

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS							
NAME	NAD 83 (2011)		ELLIPSOID		OHIO STATE PLANE		COORDINATES NAVD 88
	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION	
FRANK 56	40°02'48.86683"N	83°15'12.11656"W	785.802	746420.616	1757581.161	895.067	
	RESIDUALS		$\Delta H = 0.121$ sft		$\Delta V = +0.212$ sft		
MAD12-042	40°02'34.91471"N	83°15'50.72453"W	820.638	745034.058	1754566.780	929.92	
	RESIDUALS		$\Delta H = 0.046$ sft		$\Delta V = -0.114$ sft		
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-	
	LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
LOCAL CONTROL MONUMENT "2001"	40°03'20.71812"N	83°13'06.98853"W	837.101	749564.289	1767337.693	946.598	
	LOCAL GROUND COORDINATES		NAVD 88		EASTING		ELEVATION
	GROUND SCALE FACTOR: 1.00003551381166		NORTHING		749564.289		946.598
	GEOID MODEL: GEOID18 (CONUS)		UNITS ARE IN U.S. SURVEY FEET (SFT)		1767337.693		

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
MADISON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE NOVEMBER 6, 2020  
SCALE 1"=100'  
DEED REFERENCE  
SEE BELOW  
TOWNSHIP CANAAN  
MILITARY SURVEY NUMBER 3744

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 306°14'26.9") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 22, 2020, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM).  
TRIMBLE FILE (20779 11-05-20)

MAD12-042 TO P.O.B. N 70°38'31" E - 13,441.70'  
P.O.B. N 749,489.558' E 1,767,248.578'

DEED REFERENCE  
TDC FARMS, LLC (80%)  
O.R. 363, PAGE 2300  
NICHOLAS J. COUGHLIN (20%)  
O.R. 307, PAGE 2012  
O.R. 307, PAGE 2016  
ORIG. 199.954 Ac.  
P.N. 01-00395.000  
S.R. 89-98

SURVEY FOR  
**NICHOLAS J. COUGHLIN**  
CANAAN TOWNSHIP  
MADISON COUNTY, OHIO  
V.M.S. No. 3744

**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  
304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828  
www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
NOVEMBER 6, 2020	1"=100'	S20-779



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER, 2020.

*Jason C. McConnaughey*  
JASON C. MCCONNAUGHEY, P.S. 8509

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.

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
  - 5/8" IRON PIN (FOUND)
  - ⊗ RAILROAD SPIKE (FOUND)
  - ⊙ MAG NAIL (SET)
  - ▲ MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"



HEDGEROW FARM LLC  
O.R. 349, PAGE 266  
PARCEL II  
ORIG. 67.16 Ac.  
S.R. 21A

MICHAEL A. CASTLE  
AND  
CRYSTAL A. CASTLE  
O.R. 366, PAGE 1526  
1.997 Ac.  
S.R. 52-20

TDC FARMS, LLC (80%)  
O.R. 363, PAGE 2300  
NICHOLAS J. COUGHLIN (20%)  
O.R. 307, PAGE 2012  
O.R. 307, PAGE 2016  
ORIG. 199.954 Ac.  
P.N. 01-00395.000

**2.000 Ac.**  
(0.103 Ac. IN R/W)

HAYDEN RUN ROAD (45')  
(COUNTY ROAD No. 38)

CARTERS MILL  
ROAD (45')  
(COUNTY ROAD No. 39)

CARTERS MILL  
ROAD (45')  
(COUNTY ROAD No. 39)

# McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

HILLSBORO ————— WASHINGTON C.H. ————— LOVELAND

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH 937-393-9971 FAX 937-393-2480  
Michael L. McCarty, P.E., P.S. — Thomas E. Purtell, P.S. — Jason C. McConnaughey, P.S. — Douglas L. Karnes, AIA

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File No. S20-779  
November 9, 2020

## LEGAL DESCRIPTION

TDC Farms, LLC and Nicholas J. Coughlin  
2.000 Acres Tract

Situated in the Township of Canaan, County of Madison, State of Ohio, being a part of V.M.S. No. 3744, being a part of the original 199.954 acres tract (Parcel No. 01-00395.000) as described in a deed to TDC Farms, LLC (80% interest) and recorded in Official Record Volume 363, Page 2300 of the Madison County Recorder's Office, as described in a deed to Nicholas J. Coughlin (10% interest) and recorded in Official Record Volume 307, Page 2012 of the Madison County Recorder's Office, and as described in a deed to Nicholas J. Coughlin (10% interest) and recorded in Official Record Volume 307, Page 2016 of the Madison County Recorder's Office and found in Survey Record 89-98 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a railroad spike (found) marking the centerline intersection of the southerly direction of Carters Mill Road (County Road No. 39) and Hayden Run Road (County Road No. 38);

thence with the centerline of Hayden Run Road and the line between V.M.S. No. 3744 and 1618 N 57°13'37" E passing a railroad spike (found) at 1254.91 feet the intersection of the northerly direction of Carters Mill Road, a total distance of 2001.34 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Hayden Run Road and said V.M.S. line N 57°13'37" E, a distance of 200.28 feet to a mag nail (set) marking a westerly most corner of a 1.997 acres tract as described in a deed to Michael A. Castle and Crystal A. Castle (O.R. 366, Page 1526) and found

in Survey Record 52-20 of the Madison County Engineer's Record of Land Surveys;

thence with the southwesterly line of the aforesaid 1.997 acres tract S 32°34'27" E passing a 5/8" iron pin (set) at 30.09 feet, a total distance of 435.00 feet to a 5/8" iron pin (found);

thence with a new division line S 57°13'37" W, a distance of 200.28 feet to a 5/8" iron pin (set);

thence with a new division line N 32°34'27" W passing a 5/8" iron pin (set) at 404.86 feet, a total distance of 435.00 feet to the true point of beginning, **containing 2.000 acres of land.**

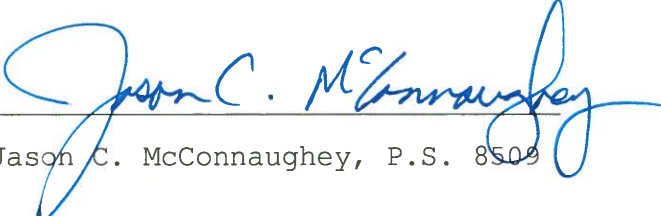
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 306° 14'26.9") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken October 22, 2020, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2020, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S20-779 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".



  
Jason C. McConnaughey, P.S. 8509