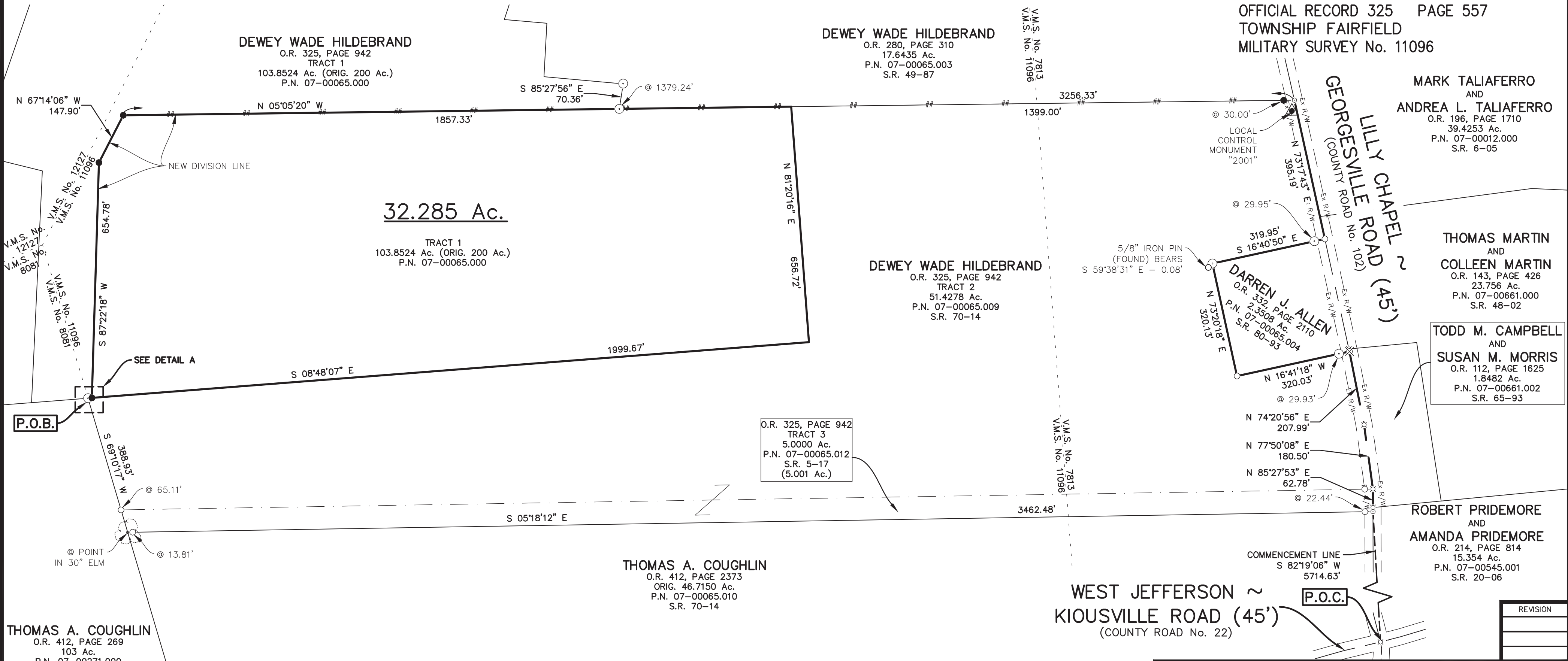


NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
MAD 12-39	39°53'51.21919"N	83°19'03.23571"W	873.276	692175.184	17329115.135	981.160
	RESIDUALS		$\Delta H = -$ sft			$\Delta V = -$ sft
COLUMBUS CORS (COLB)	39°57'35.11253"N	83°02'44.74703"W	611.685	714254.268	1815510.678	722.395
	RESIDUALS		$\Delta H =$			$\Delta V =$
Local Control Monument "2001" LOCAL SITE SETTINGS						
Local Control Monument 2001	39°53'08.39631"N	83°18'20.57484"W	879.897	687812.388	1742401.212	987.706
	GROUND SCALE FACTOR: 1.00006795315316		LOCAL GROUND COORDINATES		NAVD 88 ELEVATION	
	GEOID MODEL: Geoid18 (Conus)		NORTHING		EASTING	
			687812.388		1742401.212	
			UNITS ARE IN U.S. SURVEY FEET (SFT)		987.706	

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 250° 06' 58.3") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN OCTOBER 9, 2024, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 24330 10-10-24)

P.O.B. LOCAL CONTROL MONUMENT "2001" TO P.O.B. MAD 12-39 TO P.O.B. N 684,546.572' E 1,743,450.079' S 17°48'19" E - 3430.11' S 29°36'27" E - 8774.62'

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE OCTOBER 29, 2024
 SCALE 1"=200'
 DEED REFERENCE
 OFFICIAL RECORD 325 PAGE 557
 TOWNSHIP FAIRFIELD
 MILITARY SURVEY No. 11096



LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
- ⊙ 1" IRON PIPE (FOUND) UNLESS NOTED OTHERWISE
- ⊙ MAG NAIL (FOUND)
- ⊙ RAILROAD SPIKE (FOUND)
- ⊙ SPIKE (FOUND) UNDER PAVEMENT
- ⊙ DECIDUOUS TREE (FOUND) SIZE/TYPE NOTED
- WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "LOCAL CONTROL MONUMENT (2001)", 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.

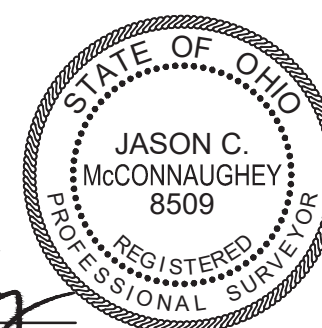
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

SCALE: 1"=10'

DEED REFERENCE
 DEWEY WADE HILDEBRAND
 O.R. 325, PAGE 942
 TRACT 1
 103.8524 Ac. (ORIG. 200 Ac.)
 P.N. 07-00065.000

BOUNDARY SURVEY FOR
DEWEY WADE HILDEBRAND
 FAIRFIELD TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 11096

MCCARTY ASSOCIATES, LLC.
 ARCHITECTS | ENGINEERS | SURVEYORS
 213 N. High St. Hillsboro, Oh 45133
 O: 937.393.9971 F: 937.393.2480
 MCCARTYASSOCIATES.COM



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN OCTOBER, 2024.
 Jason C. McConnaughey
 JASON C. MCCONNAUGHEY, P.S. 8509

DATE	PROJECT NO.
OCTOBER 29, 2024	S24-330

L:\2024\24-330 Dewey Wade Hildebrand\AutoCAD\DWG_Survey\Plat_Split.dwg, Survey Plat, 10/29/2024 11:15:40 AM, ryan, DWG To PDF.pc3



213 N. HIGH STREET, HILLSBORO, OHIO 45133

O: (937) 393-9971

Michael L. McCarty, P.E, P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

File No. S24-330

October 29, 2024

LEGAL DESCRIPTION

Dewey Wade Hildebrand
32.285 Acres Tract

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. No. 11096, and being a part of the original 200 acres, "Tract 1" (Parcel No. 07-00065.000) as conveyed to Dewey Wade Hildebrand and recorded in Official Record 325, Page 942 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a spike (found) under the pavement marking the intersection of the centerline of West Jefferson-Kiousville Road (County Road No. 22) and Lilly Chapel-Georgesville Road (County Road No. 102);

thence with the commencement line S 82°19'06" W, a distance of 5714.63 feet to mag nail (found) marking the northwesterly corner of the original 46.7150 acres tract as conveyed to Thomas A. Coughlin (O.R. 412, Page 2373) and found in Survey Record 70-14 of the Madison County Engineer's Record of Land Surveys, the northeasterly corner of a 5.0000 acres "Tract 3" as conveyed to Dewey Wade Hildebrand (O.R. 325, Page 942) and found in Survey Record 5-17 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid original 46.7150 acres tract and the easterly line of the aforesaid 5.0000 acres "Tract 3" S 05°18'12" E, passing a 5/8" iron pin (found) at 22.44 feet and passing a 5/8" iron pin (found) at 3448.67 feet, a

total distance of 3462.48 feet to a point in a 30" elm tree, said point being in the northerly line of the 103 acres tract as conveyed to Thomas A. Coughlin (O.R. 412, Page 269);

thence with the northerly line of the aforesaid 103 acres tract

S 69°10'17" W, passing a 5/8" iron pin (found) at 65.11 feet marking the southeasterly corner to and continuing with the southerly line of a 51.4278 acres "Tract 2" as conveyed to Dewey Wade Hildebrand (O.R. 325, Page 942) and found in Survey Record 70-14 of the Madison County Engineer's Record of Land Surveys, a total distance of 388.93 feet to a 1" iron pipe (found) marking the northwesterly corner of the aforesaid 103 acres tract and a southerly corner of what remains of the original 200 acres "Tract 1" of which this is a part;

thence with a westerly line of the aforesaid 51.4278 acres "Tract 2" N 08°48'07" W, a distance of 10.83 feet to a 5/8" iron pin (set) marking the true point of beginning of the tract of land herein described;

thence with a new division line for the next 3 calls:

1. S 87°22'18" W, a distance of 654.78 feet to a 5/8" iron pin (set);

2. N 67°14'06" W, a distance of 147.90 feet to a 5/8" iron pin (set);

3. N 05°05'20" W, passing a 1" iron pipe (found) at 1379.24 feet marking the southeasterly corner to and continuing with the easterly line of the 17.6435 acres tract as conveyed to Dewey Wade Hildebrand (O.R. 280, Page 310) and found in Survey Record 49-87 of the Madison County Engineer's Record of Land Surveys, a total distance of 1857.33 feet to a point marking a westerly corner of the

aforementioned 51.4278 acres "Tract 2";

thence with a southerly line of the aforesaid 51.4278 acres "Tract 2" N 81°20'16" E, a distance of 656.72 feet to a point;

thence with a westerly line of the aforesaid 51.4278 acres "Tract 2" S 08°48'07" E, a distance of 1999.67 feet to the true point of beginning, **containing 32.285 acres of land.**


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

Bearings are based upon the Grid Azimuth (Az 250°06'58.3") between National Geodetic Survey CORS Station "OHHI" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken October 9, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in October 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-330 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