

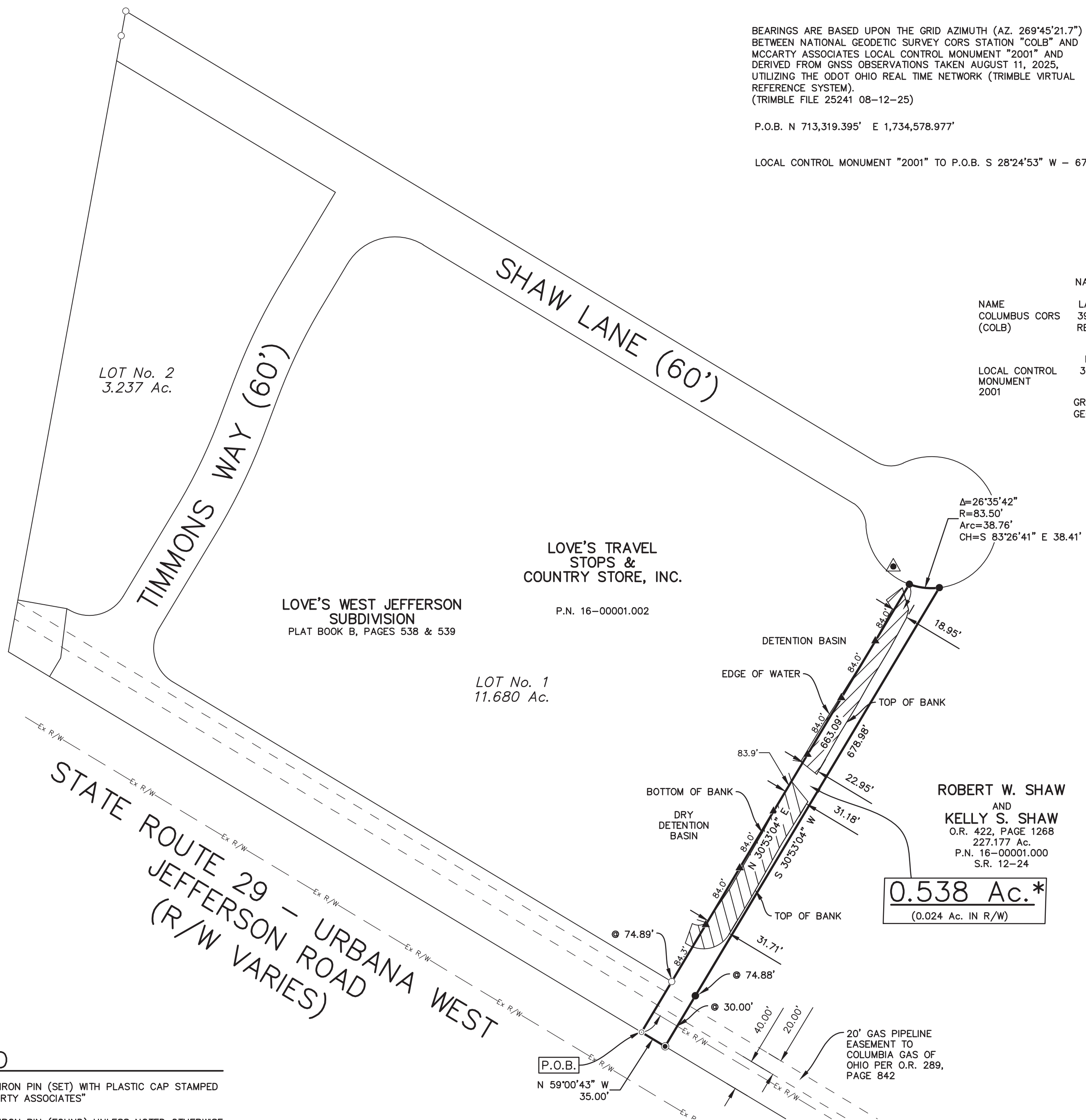
BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 269°45'21.7") BETWEEN NATIONAL GEODETIC SURVEY CORNS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN AUGUST 11, 2025, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).
(TRIMBLE FILE 25241 08-12-25)

P.O.B. N 713,319.395' E 1,734,578.977'

LOCAL CONTROL MONUMENT "2001" TO P.O.B. S 28°24'53" W - 672.64'

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE DECEMBER 8, 2025
SCALE 1"=100'
DEED REFERENCE-SEE BELOW
VILLAGE OF WEST JEFFERSON
MILITARY SURVEY NUMBER 2451

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID	OHIO STATE PLANE COORDINATES NAVD 88 NORTHING	EASTING	NAVD 88 ELEVATION
COLUMBUS CORNS (COLB)	39°57'35.11253"N	83°02'44.74703"W		713910.998	1734899.052	971.564
	RESIDUALS			$\Delta H =$	$\Delta V =$	
LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT 2001	39°57'25.63692"N	83°19'59.90286"W		713910.998	1734899.052	971.564
	LOCAL GROUND COORDINATES		NAVD 88			
	GROUND SCALE FACTOR: 1.00005546504401		NORTHING	EASTING	ELEVATION	
	GEOID MODEL: GEOD18 (CONUS)		713910.998	1734899.052	971.564	
UNITS ARE IN U.S. SURVEY FEET (SFT)						



LOT SPLIT APPROVAL
VILLAGE OF WEST JEFFERSON

TOM HALE _____ DATE _____
DIRECTOR OF PLANNING DEVELOPMENT

RAY MARTIN _____ DATE _____
MAYOR

JOHN MITCHELL _____ DATE _____
DIRECTOR OF PUBLIC SERVIC

* THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTION B (1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

DEED REFERENCE:
ROBERT W. SHAW
AND
KELLY S. SHAW
O.R. 422, PAGE 1268
227.177 Ac.
P.N. 16-00001.000
S.R. 12-24

REVISION
12/09/2025
12/12/2025

PROPERTY LINE SURVEY FOR
ROBERT W. SHAW
VILLAGE OF WEST JEFFERSON
MADISON COUNTY, OHIO
V.M.S. No. 2451



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

MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
DECEMBER 8, 2025	1"=100'	S25-241

LEGEND

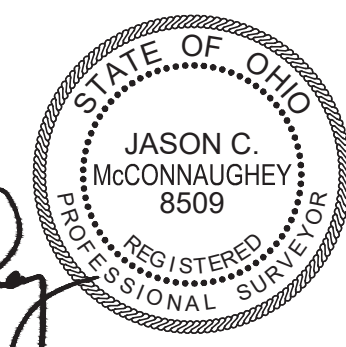
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
- ⊙ MAG NAIL (SET)
- MAG NAIL (FOUND)
- ▲ WOOD STAKE (SET) ON LINE
- ▲ MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "(2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"

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 AUGUST 2025.

Jason C. McConnaughey
JASON C. McCONNAUGHEY, P.S. 8509



L:\2025\25-241 Robert W. Shaw\AutoCAD\DWG_Survey\25241_Survey_Plat.dwg, 12/12/2025 10:12:51 AM, DWG To PDF.pc3

25241_Survey_Plat



MCCARTY ASSOCIATES, LLC.

ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133

937.393.9971

McCartyAssociates.com

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Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-241
December 8, 2025

LEGAL DESCRIPTION

Robert W. Shaw and Kelly S. Shaw
0.538 Acre Tract

Situated in the Village of West Jefferson, County of Madison, State of Ohio, being a part of V.M.S. No. 2451, and being part of the 227.117 acres tract (Parcel No. 16-00001.000) as conveyed Robert W. Shaw and Kelly S. Shaw and recorded in Official Record 422, Page 1268 of the Madison County Recorder's Office and found in Survey Record 12-24, and being further bounded and described as follows:

Beginning at a mag nail (found) in the centerline of State Route 29-Urbana West Jefferson Road marking the southeasterly corner of a portion of dedicated right-of-way of Love's West Jefferson Subdivision (P.B. B, Page 538 and 539) and marking a southwesterly corner of the 227.117 acres tract of which this is a part;

thence with a southeasterly line of Love's West Jefferson Subdivision N 30°53'04" E passing a 5/8" iron pin (found) at 74.88 feet marking the southerly most corner to and continuing with the southeasterly line of Lot No. 1 of Love's West Jefferson Subdivision, a total distance of 663.09 feet to a 5/8" iron pin (set) in a southerly line of Shaw Lane;

thence with Shaw Lane and a curve to the left, having an arc length of 38.76 feet, a radius of 83.50 feet, a delta angle of 26°35'42", and a chord bearing of S 83°26'41" E, a distance of 38.41 feet to a 5/8" iron pin (set);

thence with a new division line S 30°53'04" W passing a 5/8" iron pin (set) at 604.10 feet, a total distance of 678.98 feet to a mag nail (set) in the centerline of State Route 29-Urbana West Jefferson Road;

thence with the centerline of State Route 29-Urbana West Jefferson

Road N 59°00'43" W, a distance of 35.00 feet to the point of beginning, **containing 0.538 acre of land.**

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


Bearings are based upon the Grid Azimuth (Az. 269° 45' 21.7") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Local Control Monument "2001" and derived from GNSS observations taken August 11, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in 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. S25-241 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".

This conveyance is a transfer between adjoining lot owners made in connection with Section 711.001 Sub-section B (1) of the Ohio Revised Code and does not create any additional building site or violate any zoning regulations or another public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein.





Jason C. McConnaughey, P.S. 8509