

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE MARCH 10, 2022  
 SCALE 1"=300'  
 DEED REFERENCE  
 SEE BELOW  
 TOWNSHIP CAANAN  
 MILITARY SURVEY NUMBER

7791  
 BEARINGS ARE BASED UPON THE GRID AZIMUTH  
 (AZ 181° 59' 29.2") BETWEEN NATIONAL  
 GEODETIC SURVEY CORS STATION "OHUN" AND  
 MCCARTY ASSOCIATES' GEODETIC LOCAL  
 CONTROL MONUMENT "2001" AND DERIVED  
 FROM GPS OBSERVATIONS TAKEN FEBRUARY 21,  
 2022, UTILIZING THE TRIMBLE ODOT CORS VRS  
 (VIRTUAL REFERENCE SYSTEM).  
 TRIMBLE FILE (22757 02-26-22)

NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
MAD12-45	40°04'25.66242"N	83°24'24.40845"W	713.406	756609.913	1714729.605	978.350
UNION COUNTY CORS (OHUN)	40°13'58.84897"N	83°21'39.07466"W	917.366	207523.9779	1728135.5430	1027.504
LOCAL CONTROL MONUMENT "2001"	40°02'25.99865"N	83°22'01.81769"W	868.355	744392.563	1725697.770	977.172

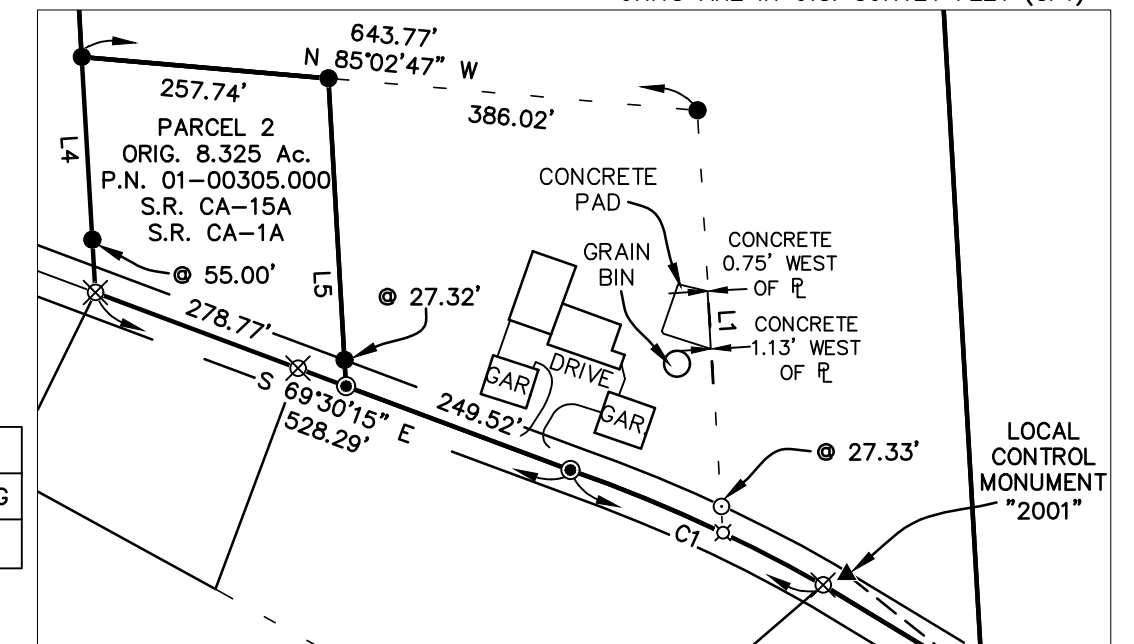
LOCAL SITE SETTINGS  
 LOCAL GROUND COORDINATES  
 NORTHING 744392.563 EASTING 1725697.770 NAVD 88 ELEVATION 977.172

GROUND SCALE FACTOR: 1.00004008466468  
 GEOID MODEL: GEOID18 (CONUS)

UNITS ARE IN U.S. SURVEY FEET (SFT)

LINE No.	BEARING	LENGTH
L1	N 3°26'47" W	440.79'
L2	N 69°30'15" W	249.52'
L3	N 69°30'15" W	278.77'
L4	N 3°17'44" W	245.74'
L5	N 3°17'44" W	321.22'
L6	N 58°43'33" W	194.58'

CURVE No.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	289.55	1576.95'	10°31'13"	289.15'	N 65°31'44" W



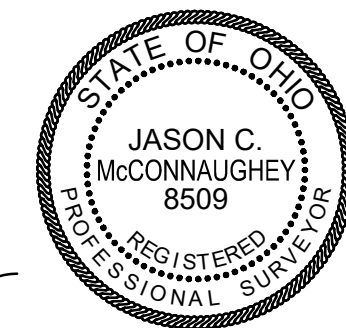
DETAIL A  
 SCALE: 1"=200'

REVISIONS

BOUNDARY SURVEY FOR  
**ELI L. MILLER TRUST**  
 CAANAN TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. Nos. 7791

**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  
 www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
MARCH 10, 2022	1"=300'	S22-757



I HEREBY CERTIFY THIS TO BE A PLAT  
 OF A SURVEY MADE UNDER MY DIRECTION  
 IN FEBRUARY, 2022

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

JOHN HELMUTH  
 AND  
 KAREN HELMUTH  
 O.R. 291, PAGE 249  
 128.681 Ac.  
 P.N. 01-00124.001  
 S.R. 18-92

FLO-FARMS, INC.  
 O.R. 125, PAGE 1217  
 51.53 Ac.  
 P.N. 01-00014.000  
 S.R. CA-28A

HOWARD H. YODER  
 AND  
 LOUISE E. YODER  
 O.R. 140, PAGE 1211  
 90 Ac.  
 P.N. 01-0481.000  
 S.R. CA-1A

DAN V. YUTZY  
 O.R. 262, PAGE 458  
 ORIG. 149.245 Ac.  
 P.N. 01-00517.000  
 S.R. CA-1A

**52.715 Ac.**  
 (0.402 Ac. IN R/W)  
 49.392 Ac. IN "PARCEL 1"  
 3.323 Ac. IN "PARCEL 2"

PARCEL 1  
 ORIG. 100 Ac.  
 P.N. 01-00304.001  
 S.R. CA-8D  
 S.R. CA-1A

**1.660 Ac.**  
 (0.160 Ac. IN R/W)

PARCEL 2  
 ORIG. 8.325 Ac.  
 P.N. 01-00305.000  
 S.R. CA-15A  
 S.R. CA-1A

F&T HOSTETLER  
 FARMS LLC  
 O.R. 335, PAGE 1270  
 PARCEL 1  
 ORIG. 145 Ac. AND 128 POLES  
 P.N. 01-00459.001  
 S.R. CA-22A

JOHN STUTZMAN  
 AND  
 BERTHA STUTZMAN  
 O.R. 305, PAGE 1936  
 1.249 Ac.  
 P.N. 01-00304.000  
 S.R. CA-9A  
 S.R. CA-19E  
 S.R. 18-95

DEED REFERENCE  
 LORENE KAY MILLER  
 AND  
 DANNY EUGENE MILLER  
 CO-TRUSTEES OF THE  
 ELI L. MILLER  
 AND  
 WILMA M. MILLER  
 JOINT REVOCABLE TRUST  
 O.R. 392, PAGE 2024  
 PARCEL 1  
 ORIG. 100 Ac.  
 P.N. 01-00304.001  
 PARCEL 2  
 ORIG. 8.325 Ac.  
 P.N. 01-00305.000  
 S.R. CA-1A  
 S.R. CA-8D  
 S.R. CA-15A

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
  - 5/8" IRON PIN (FOUND)
  - ⊗ 1" IRON PIN (FOUND)
  - 3/4" PIPE (FOUND)
  - 1" PIPE
  - MAG NAIL (SET)
  - MAG NAIL (FOUND)
  - ⊗ RAILROAD SPIKE (FOUND)
  - ⊗ SPIKE (FOUND) UNDER PAVEMENT
  - ◇ WOOD POST
  - MADISON COUNTY GPS MONUMENT
  - ▲ MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE."



**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.

L:\Current Projects\2022\22-757 - Eli L. Miller Trust\CAD\AutoCAD Project\dwg\22757 Survey Plat.dwg, Survey Plat, 3/10/2022 12:31:24 PM, rym

# 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. Kames, AIA

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File No. S22-757  
March 10, 2022

## LEGAL DESCRIPTION

Eli L. Miller and Wilma M. Miller  
Joint Revocable Trust  
52.715 Acres Tract

Situated in the Township of Caanan, County of Madison, State of Ohio, being a part of V.M.S. No. 7791, and being all that remains (49.393 acres) of the original 100 acres "Parcel 1" (Parcel No. 01-00304.001) and part (3.323 acres) of the original 8.325 acres "Parcel 2" (Parcel No. 01-00305.000) as conveyed to Lorene Kay Miller and Danny Eugene Miller, Co-Trustees of the Eli L. Miller Trust and Wilma M. Miller Joint Revocable Trust and recorded in Official Record 392, Page 2024 of the Madison County Recorder's Office and found in Survey Records CA-1A, CA-8D, and CA-15A of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a spike (found) under the pavement at the centerline intersection of Finley Guy Road (County Road No. 123) and Lafayette-Plaincity Road (County Road No. 5);

thence with the centerline of Finley Guy Road N 58°43'33" W, a distance of 1958.43 feet to a mag nail (set) marking a southwesterly corner of what remains of an original 149.245 acres tract as conveyed to Dan B. Yutzky (O.R. 262, Page 458) and found in Survey Record CA-1A of the Madison County Engineer's Record of Land Surveys and being the true point of beginning of the tract of land herein described;

thence with the centerline of Finley Guy Road for the next 3 calls:

- 1) N 58°43'33" W, a distance of 194.58 feet to a railroad spike (found)

2) with a curve to the left, having an arc length of 289.55 feet, a radius of 1576.95 feet, and a chord bearing N 65°31'44" W, a distance of 289.15 feet to a mag nail (set);

3) N 69°30'15" W, a distance of 249.52 feet to a mag nail (set);

thence with a new division line N 03°17'44" W passing a 5/8" iron pin (set) at 27.32 feet, a total distance of 321.22 feet to a 5/8" iron pin (set);

thence with another new division line N 85°02'47" W, a distance of 257.74 feet to a 5/8" iron pin (set) in the easterly line of a 90 acres tract as conveyed to Howard H. Yoder and Louise E. Yoder (O.R. 140, Page 1211) and found in Survey Record CA-1A of the Madison County Engineer's Record of Land Surveys;

thence with the easterly lines of the aforesaid 90 acres tract for the next 3 calls:

1) N 03°17'44" W, a distance of 1568.63 feet to a 5/8" iron pin (set);

2) S 86°42'16" W, a distance of 194.75 feet to a 5/8" iron pin (set);

3) N 03°17'44" W, a distance of 1150.00 feet to a 5/8" iron pin (set) in the southerly line of a 51.53 acres tract as conveyed to FLO-Farms, Inc. (O.R. 125, Page 1217) and found in Survey Record CA-28A of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 51.53 acres tract N 79°40'53" E, a distance of 119.14 feet to a 1" pipe (found) marking a southwesterly corner of a 128.681 acres tract as conveyed to John Helmuth and Karen Helmuth (O.R. 291, Page 249) and found in Survey Record 18-92 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 128.681 acres tract N 79°44'54" E, a distance of 338.86 feet to a 5/8" iron pin (set) marking a northwesterly corner of what remains of the aforementioned original 149.245 acres tract as conveyed to Dan B. Yutzy (O.R. 262, Page 458) and found in Survey Record CA-1A of the Madison County Engineer's Record of Land Surveys;

thence with the westerly lines of what remains of the aforesaid original 149.245 acres tract for the next 3 calls:

- 1) S 03°17'44" E passing a 5/8" iron pin (set) at 1173.85 feet, a total distance of 1183.85 feet to a 6" wood post(found);
- 2) N 86°30'46" E passing a 5/8" iron pin (set) at 10.00 feet, a total distance of 639.61 feet to a 1" iron pin (found);
- 3) S 03°17'44" E passing a 1" iron pin (found) at 2264.11 feet, a total distance of 2296.50 feet the true point of beginning, **containing 52.715 acres of land.**

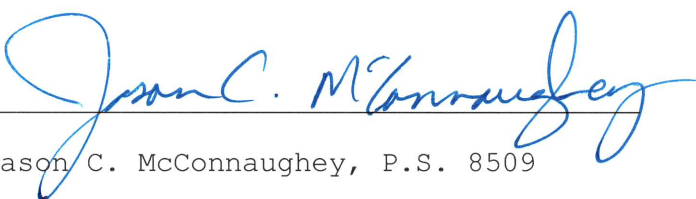
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 181° 59' 29.2") between National Geodetic Survey CORS Station "OHUN" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken February 21, 2022, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in February 2022, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S22-757 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

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thence with the centerline of Finley Guy Road for the next 3 calls:

- 1) N 58°43'33" W, a distance of 2153.01 feet to a railroad spike (found);
- 2) with a curve to the left, having an arc length of 289.55 feet, a radius of 1576.95 feet, and a chord bearing N 65°31'44" W, a distance of 289.15 feet to a mag nail (set);
- 3) N 69°30'15" W, a distance of 249.52 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Finley Guy Road N 69°30'15" W, a distance of 278.77 feet to a railroad spike (found) marking a

southeasterly corner of a 90 acres tract as conveyed to Howard H. Yoder and Louise E. Yoder (O.R. 140, Page 1211) and found in Survey Record CA-1A of the Madison County Engineer's Record of Land Surveys;

thence with the easterly liness of the aforesaid 90 acres tract N 03°17'44" W passing a 5/8" iron pin (set) at 55.00 feet, a total distance of 245.74 feet to a 5/8" iron pin (set);

thence with a new division line S 85°02'47" E, a distance of 257.74 feet to a 5/8" iron pin (set);

thence with another new division line S 03°17'44" E passing a 5/8" iron pin (set) at 293.90 feet, a total distance of 321.22 feet to the true point of beginning, **containing 1.660 acres of land.**


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

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