

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS
NAD 83 (2011)
LATITUDE 39°25'49.78838"N LONGITUDE 84°16'59.28360"W ELLIPSOID HEIGHT 739.654
OHIO STATE PLANE COORDINATES
NORTHING 525982.8587 EASTING 1464871.2303 NAVD 88 ELEVATION 850.182

LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS
39°25'31.75650"N 83°53'40.00012"W 891.687 522227.087 1574614.746 999.894

GROUND SCALE FACTOR: 1.00010648260824
GEOD MODEL: GEOD18 (CONUS)

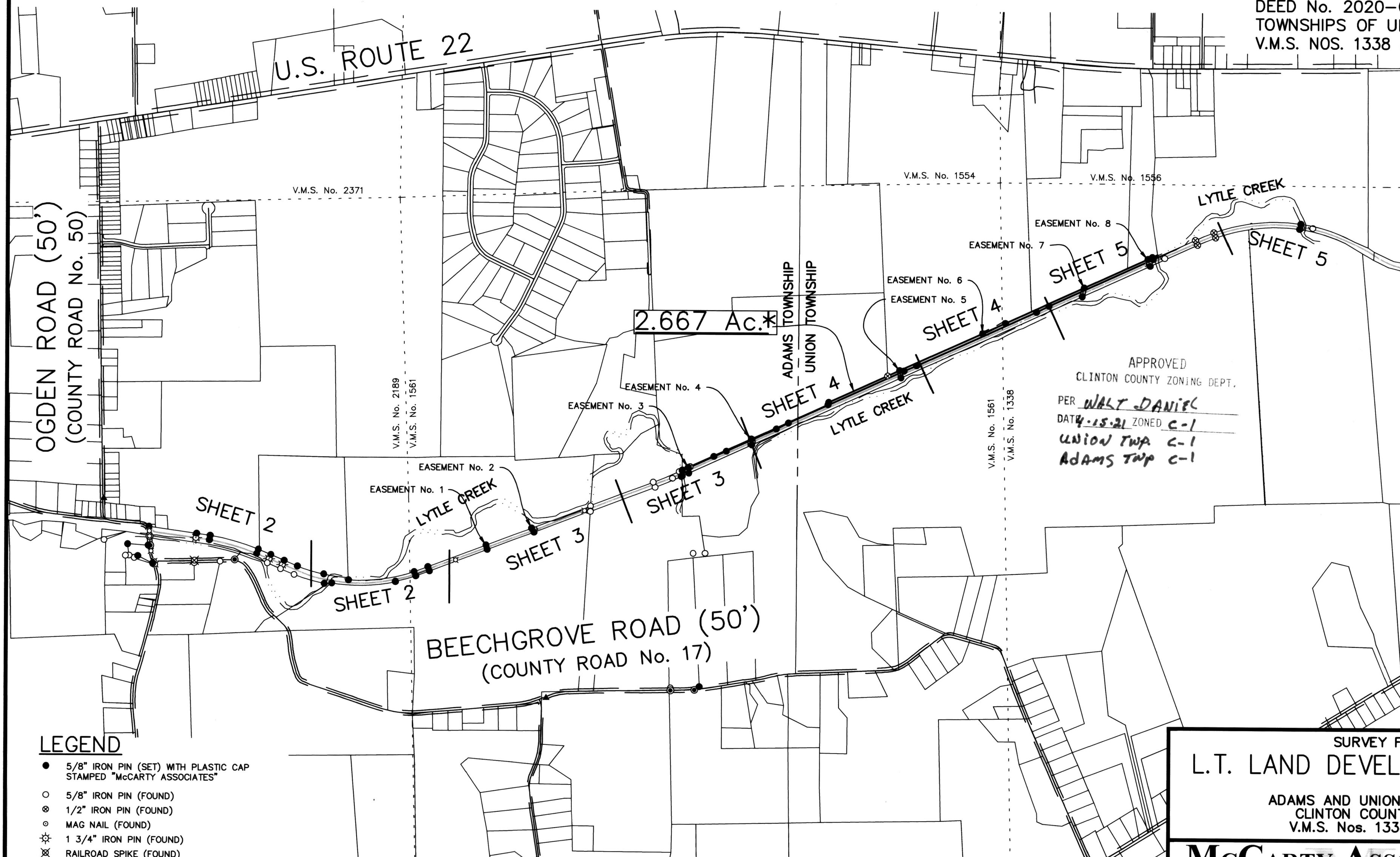
LOCAL GROUND COORDINATES
NORTHING 522227.087 EASTING 1574614.746 NAVD 88 ELEVATION 999.894
UNITS ARE IN U.S. SURVEY FEET (SFT)

P.O.B. EASEMENT No. 1 N 523,909.320' E 1,573,946.821'
P.O.B. EASEMENT No. 2 N 524,098.916' E 1,574,446.547'
P.O.B. EASEMENT No. 3 N 524,777.083' E 1,576,172.226'
P.O.B. EASEMENT No. 4 N 525,093.171' E 1,576,868.514'
P.O.B. EASEMENT No. 5 N 525,855.868' E 1,578,498.951'
P.O.B. EASEMENT No. 6 N 526,269.859' E 1,579,410.612'
P.O.B. EASEMENT No. 7 N 526,777.034' E 1,580,527.497'
P.O.B. EASEMENT No. 8 N 527,095.792' E 1,581,229.450'
P.O.B. 2.667 Ac. N 524,747.179' E 1,576,105.831'

BEARINGS ARE BASED UPON THE GRID AZIMUTH
(AZ 91° 57' 36.3") BETWEEN NATIONAL
GEODETIC SURVEY CORRS STATION "LEBA" AND
MCCARTY ASSOCIATES' GEODETIC LOCAL
CONTROL MONUMENT "2001" AND DERIVED
FROM GPS OBSERVATIONS TAKEN NOVEMBER 2,
2020, UTILIZING THE TRIMBLE ODOT CORRS VRS
(VIRTUAL REFERENCE SYSTEM).
(TRIMBLE FILE 19268 11-10-20)

APPROVED FOR MATHEMATICAL ACCURACY
Clinton County Engineer
Per: *D. Purcell*
Date: 4-22-21

VOLUME 43 PLAT NO. 230
CLINTON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE JANUARY 26, 2021
SCALE 1"=800'
DEED REFERENCE
DEED No. 2020-00006842
TOWNSHIPS OF UNION AND ADAMS
V.M.S. NOS. 1338 & 1561



APPROVED
CLINTON COUNTY ZONING DEPT.
PER *WALT DANIEL*
DATE 4-15-21 ZONED C-1
UNION TWP C-1
ADAMS TWP C-1

NOT SUBJECT TO HEALTH
DEPARTMENT APPROVAL
Walt Daniel
4-16-21

DEED REFERENCE
CITY OF WILMINGTON
DEED No. 2020-00006842
21.995 Ac.
P.N. 010030302000000
S.R. 20, PLAT 194

REVISIONS
02/10/2021
02/18/2021

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ 1/2" IRON PIN (FOUND)
- ⊙ MAG NAIL (FOUND)
- ⊗ 1 3/4" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "PRICE(2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRVERSE"
- X— WOVEN WIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.

* 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 ADDI-
TIONAL 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.

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.

Thomas E. Purcell
THOMAS E. PURTELL, P.S. 6519



SURVEY FOR
L.T. LAND DEVELOPMENT, LLC

ADAMS AND UNION TOWNSHIPS
CLINTON COUNTY, OHIO
V.M.S. Nos. 1338 & 1561

MCCARTY ASSOCIATES, LLC
ARCHITECTS—ENGINEERS—SURVEYORS

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1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
JANUARY 26, 2021	1"=800'	S19-268