



SURVEYORS RECORD
Book 34 Page 34
2-14-04

BEARINGS ARE BASED UPON THE GRID AZIMUTH (Az 89°08'20.4") BETWEEN NATIONAL GEODETIC SURVEY AND CLINTON COUNTY GEODETIC MONUMENTS "C1022" AND "C1023" AND DERIVED FROM GPS OBSERVATIONS TAKEN DECEMBER 31, 2003.

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - P.K. NAIL (FOUND)
 - ⊗ MAG NAIL (SET)
 - ⊗ MAG NAIL (FOUND)
 - ⊗ 1/2" IRON PIN (FOUND)
 - STONE (FOUND)
 - WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
 - BOARD FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
 - GAS LINE SIGN POST
 - UNDERGROUND GAS LINE LOCATED AS INDICATED BY VECTRAN SIGN POSTS
 - DRAINAGE FLOW
 - OVERHEAD ELECTRIC

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS

NAME	NAD 83 (1995) LATITUDE	ELLIPSOID OHIO STATE PLANE COORDINATES NAVD 88 LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
C1022	39°28'11.03369"N	83°44'43.35623"W	947.663	537724.8568	1616940.9570	1054.788
C1023	39°27'34.98148"N	83°39'27.48587"W	1009.812	533748.0056	1641661.5266	1116.140
C1024	39°29'27.91018"N	83°38'28.94815"W	936.430	545114.2187	1646396.5652	1042.977

SITE BASE STATION "MELVIN" LOCAL SITE SETTINGS

MELVIN	NAD 83 (1995) LATITUDE	ELLIPSOID OHIO STATE PLANE COORDINATES NAVD 88 LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
MELVIN	39°28'27.90750"N	83°43'03.93628"W	951.839	539325.5811	1624759.4432	1058.782

GROUND SCALE FACTOR: 1.0001082935
LOCAL GROUND COORDINATES NAVD 88
NORTHING EASTING ELEVATION
539325.5811 1624759.4432 1058.782
UNITS ARE IN U.S. SURVEY FEET (SFT)

Approved by the Clinton County Planning Commission
Date: 2-18-04
Data: 31.72'

APPROVED
Clinton County Health Department
DATE: 2-18-04
TITLE: Ed. Duvette

MINOR SUBDIVISION APPROVAL
D. MYRON MURPHY, TRUSTEE
O.R. 331, PAGE 713
TRACT 1
158.876 Ac.
S.R. 29, PAGE 200

APPROVED
CLINTON COUNTY ZONING DEPT.
PER: T. Hagan
DATE: 2-18-04
A-2

EDWARD D. KEITER, et ux.
O.R. 297, PAGE 395
0.616 Ac. (A)
0.509 Ac. (A)
S.R. 28, P. 91

EDWARD D. KEITER, et ux.
O.R. 106, PAGE 237
1.067 Ac.
S.R. 23, P. 63

THE MELVIN STONE COMPANY
O.R. 286, PAGE 147
45/100 Ac. (D)
0.498 Ac. (C)
S.R. 26, P. 91

I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THE BROADMEADOW FARM COMPANY, INC.
OWNER
SIGNATURE: Nancy N. Thoran

STATE OF OHIO, COUNTY OF CLINTON, SS, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED, WITNESS MY HAND AND NOTARIAL SEAL.

THIS 17 DAY OF February, 2004.

NOTARY PUBLIC
NOTES
KENDRA KELLY
Notary Public, State of Ohio
My Commission Expires July 9, 2008

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.
ZONED A-2

DEED REFERENCE:

- THE BROADMEADOW FARM COMPANY
D.B. 235, PAGE 564
903.24 Ac.
130.98 Ac.
- BROADMEADOW FARM Co.
D.B. 254, PAGE 030
TRACT No. 1 - ORIG. 43.14 Ac.
TRACT No. 2 - 15 Ac.
- THE BROADMEADOW FARM Co.
D.B. 254, PAGE 600
31.89 Ac.

SURVEY FOR
THE BROADMEADOW FARM COMPANY, INC.

RICHLAND AND WILSON TOWNSHIPS
CLINTON COUNTY, OHIO
V.M.S. Nos. 727, 729, 732, 736 AND 16023

McCARTY ASSOCIATES, LLC
Engineers - Surveyors - Architects
213 N. High Street
Hillsboro, Ohio 45133
(937) 383-9971

104 S. Main Street
Washington C.H., Ohio 43100
(740) 335-3816

DATE	SCALE	PROJECT NO.
JANUARY 29, 2004	1"=400'	S03-369 (S1)