

RICHARD FEEMAN  
AND  
MARIA FEEMAN  
O.R. 329, PAGE 1776  
1.059 Ac.  
PARCEL 25-00105.000

PITSTICK BROTHERS ENTERPRISES, INC.  
O.R. 59, PAGE 865  
"TRACT ONE"  
ORIG. 3.980 Ac.  
PARCEL 28-00147.000  
S.R. 89-92

VILLAGE OF SOUTH SOLON  
D.B. 295, PAGE 29  
0.2312 Ac.  
PARCEL 28-00147.003  
S.R. 51-93

**LEGEND**

- ▲ McCARTY ASSOCIATES LOCAL CONTROL MONUMENT ("2001"), 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"
- 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 (SET)
- ⊗ RAILROAD SPIKE (FOUND)

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
MADISON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE JULY 30, 2025  
SCALE 1"=20'  
DEED REFERENCE-SEE BELOW  
VILLAGE OF SOUTH SOLON  
MILITARY SURVEY NUMBER 8582

BEARING NOTE  
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 334 43' 28.5")  
BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHFY" AND  
McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001"  
AND DERIVED FROM GNSS OBSERVATIONS TAKEN JULY 15, 2025,  
UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL  
REFERENCE SYSTEM).  
(TRIMBLE FILE 25223 07-17-25)  
P.O.B. 0.655 AC. N 635,398.472 E 1,656,358.952  
LOCAL CONTROL MONUMENT TO P.O.B. S 85°27'49" E - 113.95'

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS							
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID	OHIO STATE PLANE	COORDINATES NAVD 88	HEIGHT	ELEVATION
MAD 02-007	39°44'14.84026"N	83°36'34.72069"W	1000.028	634733.864	1656453.219	1107.680	1107.680
				RESIDUALS	ΔH = 0.111 sft	ΔV = -0.028 sft	
FAYETTE COUNTY CORS ARP OHFY	39°31'33.47397"N	83°28'34.39586"W	905.605	557270.985	1693139.324	1011.676	1011.676

LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS							
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID	OHIO STATE PLANE	COORDINATES NAVD 88	HEIGHT	ELEVATION
Local Control Monument "2001"	39°44'21.47205"N	83°36'37.48736"W	1008.721	635407.484	1656245.363	1116.383	1116.383
				COMBINED SCALE FACTOR: 1.00009318813367	LOCAL GROUND COORDINATES NAVD 88		
				GEOID MODEL: Geoid18 (Conus)	635407.484	1656245.363	1116.383
UNITS ARE IN U.S. SURVEY FEET (SFT)							

DEED REFERENCE:  
**DEBORAH N. BOYSEL**  
O.R. 427, PAGE 798  
TRACT I  
0.589 Ac.  
PARCEL No. 28-00148.000  
TRACT II  
0.057 Ac.  
PARCEL 28-00147.001

REVISION
8/6/25

BOUNDARY SURVEY FOR  
**DEBORAH N. BOYSEL**

VILLAGE OF SOUTH SOLON  
MADISON COUNTY, OHIO  
V.M.S. No. 8582

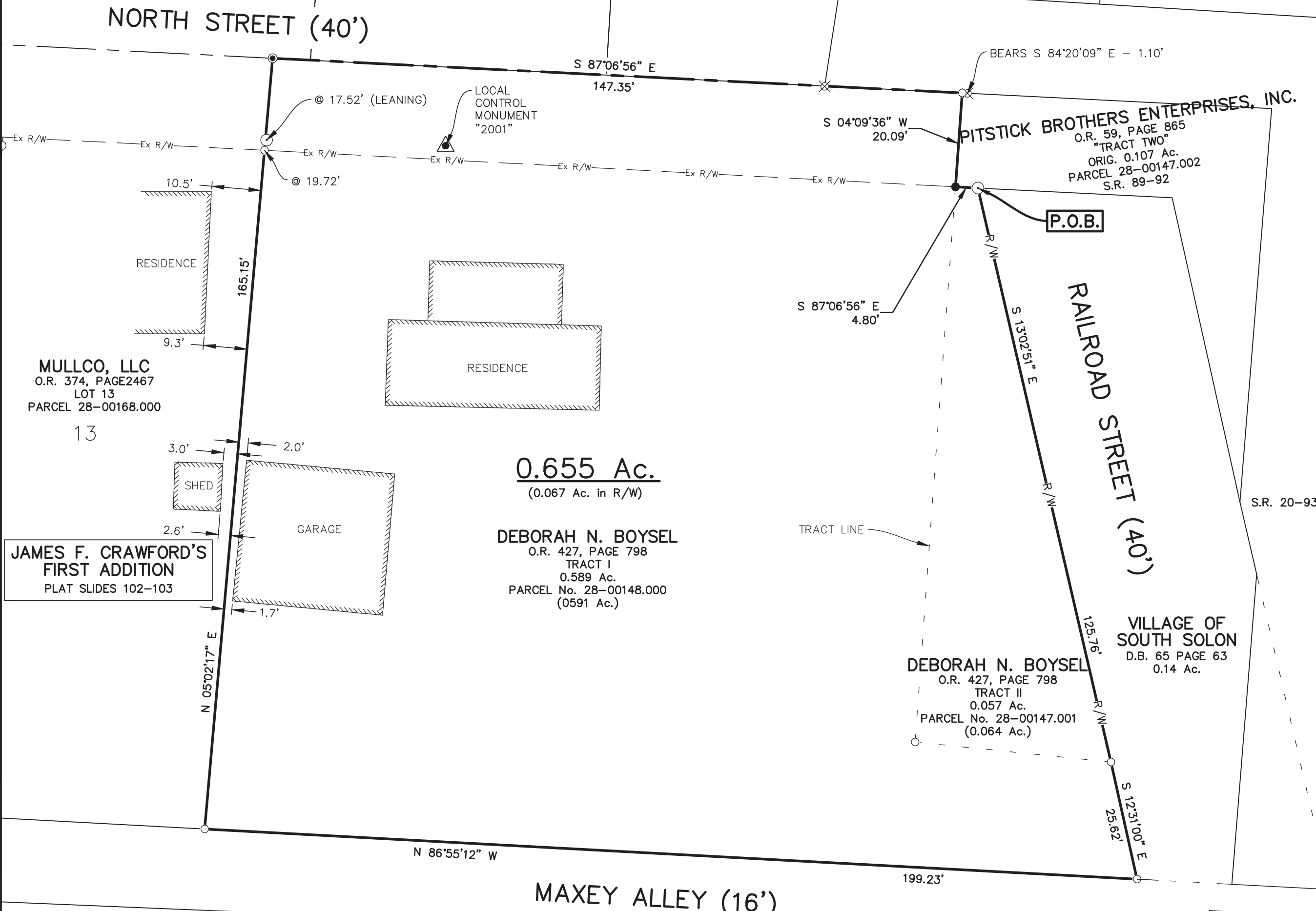


ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133  
O: 937.393.9971

MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
JULY 30, 2025	1"=20'	S25-223



MULLCO, LLC  
O.R. 374, PAGE 2467  
LOT 13  
PARCEL 28-00168.000

0.655 Ac.  
(0.067 Ac. in R/W)

DEBORAH N. BOYSEL  
O.R. 427, PAGE 798  
TRACT I  
0.589 Ac.  
PARCEL No. 28-00148.000  
(0.591 Ac.)

DEBORAH N. BOYSEL  
O.R. 427, PAGE 798  
TRACT II  
0.057 Ac.  
PARCEL No. 28-00147.001  
(0.064 Ac.)

MELISSA E. CRABBE  
AND  
CHRISTOPHER S. CRABBE  
O.R. 404, PAGE 2196  
LOT 12  
PARCEL 28-00117.000

WEBCO ENTERPRISE, LLC  
O.R. 361, PAGE 1403  
LOT 11  
PARCEL 28-00098.000

GILL TRANSPORT LTD  
O.R. 300, PAGE 1267  
LOT 10  
PARCEL 28-00207.000

STATE OF OHIO  
O.R. 383, PAGE 1545  
LOT 9  
PARCEL 28-00192.000

DETROIT - TOLEDO  
AND  
IRONTON RAILROAD COMPANY  
D.B. 42, PAGE 335  
0.806 Ac.  
PARCEL 28-00221.000

JAMES F. CRAWFORD'S FIRST ADDITION  
PLAT SLIDES 102-103

JAMES F. CRAWFORD'S FIRST ADDITION  
PLAT SLIDES 102-103

**NOTES**

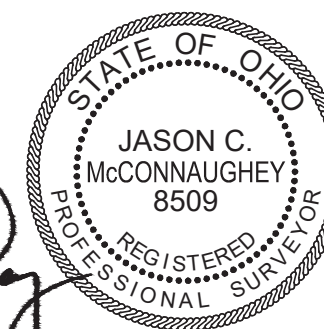
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

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 2025

JASON C. McCONNAUGHEY, P.S. 8509





213 N. High St. Hillsboro, Oh 45133

937.393.9971

McCartyAssociates.com

Michael L. McCarty, P.E., P.S.

Thomas E. Purtell, P.S.

Douglas L. Karnes, A.I.A.

Cody W. Beucler, P.E.

Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-223

July 30, 2025

**LEGAL DESCRIPTION**

Deborah N. Boysel

0.655 Acre Tract

Situated in the Village of South Solon, County of Madison, State of Ohio, being a part of V.M.S. No. 8582, and being all (0.589 acre) of the 0.589 acre "Tract I" (Parcel No. 28-00148.000) and all (0.064 acre) of the 0.057 acre "Tract II" (Parcel No. 28-00147.001) as conveyed Deborah N. Boysel and recorded in Official Record 427, Page 798 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning 1" pipe (found) at the intersection of the southerly right-of-way line of North Street and the westerly line of Railroad Street, said pipe being in the southerly line of what remains of an original 0.107 acre "Tract Two" as conveyed to Pitstick Brothers Enterprises, Inc. (O.R. 59, Page 865) found in Survey Record 89-92;

thence with the southwesterly line of Railroad Street S 13°02'51" E, a distance of 125.76 feet to a 5/8" iron pin (found);

thence continuing with the southwesterly line of Railroad Street S 12°31'00" E, a distance of 25.62 feet to a 5/8" iron pin (found) marking the intersection of the southwesterly line of Railroad Street and the northerly line of Maxey Alley;

thence with the northerly line of Maxel Alley N 86°55'12" W, a distance of 199.23 feet to a 5/8" iron pin (found) marking the southeasterly corner of Lot 13 of James F. Crawford's Addition (Slide 102 and 103) as conveyed to Mullco, LLC (O.R. 374, Page

2467);

thence with the easterly line of Lot No. 13 of James F. Crawford's Addition N 05°02'17" E passing a 5/8" iron pin (found) at 145.43 feet marking the northeasterly corner of said Lot No. 13 and passing a 1" pipe (found) leaning at 147.63 feet, a total distance of 165.15 feet to a mag nail (set) in the centerline of North Street;

thence with the centerline of North Street S 87°06'56" E passing a railroad spike (found) at 117.96 feet, a total distance of 147.35 feet to 5/8" iron pin (found) marking the northwesterly corner of what remains of the aforementioned original 0.107 acre "Tract Two" as conveyed to Pitstick Brothers Enterprises, Inc. (O.R. 59, Page 865) found in Survey Record 89-92;

thence with the westerly line of what remains of the aforesaid original 0.107 acre "Tract Two" S 04°09'36" W, a distance of 20.09 feet to a 5/8" iron pin (set) in the southerly right-of-way of North Street;

thence with the southerly right-of-way of North Street and a southerly line of what remains of the aforesaid original 0.107 acre "Tract Two" S 87°06'56" E, a distance of 4.80 feet to the point of beginning, **containing 0.655 acre of land.**

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


Bearings are based upon the Grid Azimuth (Az 334° 43' 28.5") between National Geodetic Survey CORS Station "OHFY" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken July 15, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in July 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the

survey plat of which is referred to as Project No. S25-223 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".



  
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Jason C. McConnaughey, P.S. 8509