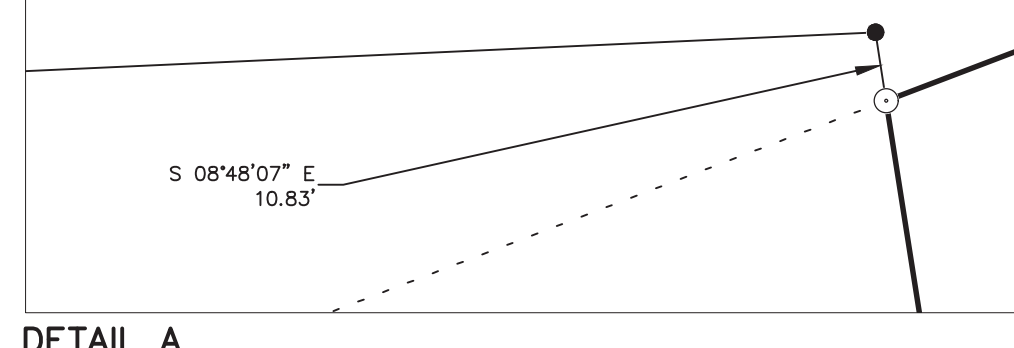
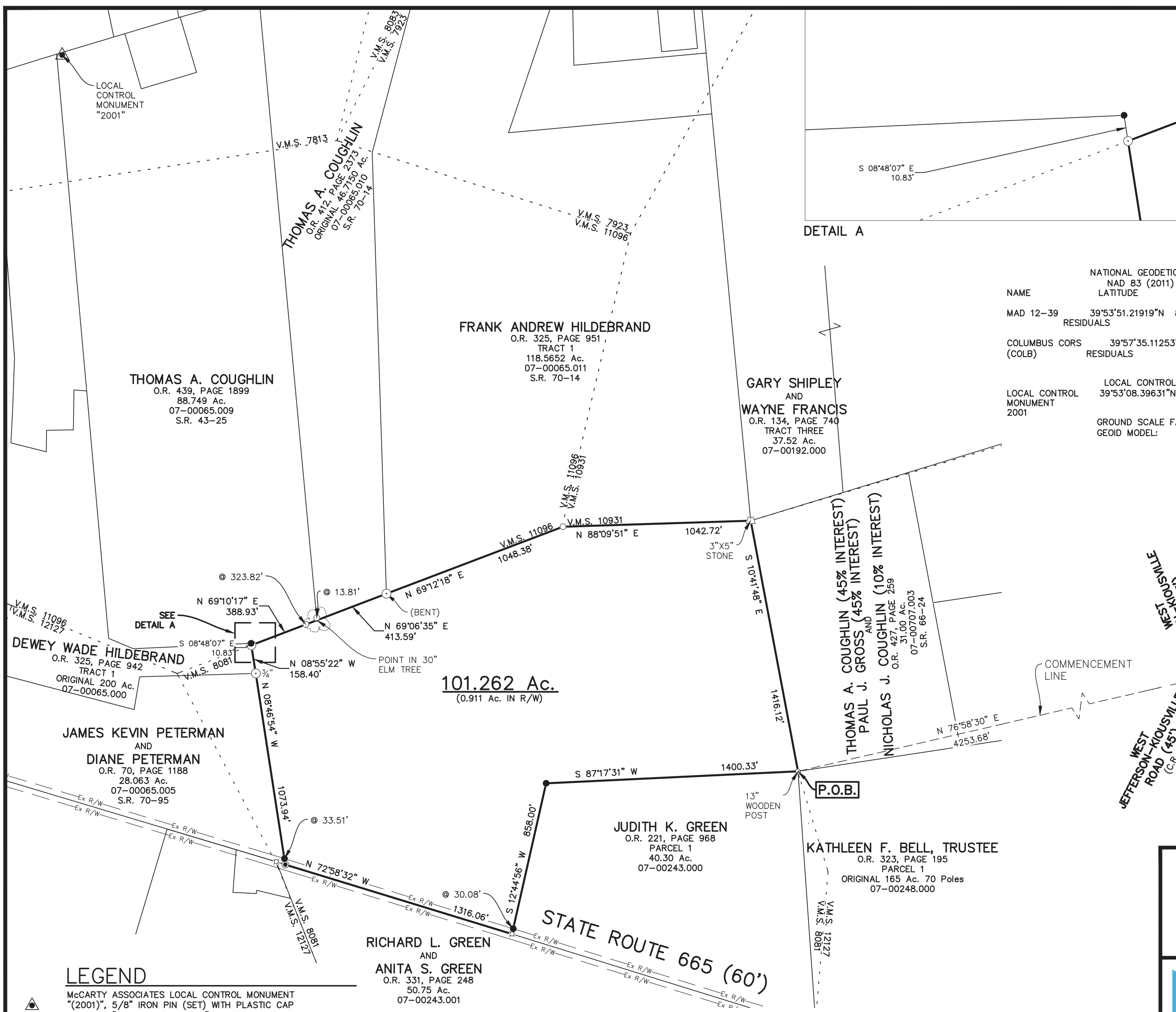


VOLUME _____ PLAT NO. _____
 HIGHLAND COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE AUGUST 20, 2025
 SCALE 1"=400'
 DEED REFERENCE
 OFFICIAL RECORD 412 PAGE 269
 TOWNSHIP FAIRFIELD
 MILITARY SURVEY NUMBER 8081

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					
	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
MAD 12-39 RESIDUALS	39°53'51.21919"N	83°19'03.23571"W	873.276	692175.184	1739115.135	981.160
			ΔH = - SFT		ΔV = - SFT	
COLUMBUS CORS (COLB)	39°57'35.11253"N	83°02'44.74703"W	611.685	714254.268	1815510.678	722.395
			ΔH =		ΔV =	
LOCAL CONTROL MONUMENT 2001	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
	LOCAL GROUND COORDINATES NAVD 88					
	GROUND SCALE FACTOR: 1.00006795315316	NORTHING	EASTING	ELEVATION		
	GEOID MODEL: GEOID18 (CONUS)	687812.388	1742401.212	987.706		
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

BEARING NOTE
 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. 101.262 AC. N 683,835.734 E 1,746,486.765
 LOCAL CONTROL MONUMENT TO P.O.B. S 45°46'26" E - 5701.36'
 MAD 12-39 TO P.O.B. S 41°28'29" E - 11,130.84'



SEE
 DETAIL A

COMMENCEMENT
 LINE

DEED REFERENCE:
 THOMAS A. COUGHLIN
 O.R. 412, PAGE 269
 103 Ac.
 07-00271.000

REVISION
9/3/2025

BOUNDARY SURVEY FOR
THOMAS A. COUGHLIN
 FAIRFIELD TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 8081

MCCARTY ASSOCIATES, LLC.
 ARCHITECTS | ENGINEERS | SURVEYORS
 213 N. High St. Hillsboro, Oh 45133
 ☎ 937.393.9971
 MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
AUGUST 28, 2025	1"=400'	S25-257

- 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 PIN (FOUND) UNLESS NOTED OTHERWISE
 - ⊙ MAG NAIL (SET)
 - POST, SIZE/MATERIAL NOTED
 - ⊗ SPIKE (FOUND) UNDER PAVEMENT
 - ⊠ STONE (FOUND), SIZE NOTED

NOTES

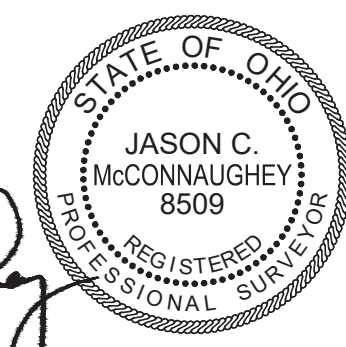
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

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 SEPTEMBER 2023, OCTOBER 2024, AND AUGUST 2025.

JASON C. McCONAUGHEY, P.S. 8509





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.

Douglas L. Karnes, A.I.A.

Cody W. Beucler, P.E.

Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-257
August 28, 2025

LEGAL DESCRIPTION

Thomas A. Coughlin
101.262 Acres Tract

Situated in the Township of Fairfield, County of Madison, State of Ohio, being a part of V.M.S. No. 8081, and being all (101.262 acres) of the 103 acres tract (Parcel No. 07-00271.000) as conveyed to Thomas A. Coughlin and recorded in Official Record 412, Page 269 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at a railroad spike (found) at the centerline intersection of Lilly Chapel-Opossum Run Road (County Road No. 72) and West Jefferson-Kiousville Road (County Road No. 22);

thence with a commencement line S 76°58'30" W, a distance of 4253.68 feet to a 13" wood post (found) marking the southwesterly corner of a 31.00 acres tract as conveyed to Thomas A. Coughlin (45% interest), Paul J. Gross (45% interest), and Nicholas J. Coughlin (10% interest) (O.R. 427, Page 259) and found in Survey Record 66-24 of the Madison County Engineer's Record of Land Surveys the northwesterly corner of what remains of an original 165 acres, 70 poles "Parcel 1" as conveyed to Kathleen F. Bell (O.R. 323, Page 195), and the northeasterly corner 40.30 acres "Parcel 1" as conveyed to Judith K. Green (O.R. 221, Page 968), said post marking the true point of beginning of the tract of land herein described;

thence with the northerly line of the aforesaid 40.30 acres "Parcel 1" S 87°17'31" W, a distance of 1400.33 feet to a 5/8" iron pin (set);

thence with the westerly line of the aforesaid 40.30 acres "Parcel 1" S 12°44'56" W passing a 5/8" iron pin (set) at 827.92 feet, a total

distance of 858.00 feet to a spike (found) under the pavement in the centerline of State Route 665;

thence with the centerline of State Route 665 N 72°58'32" W, a distance of 1316.06 feet to a mag nail (set) marking the southeasterly corner of a 28.063 acres tract as conveyed to James Kevin Peterman and Diane Peterman (O.R. 70, Page 1188) and found in Survey Record 70-95 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 28.063 acres tract N 08°46'54" W passing a 5/8" iron pin (set) at 33.51 feet, a total distance of 1073.94 feet to a 3/4" iron pipe (found) marking a southeasterly corner of what remains of an original 200 acres "Tract 1" as conveyed to Dewey Wade Hilderbrand (O.R. 325, Page 942);

thence with an easterly line of what remains of the aforesaid original 200 acres "Tract 1" N 08°55'22" W, a distance of 158.40 feet to a 1" iron pipe (found) marking a southerly corner of an 88.749 acres tract as conveyed to Thomas A. Coughlin (O.R. 439, Page 1899) and found in Survey Record 43-25 of the Madison County Engineer's Record of Land Surveys;

thence with a southerly line of the aforesaid 88.749 acres tract N 69°10'17" E passing a 5/8" iron pin (found) at 323.82 feet, a total distance of 388.93 feet to a point in a 30" Elm tree, said point marking the southwesterly corner of what remains of an 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;

thence with the southerly line of what remains of the aforesaid original 46.7150 acres tract N 69°06'35" E, a distance of 413.59 feet to a 1" iron pipe (found,bent) marking the southwesterly corner of a 118.5652 acres "Tract 1" as conveyed to Frank Andrew Hilderbrand (O.R. 325, Page 951) and found in Survey Record 70-14 of the Madison County Engineer's Record of Land Surveys;

thence with a southerly line of the aforesaid 118.5652 acres "Tract 1" N 69°12'18" E, a distance of 1048.38 feet to a 5/8" iron pin

(found);

thence with another southerly line of the aforesaid 118.5652 acres "Tract 1" N 88°09'51" E, a distance of 1042.72 feet to a 3" by 5" stone (found) marking the southwesterly corner of a 37.52 acres "Tract Three" as conveyed to Gary Shipley and Wayne Francis (O.R. 134, Page 740) and the northwesterly corner of the aforementioned 31.00 acres tract;

thence with the westerly line of the aforesaid 31.00 acres tract S 10°41'48" E, a distance of 1416.12 feet to the true point of beginning, **containing 101.262 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 September 2023, October 2024, and August 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S25-257 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