

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)

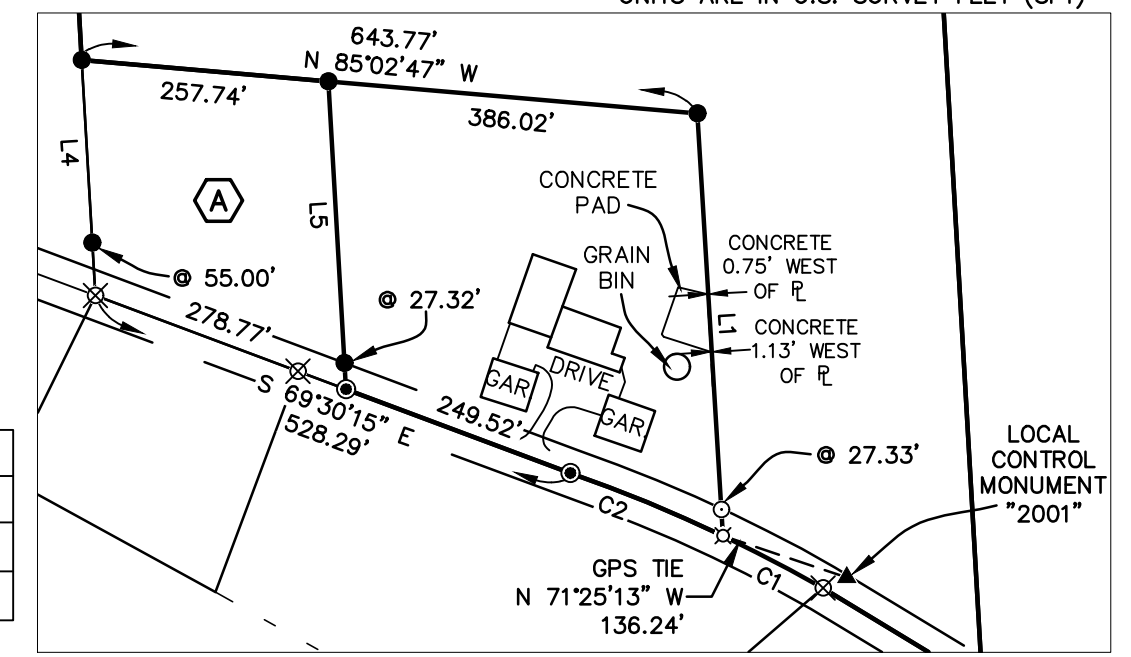
NAME	NAD 83 (2011) LATITUDE	ELLIPSOID LONGITUDE	OHIO STATE PLANE HEIGHT	COORDINATES NORTHING	NAV D 88 ELEVATION
MAD12-45	40°04'25.66242"N	83°24'24.40845"W	713.406	756609.913	978.350
UNION COUNTY CORS (OHUN)	40°13'58.84897"N	83°21'39.07466"W	917.366	207523.9779	1027.504
LOCAL CONTROL MONUMENT "2001"	40°02'25.99865"N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

LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS
 LOCAL GROUND COORDINATES NAVD 88
 NORTHING EASTING ELEVATION
 744392.563 1725697.770 977.172
 UNITS ARE IN U.S. SURVEY FEET (SFT)

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

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	S 3°17'44" E	245.74'
L5	N 3°17'44" W	321.22'
L6	S 58°43'33" E	194.58'

CURVE No.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	117.70	1576.95'	4°16'35"	117.67'	N 62°24'25" W
C2	171.85	1576.95'	6°14'39"	171.77'	N 67°40'01" W



DETAIL A
 SCALE: 1"=200'

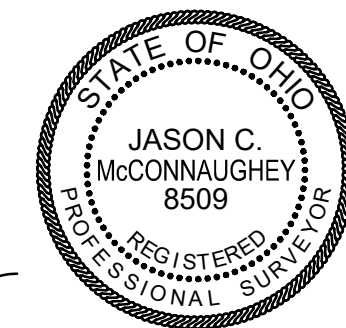
O.R.	_____ PAGE _____
P.N.	52.716 Ac.
S.R.	_____
	S.R. CA-1A
	S.R. CA-8D
	S.R. CA-15A

NO.	DATE	DESCRIPTION

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. (C.T.)
 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

49.392 Ac.
 (0.179 Ac. IN R/W)

52.716 Ac.
 P.N. _____
 S.R. _____
 S.R. CA-1A
 S.R. CA-8D

3.323 Ac.
 (0.242 Ac. IN R/W)

HOWARD H. YODER AND LOUISE E. YODER
 O.R. 291, PAGE 777
 TRACT II
 ORIG. 40.857 Ac.
 P.N. 01-00305.001
 S.R. CA-8D
 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

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

- 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."

O.R. _____ PAGE _____
 1.660 Ac.
 P.N. _____
 S.R. _____

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_Split.dwg, Survey Plat, 3/10/2022 12:18:30 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. Karnes, AIA

File No. S22-757
March 10, 2022

LEGAL DESCRIPTION

Eli L. Miller and Wilma M. Miller
Joint Revocable Trust
49.392 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 part of the 52.716 (Parcel No. _____) as conveyed to _____ and recorded in Official Record _____, Page _____ of the Madison County Recorder's Office and found in Survey Record _____ 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 N 58°43'33" W, a distance of 194.58 feet to a railroad spike (found);

thence with continuing with the centerline of Finley Guy Road with a curve to the left, having an arc length of 117.70 feet, a radius of 1576.95 feet, and a chord bearing N 62°24'25" W, a distance of 117.67 feet to a spike (found) under the pavement;

thence with a new division line N 03°26'47" W passing a 3/4" iron pipe (found) at 27.33 feet, a total distance of 440.79 feet to a 5/8" iron pin (set);

thence with another new division line N 85°02'47" W passing a 5/8" iron pin (set) at 386.02 feet marking a northeasterly corner to and continuing with the northerly line of a 1.660 acres tract as conveyed to _____ (O.R. _____, Page _____) Office and found in Survey Record _____ of the Madison County Engineer's Record of Land Surveys, a total distance of 643.77 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 49.392 acres of land.**

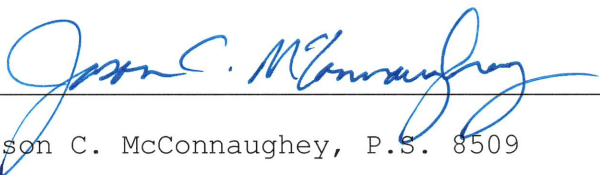
Subject to all legal easements and rights-of-way of record.

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

McCARTY ASSOCIATES, LLC

ARCHITECTS—ENGINEERS—SURVEYORS

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

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Michael L. McCarty, P.E., P.S. — Thomas E. Purtell, P.S. — Jason C. McConnaughey, P.S. — Douglas L. Kames, AIA

File No. S22-757

March 10, 2022

LEGAL DESCRIPTION

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3.323 Acres Tract

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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 1958.43 feet to a mag nail (set)
- 2) N 58°43'33" W, a distance of 194.58 feet to a railroad spike (found);
- 3) with a curve to the left, having an arc length of 117.70 feet, a radius of 1576.95 feet, and a chord bearing N 62°24'25" W, a distance of 117.67 feet to a spike (found) under the pavement marking the true point of beginning of the tract of land herein described;

thence with the centerline of Finley Guy Road and a curve to the left, having an arc length of 171.85 feet, a radius of 1576.95 feet, and a chord bearing N 67°40'01" W, a distance of 171.77 feet to a mag nail (set);

thence continuing with the centerline of Finley Guy Road N 69°30'15" W, a distance of 249.52 feet to a mag nail (set) marking the southeasterly corner of a 1.660 acres tract as conveyed to _____ (O.R._____, Page_____) Office and found in Survey Record _____ of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 1.660 acres tract 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 a new division line S 85°02'47" E, a distance of 386.02 feet to a 5/8" iron pin (set);

thence with another new division line S 03°26'47" E passing a 3/4" iron pipe (found) at 293.89 feet, a total distance of 440.79 feet to the true point of beginning, **containing 3.323 acres of land.**


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

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