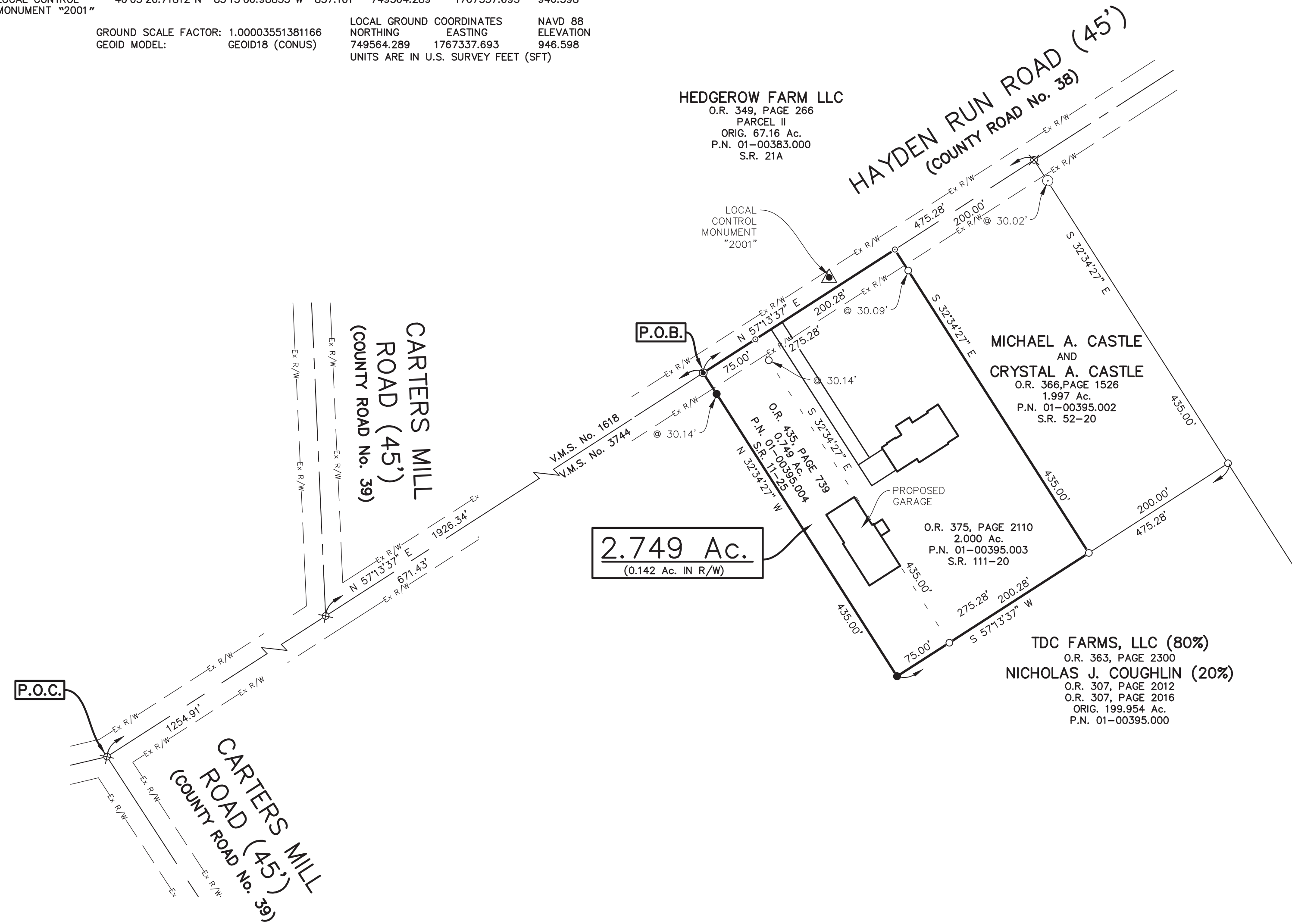


NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
FRANK 56	40°02'48.86683"N	83°15'12.11656"W	785.802	746420.616	1757581.161	895.067
	RESIDUALS		ΔH = 0.121 SFT			ΔV = +0.212 SFT
MAD12-042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

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)

P.O.B.  
LOCAL CONTROL MONUMENT "2001" TO P.O.B. N 749,448.959' E 1,767,185.516'  
MAD12-042 TO P.O.B. S 52°50'34" W - 190.94'  
N 70°43'00" E - 13,368.76

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
MADISON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE OCTOBER 2, 2025  
SCALE 1"=100'  
DEED REFERENCE  
SEE BELOW  
TOWNSHIP CANAAN  
MILITARY SURVEY NUMBER 3744



DEED REFERENCE:  
AARON P. MILLER  
AND  
KATIE L. MILLER  
O.R. 375, PAGE 2110  
2,000 Ac.  
P.N. 01-00395.003  
S.R. 111-20  
  
O.R. 435, PAGE 739  
0.749 Ac.  
P.N. 01-00395.004  
S.R. 11-25

REVISION
10/22/2025

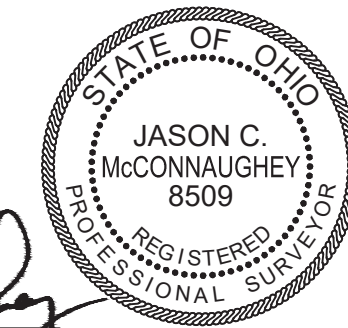
**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ MAG NAIL (FOUND)
- ⊙ 1" IRON PIPE (FOUND)
- ▲ McCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"

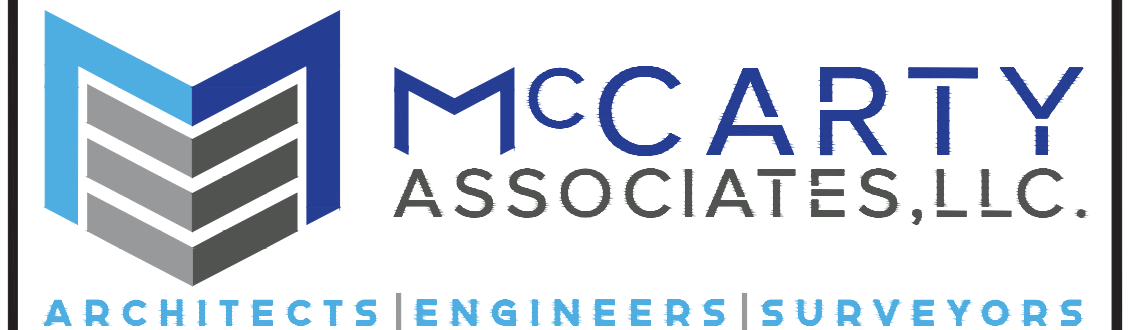
**NOTES**  
THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.  
NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.  
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER, 2020, NOVEMBER, 2024, AND SEPTEMBER, 2025.

JASON C. McCONNAUGHEY, P.S. 8509



BOUNDARY SURVEY FOR  
**AARON P. MILLER**  
CANAAN TOWNSHIP  
MADISON COUNTY, OHIO  
V.M.S. No. 3744



DATE	SCALE	PROJECT NO.
OCTOBER 2, 2025	1"=100'	S20-779A

L:\2020\20-779A Aaron P. Miller\CAD\AutoCAD Project\dwg\20779A Survey Plat Consolidation.dwg - Survey Plat, 10/22/2025 2:22:39 PM, Josh

20779A Survey Plat





# MCCARTY ASSOCIATES, LLC.

ARCHITECTS | ENGINEERS | SURVEYORS

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Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S20-779A

October 3, 2025

## LEGAL DESCRIPTION

Aaron P. Miller and Katie L. Miller  
2.749 Acre Tract

Situated in the Township of Canaan, County of Madison, State of Ohio, being a part of V.M.S. No. 3744, being all of the 2.000 acres tract (Parcel No. 01-00395.003) as conveyed to Aaron P. Miller and Katie L. Miller and recorded in Official Record Volume 375, Page 2110 of the Madison County Recorder's Office and found in Survey Record 111-20 of the Madison County Engineer's Record of Land Surveys and all of the 0.749 acre tract (Parcel No. 01-00395.004) as conveyed to Aaron P. Miller and Katie L. Miller and recorded in Official Record Volume 435, Page 739 of the Madison County Recorder's Office and found in Survey Record 11-25 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 1926.34 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 passing a mag nail (found) at 75.00 feet, a total distance of 275.28 feet to a mag nail (found) marking a westerly most corner of a 1.997 acres tract as conveyed 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 (found) at 30.09 feet, a total distance of 435.00 feet to a 5/8" iron pin (found) in a northerly line of what remains of an original 199.954 acres tract as conveyed to TDC Farms, LLC (80%) (O.R. 363, Page 2300) and Nicholas J. Coughlin (20%) (O.R. 307, Page 2012) and (O.R. 307, Page 2016);

thence with a northerly line of what remains of the aforesaid original 199.954 acres tract S 57°13'37" W, a distance of 275.28 feet to a 5/8" iron pin (found);

thence with another northerly line of what remains of the aforesaid original 199.954 acres tract 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 2.749 acre 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, December 2024, and September 2025, under the direction of Jason C. McConnaughey, Registered

Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S20-779A 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

