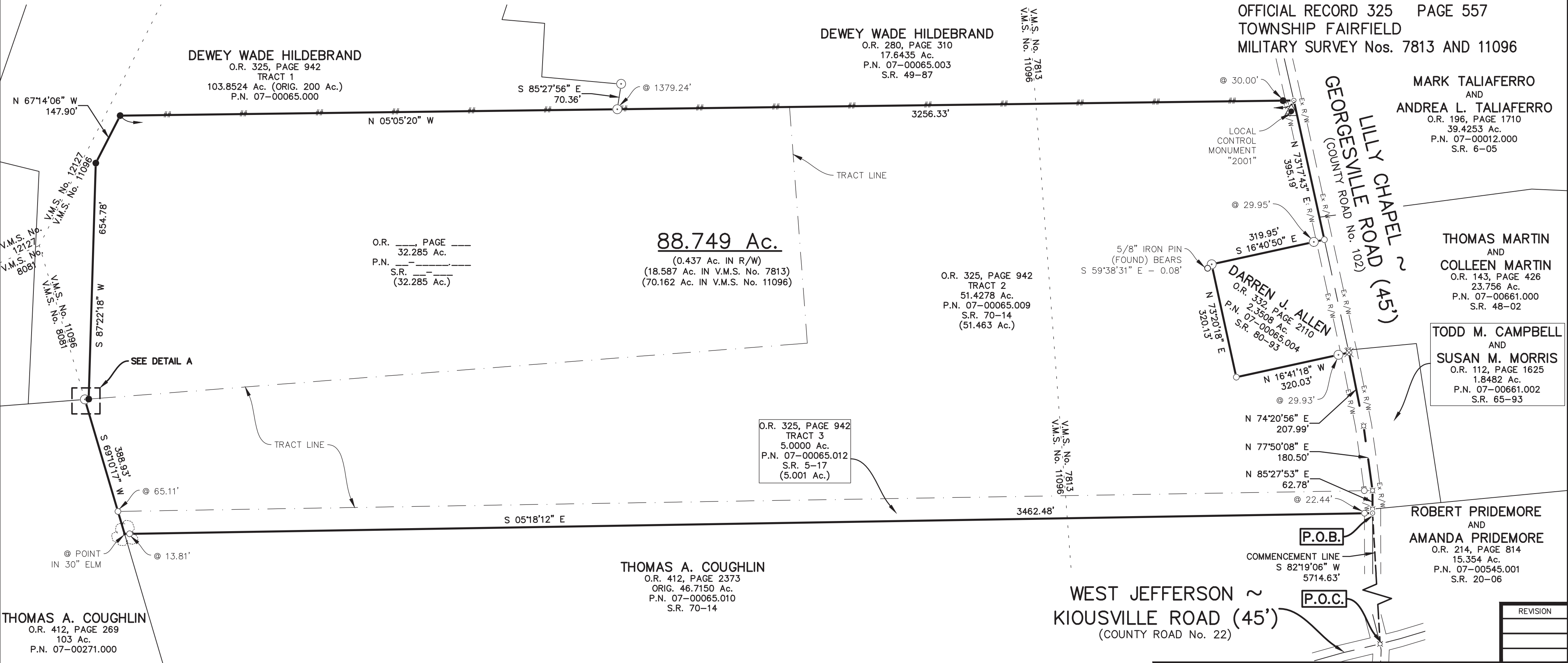


NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011)	ELLIPSOID	OHIO STATE PLANE	COORDINATES	NAVD 88	
MAD 12-39	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
	39°53'51.21919"N	83°19'03.23571"W	873.276	692175.184	1739115.135	981.160
	RESIDUALS			$\Delta H = -$ sft	$\Delta V = -$ sft	
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						
	39°53'08.39631"N	83°18'20.57484"W	879.897	687812.388	1742401.212	987.706
GROUND SCALE FACTOR: 1.00006795315316						
GEIOD MODEL: Geoid18 (Conus)						
LOCAL GROUND COORDINATES						
	NORTHING	EASTING	NAVD 88	ELEVATION		
	687812.388	1742401.212	987.706			
UNITS ARE IN U.S. SURVEY FEET (SFT)						

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 688,121.827' E 1,743,495.213'  
S 74°12'53" E - 1136.92'  
S 47°13'05" E - 5968.18'

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 Nos. 7813 AND 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"

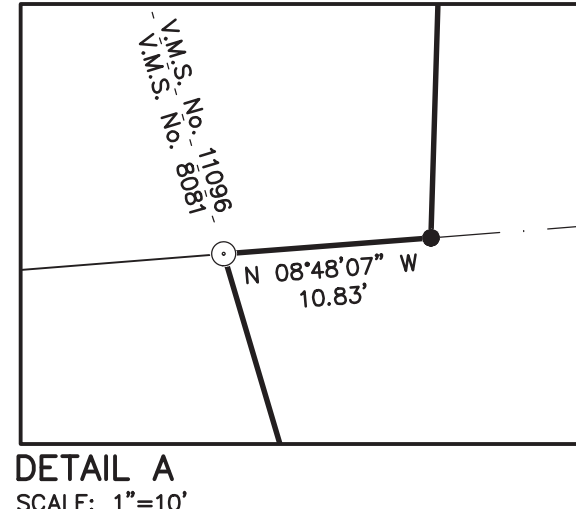
**NOTES:**

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. \_\_\_\_\_ PAGE \_\_\_\_\_  
32.285 Ac.  
P.N. \_\_\_\_\_ S.R. \_\_\_\_\_

**DEWEY WADE HILDEBRAND**  
O.R. 325, PAGE 942  
TRACT 2  
51.4278 Ac.  
P.N. 07-00065.009  
S.R. 70-14

TRACT 3  
5.0000 Ac.  
P.N. 07-00065.012  
S.R. 5-17



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

BOUNDARY SURVEY FOR  
**DEWEY WADE HILDEBRAND**  
FAIRFIELD TOWNSHIP  
MADISON COUNTY, OHIO  
V.M.S. Nos. 7813 AND 11096

**MCCARTY ASSOCIATES, LLC.**  
ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133  
O: 937.393.9971 F: 937.393.2480  
MCCARTYASSOCIATES.COM

DATE	PROJECT NO.
OCTOBER 29, 2024	S24-330

L:\2024\24-330 Dewey Wade Hildebrand\AutoCAD\DWG\_Survey\Plat, 10/29/2024 11:17:45 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  
88.749 Acres Tract

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. Nos. 7813 and 11096, and being all (32.285 acres) of the 32.285 acres tract (Parcel No. \_\_\_\_\_) as conveyed to Dewey Wade Hildebrand and recorded in Official Record \_\_\_\_, Page \_\_\_\_ of the Madison County Recorder's Office and found in Survey Record \_\_\_\_\_ of the Madison County Engineer's Record of Land Surveys, and all (51.463 acres) of the 51.4278 acres, "Tract 2" (Parcel No. 07-00065.009) and all (5.001 acres) of the 5.0000 acres, "Tract 3" (Parcel No. 07-00065.012) as conveyed to Dewey Wade Hildebrand and recorded in Official Record 325, Page 942 of the Madison County Recorder's Office and found in Survey Records 70-14 and 5-17 of the Madison County Engineer's Record of Land Surveys, 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 and being

the true point of beginning of the tract herein described;

thence with the westerly line of the aforesaid original 46.7150 acres tract 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, a total distance of 388.93 feet to a 1" iron pipe (found) marking an easterly corner of what remains of an original 200 acres "Tract 1" as conveyed to Dewey Wade Hildebrand (O.R. 325, Page 942);

thence with the lines of what remains of the aforesaid original 200 acres "Tract 1" for the next 4 calls:

1. N 08°48'07" W, a distance of 10.83 feet to a 5/8" iron pin (set);
2. S 87°22'18" W, a distance of 654.78 feet to a 5/8" iron pin (set);
3. N 67°14'06" W, a distance of 147.90 feet to a 5/8" iron pin (set);
4. 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 passing a 5/8" iron pin (set) at 3226.33 feet, a total distance of 3256.33 feet to a mag nail (found) in the centerline of the aforementioned Lilly Chapel-Georgesville Road;

thence with the centerline of the aforesaid Lilly Chapel-Georgesville Road N 73°17'43" E, a distance of 395.19 feet to a 5/8" iron pin (found) marking the northwesterly corner of the 2.3508 acres tract as conveyed to Darren J. Allen (O.R. 332, Page 2110) and found in Survey Record 80-93 of the Madison County Engineer's Record of Land Surveys;

thence with the line of the aforesaid 2.3508 acres tract for the next 3 calls:

1. S 16°40'50" E, passing a 1" iron pipe (found) at 29.95 feet, a total distance of 319.95 feet to a 1" iron pipe (found), from which a 5/8" iron pin (found) bears S 59°38'31" E, a distance of 0.08 feet;
2. N 73°20'18" E, a distance of 320.13 feet to a 5/8" iron pin (found);
3. N 16°41'18" W, passing a 1" iron pipe (found) at 290.10 feet, a total distance of 320.03 feet to a railroad spike (found) in the centerline of the aforesaid Lilley Chapel-Georgesville Road;

thence with the centerline of the aforesaid Lilley Chapel-Georgesville Road for the next 3 calls:

1. N 74°20'56" E, a distance of 207.99 feet to a spike (found) under the pavement;
2. N 77°50'08" E, a distance of 180.50 feet to a spike (found) under the pavement;
3. N 85°27'53" E, a distance of 62.78 feet to the true point of beginning, **containing 88.749 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