



DATE	SCALE	PROJECT NO.
MAY 26, 2020	1" = 40'	S20-181

LESS AND EXCEPT THEREFROM A 0.069 ACRE PARCEL DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF U.S. ROUTE 22 AND JOHNSON'S LANE;  
THENCE ALONG THE CENTERLINE OF U.S. ROUTE 22 NORTH 74 DEGREES 15 MINUTES OR SECONDS WEST, 882.97 FEET TO THE OWNER'S  
SOUTHWESTERLY PROPERTY CORNER, BEING THE POINT OF BEGINNING, SAID POINT BEING STATION 100 PLUS 90.75 IN THE CENTERLINE OF SURVEY  
OF U.S. ROUTE 22;  
THENCE ALONG THE OWNER'S WESTERLY PROPERTY LINE NORTH 15 DEGREES 44 MINUTES 51 SECONDS WEST, 50.00 FEET TO A POINT 50.00 FEET  
LEFT OF STATION 100 PLUS 90.75;  
THENCE ALONG THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF U.S. ROUTE 22, NORTH 74 DEGREES 15 MINUTES OR SECONDS EAST, 60.00  
FEET TO A POINT 50.00 FEET LEFT OF STATION 101 PLUS 50.75;  
THENCE ALONG THE OWNER'S EASTERLY PROPERTY LINE SOUTH 15 DEGREES 44 MINUTES 51 SECONDS EAST, 50.00 FEET TO THE OWNER'S  
SOUTH PROPERTY CORNER, SAID POINT BEING THE POINT OF BEGINNING OF THE CENTERLINE OF SURVEY OF U.S. ROUTE 22;  
THENCE ALONG THE OWNER'S SOUTHERLY PROPERTY LINE AND ALONG THE CENTERLINE SURVEY OF U.S. ROUTE 22, SOUTH 74 DEGREES 15  
MINUTES OR SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.069 OF AN ACRE, BE THE SAME MORE OR LESS, INCLUSIVE  
OF THE PRESENT ROAD WHICH OCCUPIES 0.055 OF AN ACRE, BE THE SAME MORE OR LESS.

PLANE COORDINATES NAVD 88  
EASTING ELEVATION  
1,598,276.817 1040.401  
ΔV = -0.035 SFT  
160585.1262 1060.365  
ΔV = -0.283 SFT  
1693136.647 1011.702

1604206.492 1073.611

UND COORDINATES NGVD 88  
EASTING ELEVATION  
1604206.492 1073.611  
IN U.S. SURVEY FEET (SFT)

**SURVEYOR'S CERTIFICATION**

TO: LIBERTY SAVINGS BANK; FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11, 13, 17, 18 AND 20 OF TABLA THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 20, 2020.

*Jason C. McConaughy* 6-10-2020  
DATE

JASON C. MCCONAUGHEY, P.S. 8509  
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STATE OF  
JASON C.  
MCCONAUGHEY  
8509  
REGISTERED  
PROFESSIONAL

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.

THE SIZE AND/OR LOCATION OF UNDERGROUND UTILITIES WAS PROVIDED BY THE UTILITY COMPANIES AND OBSERVED EVIDENCE AND IS NOT WARRANTED CORRECT OR COMPLETE BY THE SURVEYOR.

BASED UPON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES OUTSIDE FLOOD HAZARD "ZONE A" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 39027C001330, DATED MAY 3, 2010.

BEARINGS ARE BASED UPON THE GRID AZIMUTH ( $\lambda Z$  253° 55' 31.0") DERIVED FROM NATIONAL GEODETIC SURVEY CORS STATION "09M" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN MAY 20, 2020, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).  
(TRIMBLE FILE 20181 05-21-2020)

P.O.B. N 531,595.199' E 1,604,225.451'

0' 20' 40' 80' 120'

UTL SURVEY PLAT

<b>ENCROACHMENTS</b>		NATIONAL GEODETIC SURVEY CONTROL MONUMENTS	
1	NA	NAD 83 (2011) LATITUDE 40° 11' 11.35943"N CL021	ELLIPSOID OHIO STATE NORTH LONGITUDE 94° 1' 7.800 533.479" ΔN = 0.041 SFT 952.832 531842" ΔN = 0.035 SFT 905.610 557277"
<b>PARKING TOTAL</b>		FAYETTE COUNTY CORRS ARP OHFV	
H.C. PARKING = 14		LOCAL CONTROL MONUMENT '2001' LOCAL SITE SETTINGS 39°27'09.17349"N 83°47'24.82651"W 866.122 531644.3	
NON H.C. PARKING = 231		LOCAL CONTROL MONUMENT '2001' LOCAL GROUND SCALE FACTOR: 1.00010958319195 GEOD MODEL: GEOD18 (CONUS) LOCAL GROUND SCALE FACTOR: 1.00010958319195 UNITS: ALL	