

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS					
	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES NAVD 88 EASTING	ELEVATION
CW3A	39°26'37.42560"N	83°49'25.56132"W	918.538 ΔH = 0.106 SFT	528569.657	1594674.979 ΔV = 0.061 SFT	1026.245
FAYETTE COUNTY CORS ARP OHFY	39°31'33.47405"N	83°28'34.39569"W	905.610	557277.356	1693136.647	1011.702
LOCAL CONTROL MONUMNET "2001"	LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS					
	39°26'36.58628"N	83°49'25.01106"W	919.698	528484.367	1594716.673	1027.415
	LOCAL GROUND COORDINATES NAVD 88					
	GROUND SCALE FACTOR: 1.00010754804236 NORTHING EASTING ELEVATION					
GEOID MODEL: GEOID18 (CONUS)			528484.367	1594716.673	1027.415	
UNITS ARE IN U.S. SURVEY FEET (SFT)						

P.O.B. N 528,612.928' E 1,594,814.780'

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 253°41' 48.8") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHFY" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN JANUARY 7, 2020, UTILIZING THE TRIMBLE ODOT COPS VRS (VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 20266 01-11-21)

4-15-21 This survey revised per CSX request.
Filed as 43-229.

VOLUME 43 PLAT NO. 218
CLINTON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS 3-5-21
DATE JANUARY 19, 2021
SCALE 1"=60'
DEED REFERENCE
SEE BELOW
TOWNSHIP
MILITARY SURVEY NUMBER 1057
CITY OF WILMINGTON

CHAMPION BRIDGE COMPANY CHAMPION BRIDGE COMPANY CHAMPION BRIDGE COMPANY
DOC. NO. 2020-00001210 DOC. NO. 2020-00001210 DOC. NO. 2020-00001210
ORIG. 0.880 Ac. PARCEL II PARCEL I
S.R. 17, PLAT 34 0.006 Ac. 0.066 Ac.
S.R. 17, PAGE 49 S.R. 17, PAGE 34

JONATHAN L. BLAKE
O.R. 976, PAGE 1184
0.0515 Ac.
S.R. 35, PAGE 206

PRISCILLA NORMAN
O.R. 787, PAGE 270
PART OF LOT No. 1

CITY PLANNING COMMISSION

UNDER AUTHORITY PROVIDED BY THE ACTS OF THE GENERAL ASSEMBLY OF THE STATE OF OHIO AND ORDINANCES ADOPTED BY COUNCIL OF THE CITY OF WILMINGTON, OHIO, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF WILMINGTON AS FOLLOWS:
APPROVED BY CITY PLANNING COMMISSION AT A MEETING HELD March 2, 2021

John M. Stanforth
CHAIRMAN
Andrew J. Sacorute
SECRETARY

APPROVED FOR MATHEMATICAL ACCURACY
Clinton County Engineer
Per: Wall
Date: 3-5-21

THE CITY OF WILMINGTON, OHIO
O.R. 53, PAGE 42
0.1376 Ac.
S.R. 20, PAGE 158

FORMERLY BALTIMORE AND OHIO RAILROAD
NOW CSX TRANSPORTATION
VALUATION MAP #V144.1/SHEET 6

CORNER OF BUILDING 2.5' WEST OF PROPERTY LINE
CORNER OF BUILDING 2.6' WEST OF PROPERTY LINE

BENJAMIN S. STRICKLE ADDITION
P.B. 1, PAGE 97
S.R. 37, PAGE 84

JAMES ADDITION
PLAT BOOK 3, PAGE 27

1.834 Ac.

NEW DIVISION LINE
CSX TRANSPORTATION
PARCEL No. 29
VALUATION MAP V144.1/SHEET 6

CORNER OF HOUSE 1.5' WEST OF PROPERTY LINE

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ 1/2" IRON PIN (FOUND)
- ⊠ 3/4" IRON PIN (FOUND)
- ⊙ MAG NAIL (SET)

LIVESTOCK SALES CO.
EXTENSION TO WILMINGTON
CLINTON COUNTY, OHIO
S.R. 10, PAGE 13

THE CITY OF WILMINGTON, OHIO
O.R. 52, PAGE 575
0.0648 Ac.

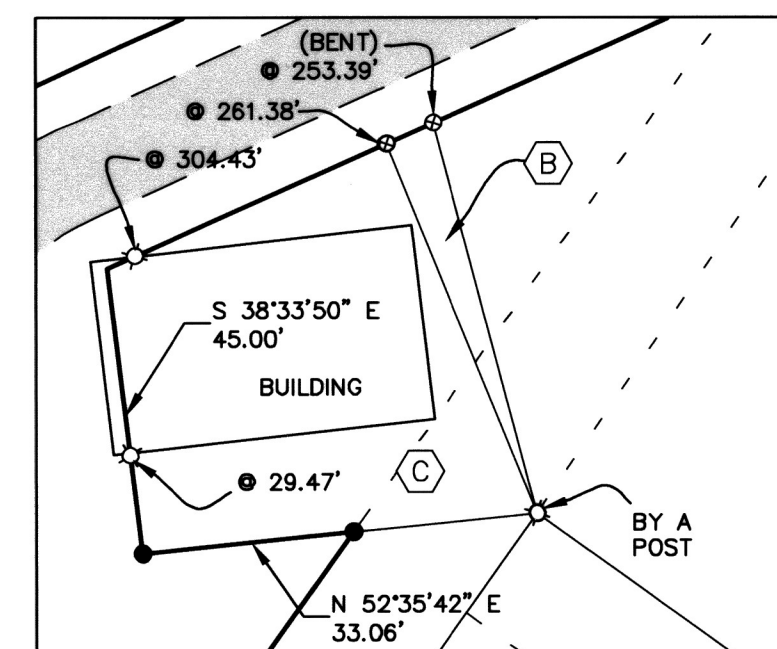
CLINTON COUNTY LAND REUTILIZATION CORPORATION
O.R. 982, PAGE 886
0.071 Ac.
S.R. 36, PAGE 294

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 JANUARY, 2021.

Jason C. McConnaughey 2-8-21
JASON C. MCCONNAUGHEY, P.E. 8509 DATE



DETAIL
SCALE 1"=30'

DEED REFERENCE
CSX TRANSPORTATION
ORIG. PARCEL No. 29 & 34
VALUATION MAP V144.1/SHEET 6
CSX TRANSPORTATION, INC.
SUCCESSOR BY ARTICLES OF MERGER
9/02/1987 AND 4/30/1987
ORIGINALLY BY D.B. 83, PAGE 40
AND D.B. 43, PAGE 22

REVISIONS
02/08/2021

BOUNDARY SURVEY FOR CHAMPION BRIDGE COMPANY

CITY OF WILMINGTON
CLINTON COUNTY, OHIO
V.M.S. No. 1057

MCCARTY ASSOCIATES, LLC
ARCHITECTS—ENGINEERS—SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 / PH. 937-393-9971 FAX 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 / PH. 513-722-0300 FAX 513-722-0500
WASHINGTON C.H., OHIO 43160 / PH. 740-335-3816

www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
JANUARY 19, 2021	1"=60'	S20-266