

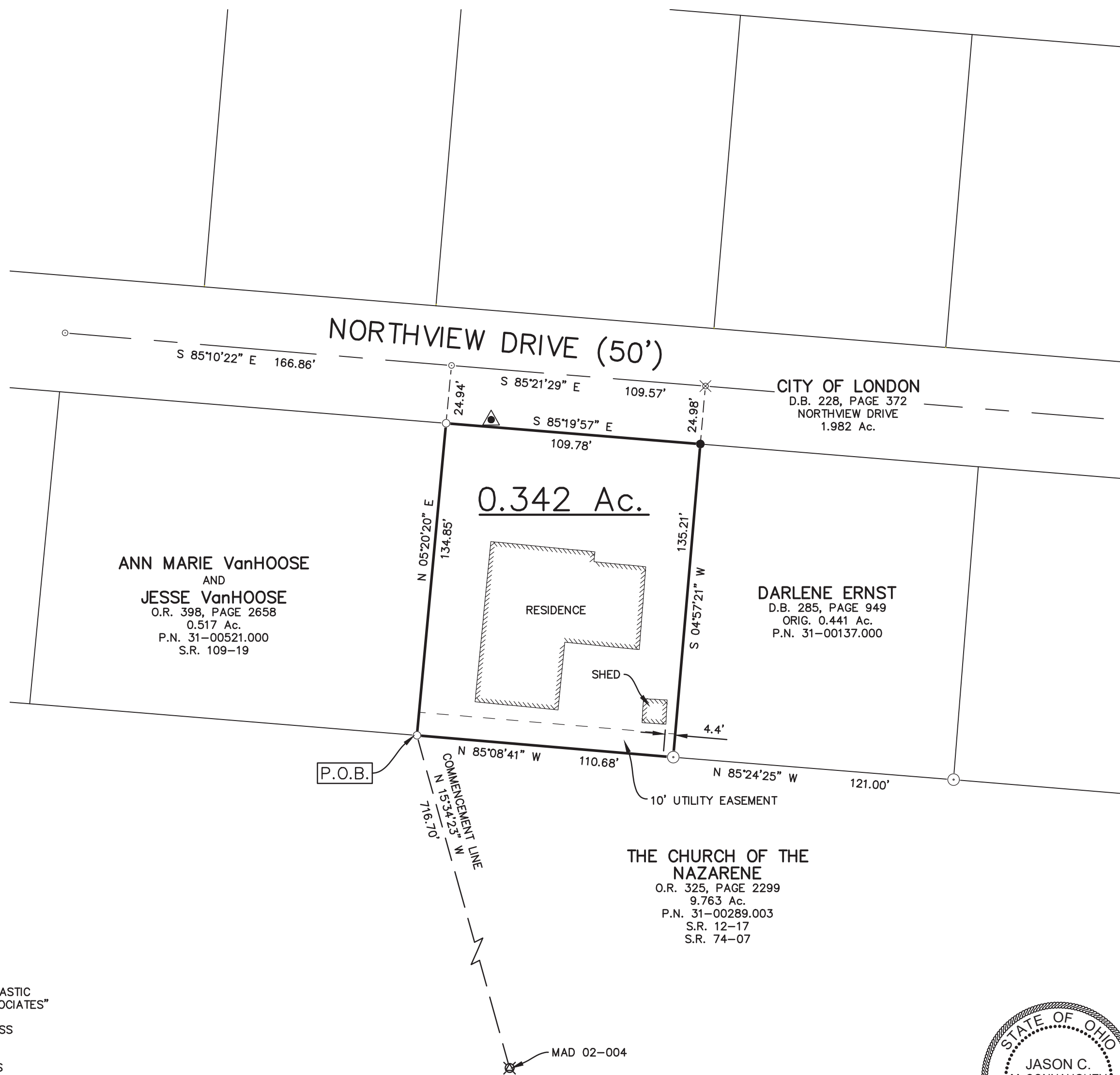
NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES NAVD 88 EASTING	NAVD 88 ELEVATION
MAD 02-004	39°54'02.62169"N	83°26'51.65948"W	949.407	693685.741	1702621.282	1057.230
CLARK COUNTY CORS ARP OHCL	39°56'38.04023"N	83°50'16.40587"W	830.721	710795.859	1593385.906	940.039
LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT "2001"	39°54'10.77087"N	83°26'53.82900"W	50.108	694512.057	1702460.872	1057.951
LOCAL GROUND COORDINATES NAVD 88						
GROUND SCALE FACTOR: 1.0000686193014	NORTHING	EASTING	ELEVATION			
GEOID MODEL: GEOID18 (CONUS)	694512.057	1702460.872	1057.951			
UNITS ARE IN U.S. SURVEY FEET (SFT)						

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 98°29'27.5") BETWEEN NATIONAL GEODETIC SURVEY CORRS STATION "OHCL" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN JULY 24, 2025, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
(TRIMBLE FILE 25238 07-25-25)

P.O.B. N 694,376.244' E 1,702,428.910'

LOCAL GEODETIC CONTROL "2001" TO P.O.B. S 85°27'10" W - 19.48'

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE AUGUST 4, 2025
SCALE 1"=40'
DEED REFERENCE
OFFICIAL RECORD 206 PAGE 2040
CITY OF LONDON
MILITARY SURVEY NUMBER 8886



DEED REFERENCE:
SALLY L. GLENN
AND
DEBRA M. GLENN
O.R. 206, PAGE 2040
ORIG. 0.404 Ac.
P.N. 31-02782.000

REVISIONS
8/5/25

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS OTHERWISE NOTED
- ⊙ 1" IRON PIPE (FOUND) UNLESS OTHERWISE NOTED
- ⊠ SPIKE (FOUND) UNDER PAVEMENT
- ⊙ MAG NAIL (FOUND)
- ⊠ SPIKE (FOUND)
- ▲ McCARTY ASSOCIATES GEODETIC 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.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN JULY, 2025..

Jason C. McConnaughey 8/5/25
JASON C. MCCONNAUGHEY, P.S. 8509 DATE



BOUNDARY SURVEY FOR
SALLY L. GLENN AND DEBRA M. GLENN
CITY OF LONDON
MADISON COUNTY, OHIO
V.M.S. No. 8886

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

DATE	SCALE	PROJECT NO.
AUGUST 4, 2025	1"=40'	S25-238



MCCARTY ASSOCIATES, LLC.

ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133

937.393.9971

McCartyAssociates.com

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

Thomas E. Purtell, P.S.

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Cody W. Beucler, P.E.

Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-238

July 30, 2025

LEGAL DESCRIPTION

Sally L. Glenn and Debra M. Glenn
0.342 Acre Tract

Situated in the City of London, County of Madison, State of Ohio, being a part of V.M.S. No. 8886, and being all that remains (0.342 acre) of the original 0.404 acre tract (Parcel No. 31-02782.000) as conveyed Sally L. Glenn and Debra M. Glenn and recorded in Official Record 206, Page 2040 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at Madison County GNSS Monument 02-004;

thence with a commencement line N 15°34'23" W, a distance of 716.70 feet to a 5/8" iron pin (found) marking an angle point in the northerly line of a 9.763 acres tract as conveyed to The Church of the Nazarene (O.R. 325, Page 2299) and found in Survey Record 12-17 and marking the southeasterly corner of a 0.517 acre tract as conveyed to Ann Marie VanHoose and Jesse VanHoose (O.R. 398, Page 2658) and found in Survey Record 109-19, said iron pin being the true point of beginning of the tract of land herein described;

thence with the easterly line of the aforesaid 0.517 acre tract N 05°20'20" E, a distance of 134.85 feet to a 5/8" iron pin (found) in the southerly line of Northview Drive and a 1.982 acres tract as conveyed to the City of London (D.B. 228, Page 372);

with the southerly line of Northview Drive and the southerly line of the aforesaid 1.982 acres tract S 85°19'57" E, a distance

of 109.78 feet to a 5/8" iron pin (set) marking the northwesterly corner of what remains of an original 0.441 acre tract as conveyed to Darlene Ernst (D.B. 285, Page 949);

thence with the westerly line of what remains of the aforesaid 0.441 acre tract S 04°57'21" W, a distance of 135.21 feet to a 1" pipe (found) marking an angle point in the northerly line of the aforementioned 9.763 acres tract as conveyed to The Church of the Nazarene (O.R. 325, Page 2299) and found in Survey Record 12-17;

thence with a northerly line of the aforesaid 9.763 acres tract N 85°08'41" W, a distance of 110.68 feet to the true point of beginning, **containing 0.342 acre of land.**


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

Bearings are based upon the Grid Azimuth (Az 98°29'27.5") between National Geodetic Survey CORS Station "OHCL" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken July 24, 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. S25-238 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