

**PLAT OF SURVEY  
MADISON COUNTY, OHIO  
CANAAN TOWNSHIP**

**VIRGINIA MILITARY SURVEY 1618  
SURVEY OF 0.533 ACRE AND 0.417 ACRE SPLITS FROM 25.711 ACRES  
OF LAND OWNED BY JERRY AND DENISE TROYER**

**JERRY AND DENISE TROYER RECORDS:**

- 1.) D.B. 140 PG 106, 25.711 AC, PID 01-00436.000

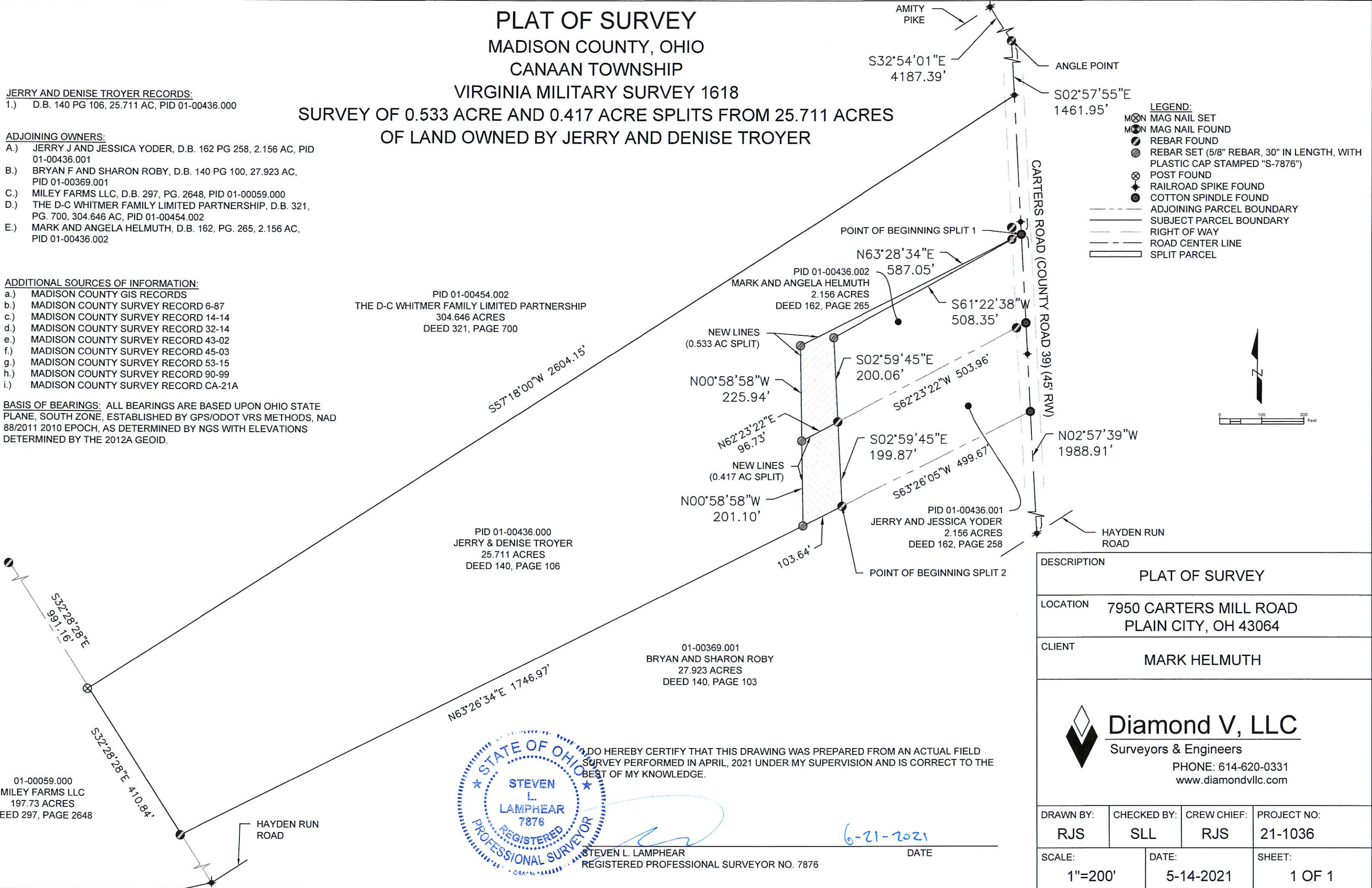
**ADJOINING OWNERS:**

- A.) JERRY J AND JESSICA YODER, D.B. 162 PG 258, 2.156 AC, PID 01-00436.001
- B.) BRYAN F AND SHARON ROBY, D.B. 140 PG 100, 27.923 AC, PID 01-00369.001
- C.) MILEY FARMS LLC, D.B. 297, PG. 2648, PID 01-00059.000
- D.) THE D-C WHITMER FAMILY LIMITED PARTNERSHIP, D.B. 321, PG. 700, 304.646 AC, PID 01-00454.002
- E.) MARK AND ANGELA HELMUTH, D.B. 162, PG. 265, 2.156 AC, PID 01-00436.002

**ADDITIONAL SOURCES OF INFORMATION:**

- a.) MADISON COUNTY GIS RECORDS
- b.) MADISON COUNTY SURVEY RECORD 6-87
- c.) MADISON COUNTY SURVEY RECORD 14-14
- d.) MADISON COUNTY SURVEY RECORD 32-14
- e.) MADISON COUNTY SURVEY RECORD 43-02
- f.) MADISON COUNTY SURVEY RECORD 45-03
- g.) MADISON COUNTY SURVEY RECORD 53-15
- h.) MADISON COUNTY SURVEY RECORD 90-99
- i.) MADISON COUNTY SURVEY RECORD CA-21A

**BASIS OF BEARINGS:** ALL BEARINGS ARE BASED UPON OHIO STATE PLANE, SOUTH ZONE, ESTABLISHED BY GPS/ODOT VRS METHODS, NAD 88/2011 2010 EPOCH, AS DETERMINED BY NGS WITH ELEVATIONS DETERMINED BY THE 2012A GEOID.



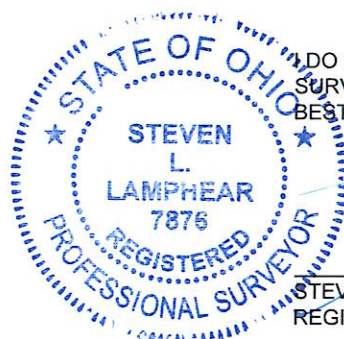
01-00059.000  
MILEY FARMS LLC  
197.73 ACRES  
DEED 297, PAGE 2648

PID 01-00454.002  
THE D-C WHITMER FAMILY LIMITED PARTNERSHIP  
304.646 ACRES  
DEED 321, PAGE 700

PID 01-00436.002  
MARK AND ANGELA HELMUTH  
2.156 ACRES  
DEED 162, PAGE 265

PID 01-00436.000  
JERRY & DENISE TROYER  
25.711 ACRES  
DEED 140, PAGE 106


01-00369.001  
BRYAN AND SHARON ROBY  
27.923 ACRES  
DEED 140, PAGE 103



DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED IN APRIL, 2021 UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STEVEN L. LAMPHEAR  
REGISTERED PROFESSIONAL SURVEYOR NO. 7876

6-21-2021  
DATE

DESCRIPTION	PLAT OF SURVEY		
LOCATION	7950 CARTERS MILL ROAD PLAIN CITY, OH 43064		
CLIENT	MARK HELMUTH		
 <b>Diamond V, LLC</b> Surveyors & Engineers PHONE: 614-620-0331 www.diamondvllc.com			
DRAWN BY:	CHECKED BY:	CREW CHIEF:	PROJECT NO:
RJS	SLL	RJS	21-1036
SCALE:	DATE:	SHEET:	
1"=200'	5-14-2021	1 OF 1	

**0.4176 Acre Split**

Description of a **0.4167 Acre Split** from 25.711 contiguous acres (by this survey) of land owned by Jerry and Denise Troyer by the following recordings, Deed Book 140, Page 106, PID 01-00436.000:

In Madison County, Canaan Township.

1 – D.B. 162, Page 258

All being located in V.M.S. 1618, fronting Carters Road (County Road 39), 45 feet in width. This **0.4176 Acre Split**, being part of said 25.711 contiguous acres, and bounded and more particularly described as follows:

**Commencing** for reference at a Railroad spike found at the intersection of the centerlines of Carters Road and Hayden Run Road, for an angle point in said line.

Thence **N 02°57'39" W a distance of 1988.91 feet**, along the centerline of Carters Road to a cotton gin spindle found at the southeast corner of a 2.156 acre tract described in Deed 162, Page 258, PID 01-00436.001 to Jerry and Jessica Yoder.

Thence **S 63°26'05" W a distance of 499.67 feet**, along the common line of said Yoder tract and a tract described in Deed 140, Page 100, PID 01-00369.01 to Bryan and Sharon Roby to an iron pin found for the southeast corner of the herein described **0.4176 Acre Split**, and being the **True Point of Beginning**.

Thence **S 63°26'05" W a distance of 103.64 feet** continuing along the north line of said Roby tract to a capped 5/8" iron pin stamped "S-7876" set for the southwest corner of said 25.711 acre tract and the herein described **0.4176 Acre Split**.


Thence **N 00°58'58" W a distance of 201.10 feet**, said 25.711 acre tract to a capped 5/8" iron pin stamped "S-7876" set for the northwest corner of the herein described **0.417 Acre Split**.

Thence **N 62°23'22" E a distance of 96.73 feet**, to an iron pin found at the common west corner of said 2.156 acre tract and a 2.156 acre tract owned by Mark and Angela Helmuth, for northeast corner of the herein described **0.4176 Acre Split**.

Thence **S 02°59'45" E a distance of 199.87 feet** to the **True Point of Beginning** of the herein described **0.4176 Acre Split**.

Containing 0.4176 Acre Split, in Madison County, in Canaan Township. The plat of this survey is on permanent file in the Madison County Tax Map Department. All iron pins set are 5/8" rebar with a plastic cap stamped "S-7876". Being subject to all easements, agreements with Canaan Township, legal highways, zoning and to all conditions and descriptions of record.

**BASIS OF BEARING:** All bearings are based upon the Ohio State Plane, South Zone, established by GPS/ODOT-VRS methods NAD 88/2011 2010.0 epoch, as determined by NGS with elevations determined by 2012A Geoid.

  
6-21-2021  
Steven L. Lamphear, PS 7876



**0.5332 Acre Split**

Description of a **0.5332 Acre Split** from 25.711 contiguous acres (by this survey) of land owned by Jerry and Denise Troyer by the following recordings, Deed Book 140, Page 106, PID 01-00436.000:

In Madison County, Canaan Township.

1 – D.B. 162, Page 258

All being located in V.M.S. 1618, fronting Carters Road (County Road 39), 45 feet in width. This **0.5332 Acre Split**, being part of said 25.711 contiguous acres, and bounded and more particularly described as follows:

**Commencing** for reference at a capped 5/8" iron pin stamped "S-7876" set in the east line of Carters Road, for an angle point in said line.

Thence **S 02°57'55" E a distance of 1461.95 feet**, along the centerline of Carters Road to a cotton gin spindle found in the centerline of Carters Road, at the northeast corner of a 2.156 acre tract owned by Mark and Angela Helmuth and the **0.5332 Acre Split**, and being the **True Point of Beginning**.

Thence along a south line of said 25.711 acre tract, **S 61°22'38" W a distance of 508.35 feet** passing a capped 5/8" iron pin stamped "S-7876" at 25.35 feet, to a capped 5/8" iron pin stamped S-7876 set at an angle point in the east line of the herein described **0.5332 Acre Split**, same being the northwest corner of the 2.156 acre tract.

Thence **S 02°59'45" E a distance of 200.07 feet**, along the west line of said 2.156 acre to an iron pin found at the northwest corner of a 2.156 acre tract described in Deed 162, Page 258, PID 01-00436.001 to Jerry J. and Jessica Yoder and for southeast corner of the herein described **0.5332 Acre Split**.

Thence **S 62°23'22" W a distance of 96.73 feet** crossing said 25.711 acre tract, to a capped 5/8" rebar stamped "S-7876" set for the southwest corner of the herein described **0.5332 Acre Split**.

Thence **N 00°58'28" W a distance of 225.94 feet** to a capped 5/8" rebar stamped "S-7876" set for the northwest corner of the herein described **0.5332 Acre Split**,

Thence **N 63°28'34" E a distance of 587.05 feet** to the **True Point of Beginning** of the herein described **0.5332 Acre Split**.

Containing 0.5332 Acre Split, in Madison County, in Canaan Township. The plat of this survey is on permanent file in the Madison County Tax Map Department. All iron pins set are 5/8" rebar with a plastic cap stamped "S-7876". Being subject to all easements, agreements with Canaan Township, legal highways, zoning and to all conditions and descriptions of record.

**BASIS OF BEARING:** All bearings are based upon the Ohio State Plane, South Zone, established by GPS/ODOT-VRS methods NAD 88/2011 2010.0 epoch, as determined by NGS with elevations determined by 2012A Geoid.

  
6-21-2021  
Steven L. Lamphear, PS 7876

