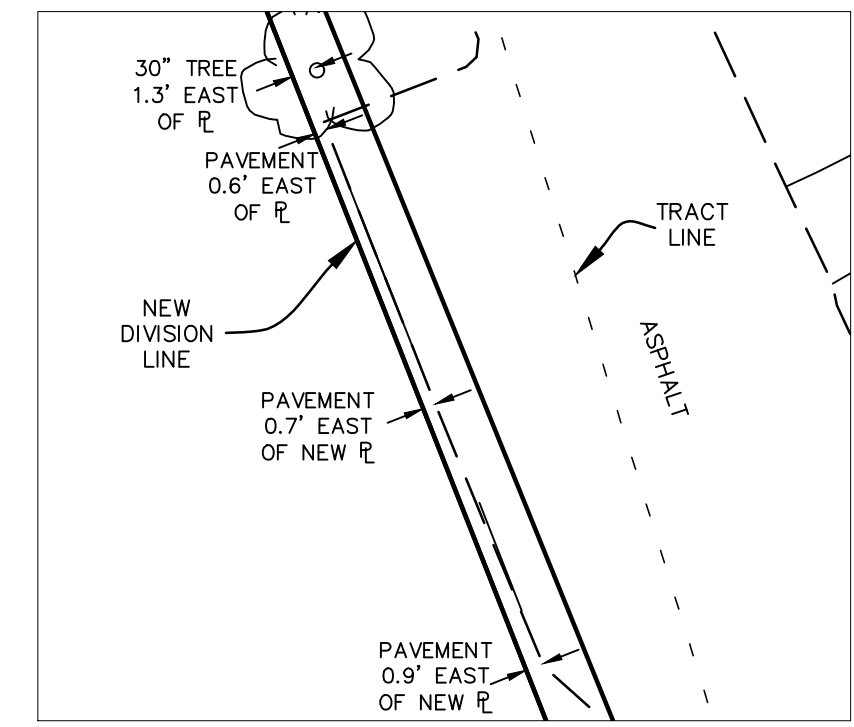
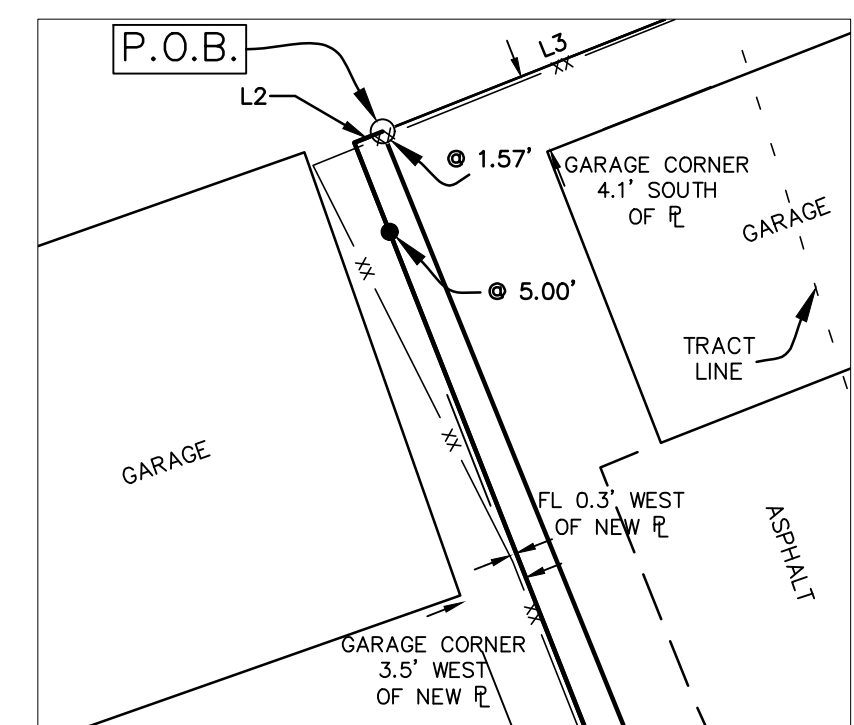
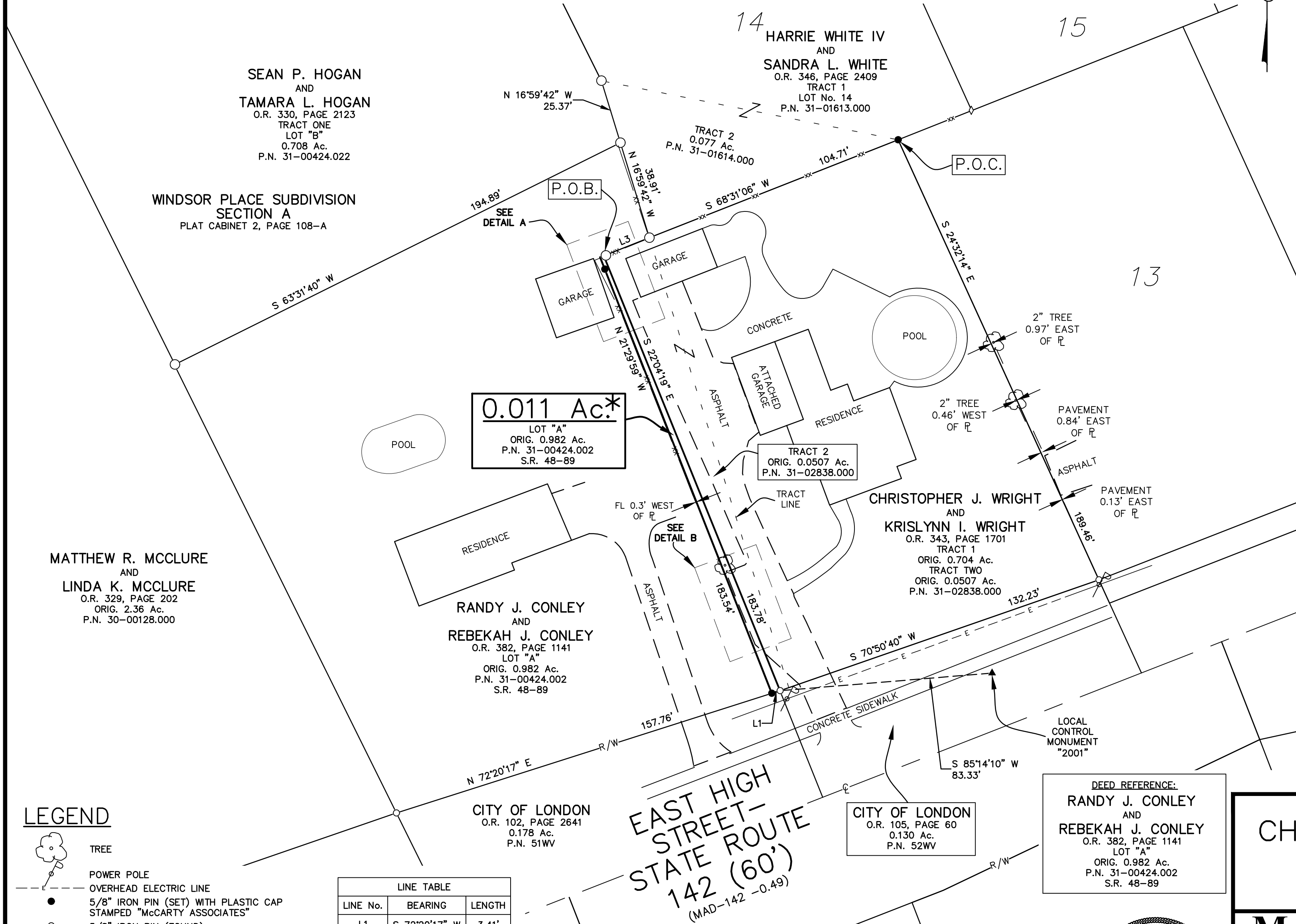


NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					
	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD88 ELEVATION
CLARK 240	39°45'40.01570"N	83°38'34.84734"W	1003.400	643468.422	1647179.132	1111.297
FAYETTE COUNTY CORS ARP OHFY	39°31'33.47405"N	83°28'34.39569"W	905.610	557270.993	1693139.337	1011.680
LOCAL CONTROL MONUMENT "2001"	LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS					
	39°44'22.22870"N	83°36'50.87769"W	1009.063	635496.921	1655200.405	1116.746
	GROUND SCALE FACTOR: 1.00009318176787					
	LOCAL GROUND COORDINATES					
	GEOID MODEL: GEOID18 (CONUS)		NORTHING	EASTING	NAVD 88 ELEVATION	
			635496.921	1655200.405	1116.746	
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 257° 48' 10.8") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN JULY 12, 2022, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 22-778 07-15-22)

P.O.B. 0.011 Ac. N 691,122.295' E 1,707,586.030'
CLARK 240 TO P.O.B. N 62°49'28" E 6257.30'

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE JULY 28, 2022
SCALE 1"=30'
DEED REFERENCE
OFFICIAL RECORD 343 PAGE 1701
CITY OF LONDON
MILITARY SURVEY NUMBER 5802



LEGEND

- TREE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- 1" PIPE (FOUND)
- WOOD POST
- CHAINLINK FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
- MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"

LINE No.	BEARING	LENGTH
L1	S 72°20'17" W	3.41'
L2	N 68°21'37" E	1.57'
L3	S 68°21'37" W	19.20'

* THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTION B (1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

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 JULY, 2022.

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



DEED REFERENCE:
RANDY J. CONLEY AND REBEKAH J. CONLEY
O.R. 382, PAGE 1141
LOT "A"
ORIG. 0.982 Ac.
P.N. 31-00424.002
S.R. 48-89

BOUNDARY SURVEY FOR
CHRISTOPHER J. WRIGHT
CITY OF LONDON
MADISON COUNTY, OHIO
V.M.S. No. 5802

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.
JULY 28, 2022	1"=30'	S22-778

REVISIONS
7/29/2022

L:\Current Projects\2022\22-778 - Christopher J. Wright\CA\AutoCAD Project\dwg\22778 Survey Plot.dwg, Survey Plot, 7/29/2022 10:58:43 AM, rym

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. S22-778

July 29, 2022

LEGAL DESCRIPTION

Randy J. Conley and Rebekah J. Conley
To
Christopher J. Wright and Krislynn I. Wright
0.011 Acre

Situated in the City of London, County of Madison, State of Ohio, being a part of V.M.S. No. 5802, and being part of what remains of the original 0.982 acre "Lot A" (Parcel No. 31-00424.002) as conveyed to Randy J. Conley and Rebekah J. Conley and recorded in Official Record 382, Page 1141 of the Madison County Recorder's Office and found in Survey Record 48-89 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a 5/8" iron pin (set) marking the northwesterly corner of Lot No. 13 and a southerly corner of Lot No. 14 of Windsor Place Subdivision-Section A (Plat Cabinet 2, Page 108-A), said iron pin also marking the northeasterly corner of what remains of an original 0.704 acre "Tract 1" as conveyed to Christopher J. Wright and Krislynn I. Wright (O.R. 343, Page 1701) and the easterly most corner of a 0.077 acre "Tract 2" as conveyed to Harrie White IV and Sandra L. White (O.R. 346, Page 2409);

thence with the northwesterly line of what remains of the aforesaid original 0.704 acre "Tract 1" and the southeasterly line of the aforesaid 0.077 acre "Tract 2" S 68°31'06" W, a distance of 104.71 feet to a 1" pipe (found) marking the northeasterly corner of a what remains of an original 0.0507 acre "Tract 2" as conveyed

to Christopher J. Wright and Krislynn I. Wright (O.R. 343, Page 1701) and a northeasterly corner of the original 0.982 acre "Lot A" of which this is a part;

thence with the northwesterly line of the aforesaid original 0.982 acre "Lot A" S 68°21'37" W, a distance of 19.20 feet to a 1" iron pipe (found) marking the true point of beginning of the tract of land herein described and having Ohio State Plane Coordinates Northing 691,122.295 feet, Easting 1,707,586.030 feet South Zone and based upon NAD 83 (2011);

thence with the southwesterly line of the aforesaid original 0.0507 acre "Tract 2" S 22°04'19" E, a distance of 183.78 feet to a 5/8" iron pin (found) in the right-of-way of East High Street-State Route 142 (MAD-142-0.49) marking the westerly most corner of a 0.130 acre "52WV" as conveyed to the City of London (O.R. 105, Page 60) and the northerly most corner of a 0.178 acre "51WV" as conveyed to the City of London (O.R. 102, Page 2641);

thence with the right-of-way of East High Street-State Route 142 and the northwesterly line of the aforesaid 0.178 acre "51WV" S 72°20'17" W, a distance of 3.41 feet to a 5/8" iron pin (set);

thence with a new division line N 21°29'59" W passing a 5/8" iron pin (set) at 178.54 feet, a total distance of 183.54 feet to a point;

thence with another new division line N 68°21'37" E, a distance of 1.57 feet to the true point of beginning, **containing 0.011 acre of land.**

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

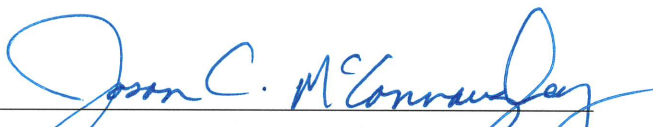
Bearings are based upon the Grid Azimuth (Az 257°48'10.8") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Control Monument "2001" and derived from

GPS observations taken July 12, 2022, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in July 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-778 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