

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS

NAME	NAD 83 (2011) LATITUDE	LONGITUDE	HEIGHT	ELLIPSOID OHIO STATE PLANE COORDINATES NORTHING	EASTING	NAVD 88 ELEVATION
MAD 12-45	40°04'25.66244"N	83°24'24.40755"W	869.239	756609.915	1714729.604	978.350
	RESIDUALS		$\Delta H = 0.148$		$\Delta V =$	-0.158
UNION COUNTY CORS ARP (OHUN)	40°13'58.84920"N	83°21'39.07446"W	917.377	814485.651	1728135.005	1027.364
	RESIDUALS		$\Delta H =$		$\Delta V =$	

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 187° 47' 36.1") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHUN" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN DECEMBER 17, 2025, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM). (TRIMBLE FILE 25354 12-18-25)

LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS

LOCAL CONTROL MONUMENT	COORDINATES	NAVD 88 ELEVATION
2001	40°03'16.20863"N 83°23'25.42113"W	868.944 749536.430 1719245.743 977.812

GROUND SCALE FACTOR: 1.0000372926172  
 LOCAL GROUND COORDINATES NORTHING EASTING NAVD 88 ELEVATION  
 GEOD MODEL: GEOD18 (CONUS) 749536.430 1719245.743 977.812  
 UNITS ARE IN U.S. SURVEY FEET (SFT)

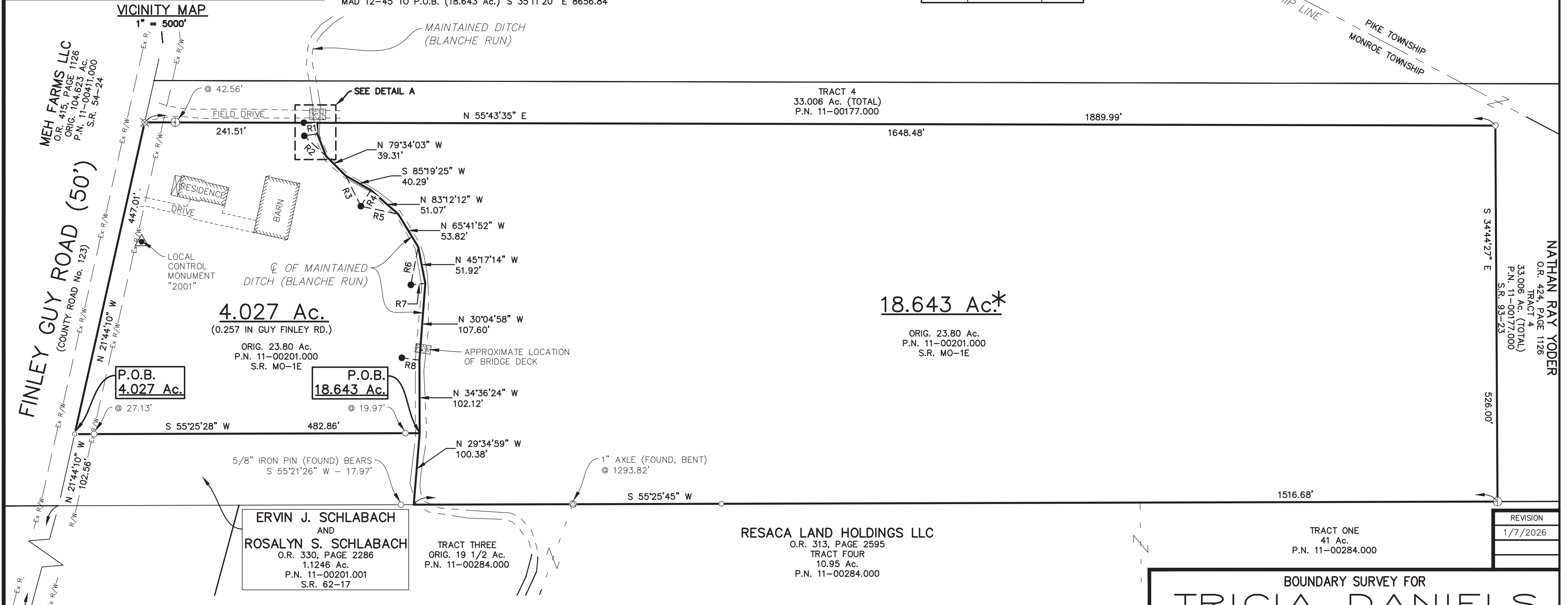
P.O.B. (4.027 Ac.) N 749,261.307' E 1,719,320.576'  
 LOCAL CONTROL MONUMENT TO P.O.B. (4.027 Ac.) S 15°12'58" E - 285.12'  
 MAD 12-45 TO P.O.B. (4.027 Ac.) S 31°59'41" E - 8665.13'

P.O.B. (18.643 Ac.) N 749,535.326' E 1,719,718.153'  
 LOCAL CONTROL MONUMENT TO P.O.B. (18.643 Ac.) S 89°51'58" E - 472.41'  
 MAD 12-45 TO P.O.B. (18.643 Ac.) S 35°11'20" E 8656.84'

REFERENCE PIN TABLE

LINE No.	BEARING	LENGTH
R1	S 47°12'49" W	18.54'
R2	N 81°29'35" W	41.34'
R3	S 60°40'23" E	47.42'
R4	S 02°32'48" E	26.54'
R5	S 67°33'04" W	53.59'
R6	S 23°16'07" E	53.88'
R7	S 50°16'55" W	20.29'
R8	S 63°19'59" W	24.87'

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE DECEMBER 23, 2025  
 SCALE 1"=100'  
 DEED REFERENCE  
 SEE BELOW  
 TOWNSHIP MONROE  
 MILITARY SURVEY No. 2884

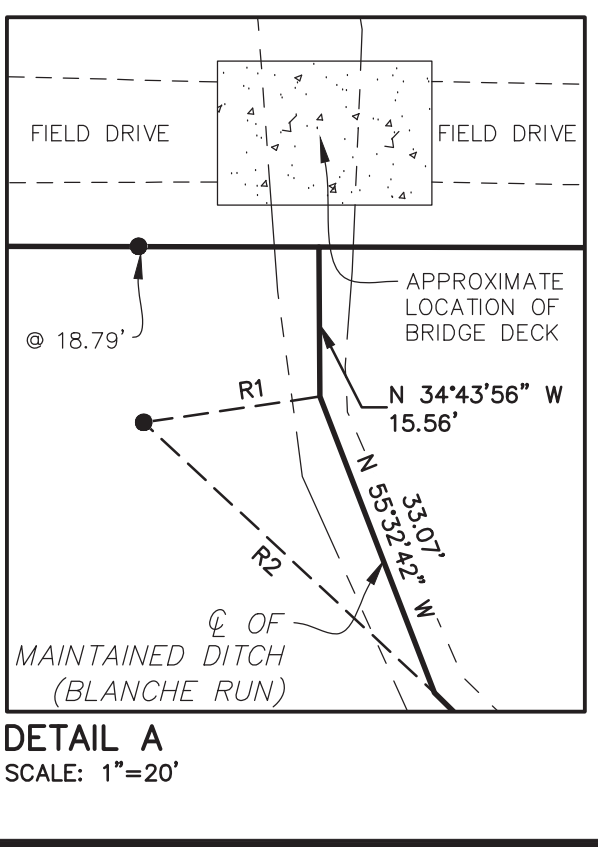


P.O.C. @ INTERSECTION OF REBECCA ST. AND FINLEY GUY RD.

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
- ⊕ T-ROD (FOUND)
- ⊙ AXLE (FOUND) SIZE NOTED
- ⊙ MAG NAIL (FOUND)
- ⊙ RAILROAD SPIKE (FOUND)
- POST, SIZE/MATERIAL NOTED
- ⊕ SPIKE (FOUND) UNDER PAVEMENT
- ▲ McCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "LOCAL CONTROL MONUMENT (2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"

SCALE: 1"=20'



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.

\* THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTION B (1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.

DEED REFERENCE  
 ABRAHAM J. MILLER  
 D.B. 207, PAGE 345  
 D.B. 246, PAGE 647  
 ORIG. 23.80 Ac.  
 P.N. 11-00201.000  
 S.R. MO-1E

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 2025.

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



BOUNDARY SURVEY FOR  
**TRICIA DANIELS**  
 MONROE TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. No. 2884

**MCCARTY ASSOCIATES, LLC.**  
 ARCHITECTS | ENGINEERS | SURVEYORS

213 N. High St. Hillsboro, Oh 45133  
 ☎: 937.393.9971  
 MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
DECEMBER 23, 2025	1"=100'	S25-354



# MCCARTY ASSOCIATES, LLC.

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McCartyAssociates.com

Michael L. McCarty, P.E, P.S.

Thomas E. Purtell, P.S.

Douglas L. Karnes, A.I.A.

Cody W. Beucler, P.E.

Jason C. McConnaughey, P.S.

Dallas M. Puckett, A.I.A.

File No. S25-354

January 7, 2026

## LEGAL DESCRIPTION

Abraham J. Miller

4.027 Acres Tract

Situated in the Township of Monroe, County of Madison, State of Ohio, being a part of V.M.S. No. 2884, and being part of what remains of the original 23.80 acres tract (Parcel No. 11-00201.000) as conveyed Abraham J. Miller and recorded in Official Record 207, Page 345 and Official Record 246, Page 647 of the Madison County Recorder's Office and found in Survey Record MO-1E, and being further bounded and described as follows:

Commencing at a spike (found) under the pavement at the centerline intersection of Rebecca Street and Finley Guy Road (County Road No. 123);

thence with the centerline of Finley Guy Road N 19°15'39" W, a distance of 1553.70 feet to a point;

thence continuing with the centerline of Finley Guy Road N 21°44'10" W, a distance of 102.56 feet to a mag nail (found) marking the northwesterly corner of a 1.1246 acres tract as conveyed to Ervin J. Schlabach and Rosalyn S. Schlabach (O.R. 330, Page 2286) and found in Survey Record 62-17, said mag nail being the true point of beginning of the tract of land herein described;

thence with the centerline of Finley Guy Road N 21°44'10" W, a distance of 447.01 feet to a railroad spike (found) marking the southwesterly corner of a 33.006 acres "Tract 4" as conveyed to Nathan Ray Yoder (O.R. 424, Page 1126) and found in Survey Record 93-23;

thence with a southerly line of the aforesaid 33.006 acres "Tract 4" N 55°43'35" E passing a T-Rod (found) at 42.56 feet and passing a

5/8" iron pin (set) at 222.72 feet, a total distance of 241.51 feet to a point in Blanche Run;

thence with a new division line for the next 9 calls:

- 1) S 34°43'56" E, a distance of 15.56 feet to a point in Blanche Run, from which a 5/8" iron pin (set) bears S 47°12'49" W, a distance of 18.54 feet;
- 2) S 55°32'42" E, a distance of 33.07 feet to a point in Blanche Run, from which the aforesaid 5/8" iron pin (set) bears N 81°29'35" W, a distance of 41.34 feet;
- 3) S 79°34'03" E, a distance of 39.31 feet to a point in Blanche Run, from which a 5/8" iron pin (set) bears S 60°40'23" E, a distance of 47.42 feet;
- 4) N 85°19'25" E, a distance of 40.29 feet to a point in Blanche Run, from which the aforesaid 5/8" iron pin (set) bears S 02°32'48" E, a distance of 26.54 feet;
- 5) S 83°12'12" E, a distance of 51.07 feet to a point in Blanche Run, from which the aforesaid 5/8" iron pin (set) bears S 67°33'04" W, a distance of 53.59 feet;
- 6) S 65°41'52" E, a distance of 53.82 feet to a point in Blanche Run, from which a 5/8" iron pin (set) bears S 23°16'07" E, a distance of 53.88 feet;
- 7) S 45°17'14" E, a distance of 51.92 feet to a point in Blanche Run, from which the aforesaid 5/8" iron pin (set) bears S 50°16'55" W, a distance of 20.29 feet;
- 8) S 30°04'58" E, a distance of 107.60 feet to a point in Blanche Run, from which a 5/8" iron pin (set) bears S 63°19'59" W, a distance of 24.87 feet;
- 9) S 34°36'24" E, a distance of 102.12 feet to a point in Blanche Run marking the northeasterly corner of the aforementioned 1.1246 acres tract as conveyed to Ervin J. Schlabach and Rosalyn S. Schlabach (O.R. 330, Page 2286) and found in Survey Record 62-17;

thence with the northwesterly line of the aforesaid 1.1246 acres tract S 55°25'28" W passing a 5/8" iron pin (found) at 19.97 feet and

passing a 5/8" iron pin (found) at 455.73 feet, a total distance of 482.86 feet to the true point of beginning, **containing 4.027 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az. 187° 47' 36.1") between National Geodetic Survey CORS Station "OHUN" and McCarty Associates Local Control Monument "2001" and derived from GNSS observations taken December 17, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in December 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S25-354 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".



  
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Jason C. McConnaughey, P.S. 8509



# MCCARTY ASSOCIATES, LLC.

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File No. S25-354

January 7, 2026

## LEGAL DESCRIPTION

Abraham J. Miller

18.643 Acres Tract

Situated in the Township of Monroe, County of Madison, State of Ohio, being a part of V.M.S. No. 2884, and being part of what remains of the original 23.80 acres tract (Parcel No. 11-00201.000) as conveyed Abraham J. Miller and recorded in Official Record 207, Page 345 and Official Record 246, Page 647 of the Madison County Recorder's Office and found in Survey Record MO-1E, and being further bounded and described as follows:

Commencing at a spike (found) under the pavement at the centerline intersection of Rebecca Street and Finley Guy Road (County Road No. 123);

thence with the centerline of Finley Guy Road N 19°15'39" W, a distance of 1553.70 feet to a point;

thence continuing with the centerline of Finley Guy Road N 21°44'10" W, a distance of 102.56 feet to a mag nail (found) marking the northwesterly corner of a 1.1246 acres tract as conveyed to Ervin J. Schlabach and Rosalyn S. Schlabach (O.R. 330, Page 2286) and found in Survey Record 62-17;

thence with the northwesterly line of the aforesaid 1.1246 acres tract N 55°25'28" E passing a 5/8" iron pin (found) at 27.13 feet and passing a 5/8" iron pin (found) at 462.89 feet, a total distance of 482.86 feet to a point in Blanche Run, said point being the true point of beginning of the tract of land herein

described;

thence with a new division line for the next 9 calls:

- 1) N 34°36'24" W, a distance of 102.12 feet to a point in Blanche Run, from which a 5/8" iron pin (set) bears S 63°19'59" W, a distance of 24.87 feet;
- 2) N 30°04'58" W, a distance of 107.60 feet to a point in Blanche Run, from which a 5/8" iron pin (set) bears S 50°16'55" W, a distance of 20.29 feet;
- 3) N 45°17'14" W, a distance of 51.92 feet to a point in Blanche Run, from which the aforesaid 5/8" iron pin (set) bears S 23°16'07" E, a distance of 53.88 feet;
- 4) N 65°41'52" W, a distance of 53.82 feet to a point in Blanche Run, from which a 5/8" iron pin (set) bears S 67°33'04" W, a distance of 53.59 feet;
- 5) N 83°12'12" W, a distance of 51.07 feet to a point in Blanche Run, from which the aforesaid 5/8" iron pin (set) bears S 02°32'48" E, a distance of 26.54 feet;
- 6) S 85°19'25" W, a distance of 40.29 feet to a point in Blanche Run, from which the aforesaid 5/8" iron pin (set) bears S 60°40'23" E, a distance of 47.42 feet;
- 7) N 79°34'03" W, a distance of 39.31 feet to a point in Blanche Run, from which a 5/8" iron pin (set) bears N 81°29'35" W, a distance of 41.34 feet;
- 8) N 55°32'42" W, a distance of 33.07 feet to a point in Blanche Run, from which the aforesaid 5/8" iron pin (set) bears S 47°12'49" W, a distance of 18.54 feet;
- 9) N 34°43'56" W, a distance of 15.56 feet to a point in Blanche Run from which a 5/8" iron pin (set) bears S 55°43'35" W, a distance of 18.79 feet, said point being in the southerly line of a 33.006 acres "Tract 4" as conveyed to Nathan Ray

Yoder (O.R. 424, Page 1126) and found in Survey Record 93-23;  
thence with a southerly line of the aforesaid 33.006 acres  
"Tract 4" N 55°43'35" E, a distance of 1648.48 feet to a 5/8" iron  
pin (found);

thence with a westerly line of the aforesaid 33.006 acres  
"Tract 4" S 34°44'27" E, a distance of 526.00 feet to a T-Rod  
(found) in the northerly line of a 41 acres "Tract One" as  
conveyed to Resaca Land Holdings LLC (O.R. 313, Page 2595);

thence with the northerly line of the aforesaid 41 acres  
"Tract One" S 55°25'45" W passing the northerly most corner to and  
continuing with the northwesterly line of 10.95 acres "Tract Four"  
as conveyed to Resaca Land Holdings LLC (O.R. 313, Page 2595),  
passing a 1" axle (found,bent) at 1293.82 feet marking the  
northerly most corner to and continuing with the northwesterly  
line of a what remains of an original 19 1/2 acres "Tract Three"  
as conveyed to Resaca Land Holdings LLC (O.R. 313, Page 2595), a  
total distance of 1516.68 feet to a point in Blanche Run, from  
which a 5/8" iron pin (found) bears S 55°21'26" W, a distance of  
17.97 feet, said point being the southeasterly corner of the  
aforementioned 1.1246 acres tract as conveyed to Ervin J.  
Schlabach and Rosalyn S. Schlabach (O.R. 330, Page 2286) and found  
in Survey Record 62-17;

thence with the northeasterly line of the aforesaid 1.1246  
acres tract N 29°34'59" W, a distance of 100.38 feet to the true  
point of beginning, **containing 18.643 acres of land.**

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

Bearings are based upon the Grid Azimuth (Az. 187° 47'  
36.1") between National Geodetic Survey CORS Station "OHUN" and  
McCarty Associates Local Control Monument "2001" and derived

from GNSS observations taken December 17, 2025, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in December 2025, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S25-354 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".

This conveyance is a transfer between adjoining lot owners made in connection with Section 711.001 Sub-section B (1) of the Ohio Revised Code and does not create any additional building site or violate any zoning regulations or another public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein.



  
\_\_\_\_\_  
Jason C. McConnaughey, P.S. 8509