

LEGEND:

- CONCRETE MONUMENT FOUND
- 5/8" IRON PIN FOUND (UNLESS NOTED OTHERWISE)
- 5/8" IRON PIN SET (KLEINGERS GROUP)
- ▲ MAG NAIL SET
- ◎ IRON PIPE FOUND (SIZE AS NOTED)

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS GROUP".
5. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1' = 1200/3937 METERS).
6. BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "COLB" WITH A BEARING OF SOUTH 15°40'12" WEST FOR THE CENTERLINE OF STATE ROUTE 42.

NOTES:

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3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS GROUP".
5. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1' = 1200/3937 METERS).
6. BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "COLB" WITH A BEARING OF NORTH 15°40'12" EAST FOR THE CENTERLINE OF STATE ROUTE 42.
7. PROJECT COORDINATES ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000310494 APPLIED AT A BASED POINT OF N:757850.00 E:1747550.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
8. ALL ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "COLB" USING GEOID CONUS 18.
9. SITE BENCHMARK AS SHOWN HEREON.
10. TOPOGRAPHIC INFORMATION IS BASED ON CONVENTIONAL SURVEYING METHODS.
11. VIRGINIA MILITARY SURVEY LINES (VMS) SCALED FROM MADISON COUNTY, OHIO GIS

SOURCE DOCUMENTS:

- OR 442 PG 110
- OR 325 PG 610
- OR 102 PG 645
- OR 216 PG 2019
- DB 421 PG.2559
- OR 253 PG 233
- OR 322 PG 1622

SURVEYOR'S CERTIFICATION

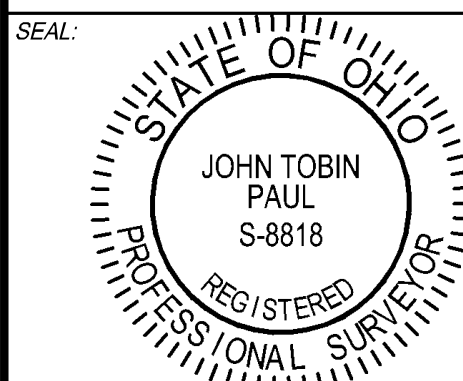
I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY DIRECTION AND IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 "MINIMUM STANDARDS FOR BOUNDARY SURVEYS". ALL MONUMENTATION HAS BEEN SET AS SHOWN.

JOHN T. PAUL
OHIO PROFESSIONAL SURVEYOR NO. 8818

11-14-2025
DATE



CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd Suite H Westerville, OH 43082 614.882.4311

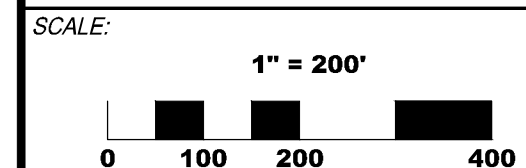


NO.	DATE	DESCRIPTION
1	6/18/2025	LOT SPLIT
2	7/02/2025	PRELIMINARY REVISED
3	8/20/2025	UPDATED DEED REFERENCES
4	10/08/2025	UPDATED CURRENT PARCEL NO.
5	10/10/2025	LOT SPLIT REMAINING ACREAGE
6	11/10/2025	LOT SPLIT ENDS AT R/W
7	11/13/2025	NEW POB FROM MON BOX

12.179 ACRES TRACT
VMS 7395 & 7398
CANANN TOWNSHIP
MADISON COUNTY, OHIO

PROJECT NO: 241083VSD000

DATE: 11/13/2025



SHEET NAME:
LOT SPLIT

SHEET NO.
1 OF 1



CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

350 Worthington Rd, Suite B
Westerville, OH 43082
phone ▶ 614.882.4311
fax ▶ 614.882.4479
www.kleingers.com

Legal Description
Lot Split
Parcel Number 01-00362.004

Situated in the Virginia Military Survey 7395 and 7398, Township of Canaan, County of Madison, State of Ohio and being part of 63.3506 acre tract (deed) of land owned by OK Rihl and Pamela L. Rihl as recorded in Official Record 442 Page 110 (all deeds are recorded in the Madison County Recorder's Office) and being more particularly described as follows:

Beginning at an existing 1-inch solid iron bar, in a monument box, located at the centerline intersection of State Route 42 (R/W varies) and Amity Pike (50 ft. R/W); thence North $14^{\circ}30'25''$ East, a distance of 206.54 feet, along the centerline of said State Route 42, to a MAG nail set at a point of curvature; thence, along a curve to the right having a radius of 11459.16 feet, an arc length of 226.67 feet, a delta angle of $01^{\circ}08'00''$ and bearing North $15^{\circ}04'25''$ East, a chord distance of 226.67 feet, along the centerline of said State Route 42, to a MAG nail set at a point of tangency; thence North $15^{\circ}38'25''$ East, a distance of 307.55 feet, along the centerline of said State Route 42, to a MAG nail set; thence South $84^{\circ}45'38''$ East, a distance of 71.18 feet to a 1-inch iron pipe found at the southeasterly corner of said 63.3506 acre tract, the northeasterly corner of a tract of land owned by Board of Education of the Jonathan Alder Local School District, as recorded in Official Record 102 Page 645, 1/2 undivided interest and Official Record 102 Page 649, 1/2 undivided interest, the westerly right of way of said State Route 42 and the common line of Virginia Military Survey 7398 and 5097, the same being the True Point of Beginning;

Thence, from the True Point of Beginning, North $84^{\circ}46'16''$ West, a distance of 2225.58 feet, along the northerly line of said Board of Education of the Jonathan Alder Local School District tract, the southerly line of said 63.3506 acre tract and the common line of Virginia Military Survey 7398, 7395, 5097, to a 1 foot x 1 foot, 5 feet tall concrete monument found in the easterly line of a tract of land owned by ERM Farm, LLC as recorded in Official Record 421 Page 2529 and the northwesterly corner of said Board of Education of the Jonathan Alder Local School District tract;

Thence North $05^{\circ}08'31''$ East, a distance of 235.00 feet, along the easterly line of said ERM Farm, LLC tract and the westerly line of said 63.3506 acre tract, to a 5/8-inch iron rebar set with cap "The Kleingers Group";

Thence South $84^{\circ}46'16''$ East, a distance of 2284.50 feet, crossing said OK Rihl and Pamela L. Rihl tract, to a 5/8-inch iron rebar set with cap "The Kleingers Group" in the westerly right of way of said State Route 42 and the easterly line of said 63.3506 acre tract;

Thence along the westerly right of way of said State Route 42 and the easterly line of said 63.3506 acre tract the following four (4) courses:



South 15°40'12" West, a distance of 42.65 feet to a 5/8-inch iron rebar set with cap "The Kleingers Group";

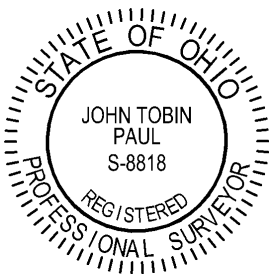
North 74°19'48" West, a distance of 5.00 feet to a 5/8-inch iron rebar set with cap "The Kleingers Group";

South 15°40'12" West, a distance of 150.00 feet to a 1-inch iron pipe found;

South 27°11'19" West, a distance of 50.08 feet to the True Point of Beginning and containing 12.179 acres of land, more or less.

Subject to easements, restrictions and rights-of-way of record. This description is based on an actual ground survey by The Kleingers Group in May of 2025.

Bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing North 15°40'12" East for the centerline of State Route 42.



11-14-2025

John T. Paul
Ohio Professional Surveyor No. 8188

Date