

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES NAVD 88 EASTING	NAV D 88 ELEVATION
MAD02-003 (NAD83 95)	40°05'18.85136"N	83°18'35.13481"W	854.317	761733.969	1741929.128	963.524
	RESIDUALS		$\Delta H = 0.071$ SFT		$\Delta V = -0.176$ SFT	
UNION COUNTY CORS (OHUN)	40°13'58.84897"N	83°21'39.07466"W	917.366	207523.9779	1728135.5430	1027.504
	RESIDUALS		$\Delta H = 0.000$ SFT		$\Delta V = +0.000$ SFT	

LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES NAVD 88 EASTING	NAV D 88 ELEVATION
LOCAL CONTROL MONUMENT "2001"	40°05'37.08033"N	83°18'39.72039"W	854.744	763581.744	1741589.303	963.971
	RESIDUALS		$\Delta H = 0.000$ SFT		$\Delta V = +0.000$ SFT	

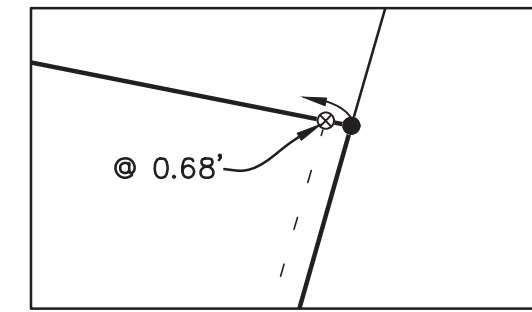
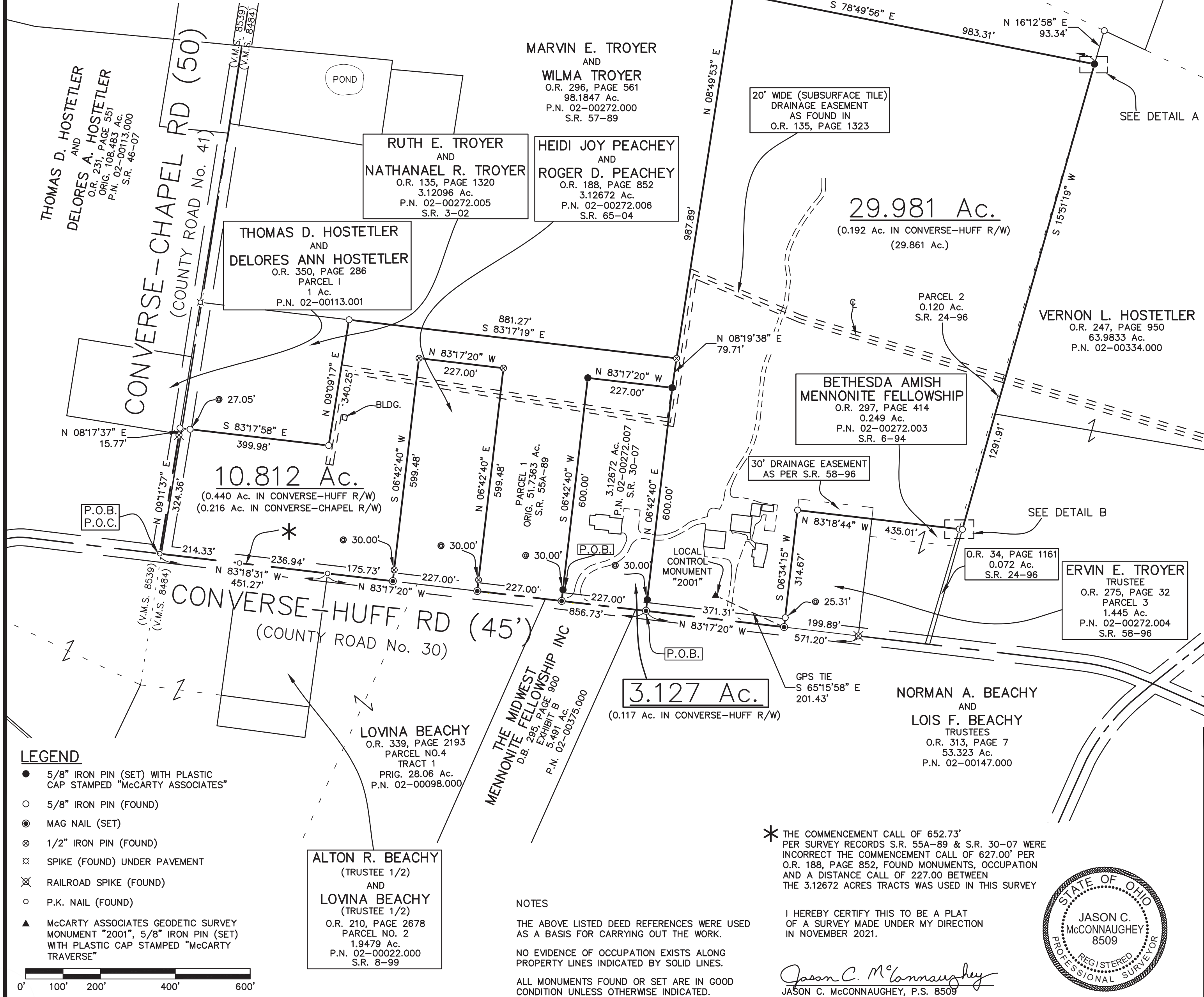
GROUND SCALE FACTOR: 1.0000283287074
 GEOD18 (CONUS)

P.O.B. 29.981 Ac. & 3.127 Ac. N 763,540.843 E 1,741,403.463
 MAD02-003 N 16°13'19" W - 1881.90'

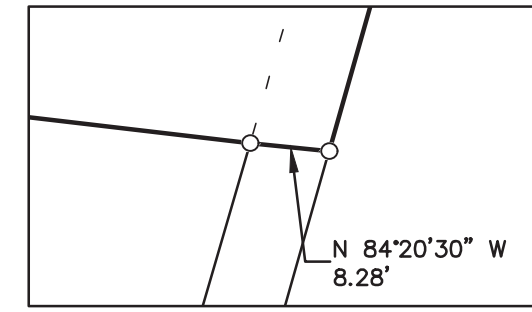
P.O.B. 10.812 Ac. N 763,693.544 E 1,740,104.407
 MAD02-003 N 42°57'31" W - 2677.72'

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 165°11'41.3") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "OHUN" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN NOVEMBER 15, 2021, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM). TRIMBLE FILE (21792 11-16-21)

VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE NOVEMBER 30, 2021
 SCALE 1"=200'
 DEED REFERENCE
 SEE BELOW
 TOWNSHIP DARBY
 MILITARY SURVEY NUMBER 8484



DETAIL A
SCALE: 1"=5'



DETAIL B
SCALE: 1"=20'

DEED REFERENCE:

ERVIN E. TROYER TRUSTEE	O.R. 344, PAGE 1990
PARCEL 1	ORIG. 51.7363 Ac.
	S.R. 55A-89
PARCEL 2	0.120 Ac.
	S.R. 24-96
	P.N. 02-00272.002
ERVIN E. TROYER TRUSTEE	O.R. 228, PAGE 1446
	3.12672 Ac.
	P.N. 02-00272.007
	S.R. 30-07

REVISION
12/2/21
2/16/22

- LEGEND**
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊗ 1/2" IRON PIN (FOUND)
 - ⊕ SPIKE (FOUND) UNDER PAVEMENT
 - ⊗ RAILROAD SPIKE (FOUND)
 - P.K. NAIL (FOUND)
 - ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"



ALTON R. BEACHY (TRUSTEE 1/2) AND LOVINA BEACHY (TRUSTEE 1/2)
 O.R. 210, PAGE 2678
 PARCEL NO. 2
 1.9479 Ac.
 P.N. 02-00022.000
 S.R. 8-99

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.

* THE COMMENCEMENT CALL OF 652.73' PER SURVEY RECORDS S.R. 55A-89 & S.R. 30-07 WERE INCORRECT THE COMMENCEMENT CALL OF 627.00' PER O.R. 188, PAGE 852, FOUND MONUMENTS, OCCUPATION AND A DISTANCE CALL OF 227.00 BETWEEN THE 3.12672 ACRES TRACTS WAS USED IN THIS SURVEY

I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER 2021.

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



BOUNDARY SURVEY FOR
ERVIN E. TROYER ESTATE

DARBY TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. No. 8484

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.
NOVEMBER 30, 2021	1"=200'	S21-792

L:\Current Projects\2021\21-792 Ervin E. Troyer Estate\CAD\AutoCAD Project\dwg\21792 Survey Plat.dwg, Survey Plat, 2/16/2022 11:38:14 AM, 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. Kames, AIA

File No. S21-792
February 16, 2022

LEGAL DESCRIPTION

Ervin E. Troyer Estate
29.981 Acres Tract

Situated in the Township of Darby, County of Madison, State of Ohio, being a part of V.M.S. No. 8484, and being part (29.861 acres) of the original 51.7363 acres "Parcel 1" (Parcel No. 02-00272.002) and all of the 0.120 acres "Parcel 2" as conveyed to Ervin E. Troyer, Trustee and recorded in Official Record 344, Page 1990 of the Madison County Recorder's Office and found in Survey Records 55A-89 and 24-96 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a P.K. nail (found) at the centerline intersection of Converse-Huff Road (County Road No. 30) and Converse-Chapel Road (County Road No. 41);

thence with the centerline of Converse-Huff Road S 83°18'31" E, a distance of 451.27 feet to a P.K. nail (found);

thence continuing with the centerline of Converse-Huff Road S 83°17'20" E, a distance of 856.73 feet to mag nail (set) marking a southeasterly corner of a 3.12672 acres tract as conveyed to Ervin E. Troyer, Trustee (O.R. 228, Page 1446) and found in Survey Record 30-07 of the Madison County Engineer's Record of Land Surveys, said mag nail being the true point of beginning of the tract of land herein described;

thence with the easterly line of the aforesaid 3.12672 acres tract N 06°42'40" E passing a 5/8" iron pin (set) at 30.00 feet, a total distance of 600.00 feet to a 5/8" iron pin (set);

thence with a new division line N 08°19'38" E, a distance of 79.71 feet to a 1/2" iron pin (found) marking a southeasterly corner of a

98.1847 acres tract as conveyed to Marvin E. Troyer and Wilma Troyer (O.R. 296, Page 561) and found in Survey Record 57-89 of the Madison County Engineer's Record of Land Surveys;

thence with an easterly line of the aforesaid 98.1847 acres tract N 08°49'53" E, a distance of 987.89 feet to a 1/2" iron pin (found);

thence with a southerly line of the aforesaid 98.1847 acres tract S 78°49'56" E passing a 1/2" iron pin (found) at 982.63 feet, a total distance of 983.31 feet to a 5/8" iron pin (set) in the westerly line of a 63.9833 acres tract as conveyed to Vernon L. Hostetler (O.R. 247, Page 950);

thence with the westerly line of the aforesaid 63.9833 acres tract S 15°51'19" W, a distance of 1291.91 feet to a 5/8" iron pin (found) marking a northeasterly corner of a 0.072 acre tract as conveyed to Bethesda Amish Mennonite Fellowship (O.R. 34, Page 1161) and found in Survey Record 24-96 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 0.072 acre tract N 84°20'30" W, a distance of 8.28 feet to a 5/8" iron pin (found) marking a northeasterly corner of a 0.249 acre tract as conveyed to Bethesda Amish Mennonite Fellowship (O.R. 297, Page 414) and found in Survey Record 6-94 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 0.249 acre tract N 83°18'44" W passing a northeasterly corner to and continuing with the northerly line of a 1.445 acres "Parcel 3" as conveyed to Ervin E. Troyer, Trustee (O.R. 275, Page 32) and found in Survey Record 58-96 of the Madison County Engineer's Record of Land Surveys, a distance of 435.01 feet to a 5/8" iron pin (found);

thence with the westerly line of the aforesaid thence 1.445 acres "Parcel 3" S 06°34'15" W passing a 5/8" iron pin (found) at 289.35 feet, a total distance of 314.67 feet to a mag nail (set) in the centerline of Converse-Huff Road;

thence with the centerline of Converse-Huff Road N 83°17'20" W, a distance of 371.31 feet to the true point of beginning, **containing 29.981 acres of land.**

Subject to a 20' wide Subsurface Tile Drainage Easement as found in Official Record 135, Page 1323 of the Madison County Recorder's Office.

Subject to a 30' Drainage Easement as depicted on Survey Record 58-96 of the Madison County Engineer's Record of Land Surveys.

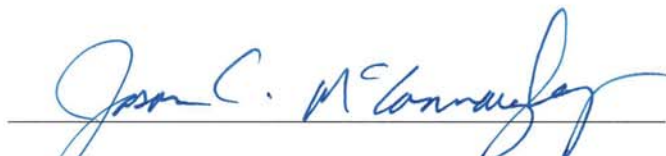
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 165° 11' 41.3") between National Geodetic Survey CORS Station "OHUN" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken November 15, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2021, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S21-792 on file in the office of McCarty Associates, LLC, Washington C.H., 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

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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. S21-792
February 16, 2022

LEGAL DESCRIPTION

Ervin E. Troyer Estate
10.812 Acres Tract

Situated in the Township of Darby, County of Madison, State of Ohio, being a part of V.M.S. No. 8484, and being part of the original 51.7363 acres "Parcel 1" (Parcel No. 02-00272.002) as conveyed to Ervin E. Troyer, Trustee and recorded in Official Record 344, Page 1990 of the Madison County Recorder's Office and found in Survey Record 55A-89 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Beginning at a P.K. nail (found) at the centerline intersection of Converse-Huff Road (County Road No. 30) and Converse-Chapel Road (County Road No. 41);

thence with the centerline of Converse-Chapel Road N 09°11'37" E, a distance of 324.36 feet to a railroad spike (found);

thence continuing with the centerline of Converse-Chapel Road N 08°17'37" E, a distance of 15.77 feet to a 5/8" iron pin (found) marking a southwesterly corner of a 3.12096 acres tract as conveyed to Ruth E. Troyer and Nathanael R. Troyer (O.R. 135, Page 1320) and found in Survey Record 3-02 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 3.12096 acres tract S 83°17'58" E passing a 5/8" iron pin (found) at 27.05 feet, a total distance of 399.98 feet to a 5/8" iron pin (found);

thence with the easterly line of the aforesaid 3.12096 acres tract N 09°09'17" E, a distance of 340.25 feet to a 5/8" iron pin (found) in the southerly line of a 98.1847 acres tract as conveyed to Marvin E.

Troyer and Wilma Troyer (O.R. 296, Page 561) and found in Survey Record 57-89 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 98.1847 acres tract S 83°17'19" E, a distance of 881.27 feet to a 1/2" iron pin (found);

thence with a new division line S 08°19'38" W, a distance of 79.71 feet to a 5/8" iron pin (set) marking a northeasterly corner of a 3.12672 acres tract as conveyed to Ervin E. Troyer, Trustee (O.R. 228, Page 1446) and found in Survey Record 30-07 of the Madison County Engineer's Record of Land Surveys;

thence with the northerly line of the aforesaid 3.12672 acres tract N 83°17'20" W, a distance of 227.00 feet to a 5/8" iron pin (set);

thence with the westerly line of the aforesaid 3.12672 acres tract S 06°42'40" W passing a 5/8" iron pin (set) at 570.00 feet, a total distance of 600.00 feet to a mag nail (set) in the centerline of Converse-Huff Road;

thence with the centerline of Converse-Huff Road N 83°17'20" W, a distance of 227.00 feet to a mag nail (set) marking a southeasterly corner of a 3.12672 acres tract as conveyed to Heidi Joy Peachey and Roger D. Peachey (O.R. 188, Page 852) and found in Survey Record 65-04 of the Madison County Engineer's Record of Land Surveys;

thence with the lines of the aforesaid 3.12672 acres tract for the next three calls:

- 1) N 06°42'40" E passing a 1/2" iron pin (found) at 30.00 feet, a total distance of 599.48 feet to a 1/2" iron pin (found);
- 2) N 83°17'20" W, a distance of 227.00 feet to a 1/2" iron pin (found);
- 3) S 06°42'40" W passing a 1/2" iron pin (found) at 575.00 feet, a total distance of 599.48 feet to a mag nail (set) in the centerline of Converse-Huff Road;

thence with the centerline of Converse-Huff Road N 83°17'20" W, a distance of 175.73 feet to a P.K. nail (found);

thence continuing with the centerline of Converse-Huff Road N 83°18'31" W, a distance of 451.27 feet to the point of beginning, **containing 10.812 acres of land.**

Subject to a 20' wide Subsurface Tile Drainage Easement as found in Official Record 135, Page 1323 of the Madison County Recorder's Office.


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

Bearings are based upon the Grid Azimuth (AZ. 165° 11' 41.3") between National Geodetic Survey CORS Station "OHUN" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken November 15, 2021, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

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File No. S21-792
February 16, 2022

LEGAL DESCRIPTION

Ervin E. Troyer Estate
3.127 Acres Tract

Situated in the Township of Darby, County of Madison, State of Ohio, being a part of V.M.S. No. 8484, and being all (3.127 acres) of the 3.12672 acres tract as conveyed to Ervin E. Troyer, Trustee and recorded in Official Record 228, Page 1446 of the Madison County Recorder's Office and found in Survey Records 30-07 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

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thence with the centerline of Converse-Huff Road S 83°18'31" E, a distance of 451.27 feet to a P.K. nail (found);

thence continuing with the centerline of Converse-Huff Road S 83°17'20" E, a distance of 629.73 feet to mag nail (set) marking a southerly corner of what remains of an original 51.7363 acres tract as conveyed to Ervin E. Troyer, Trustee (O.R. 344, Page 1990) and found in Survey Record 55A-89 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 lines of what remains of the aforesaid original 51.7363 acres tract for the next 3 calls:

- 1) N 06°42'40" E passing a 5/8" iron pin (set) at 30.00 feet, a total distance of 600.00 feet to a 5/8" iron pin (set);
- 2) S 83°17'20" E, a distance of 227.00 feet to a 5/8" iron pin (set);

3) S 06°42'40" W passing a 5/8" iron pin (set) at 570.00 feet, a total distance of 600.00 feet to a mag nail (set) in the centerline of Converse-Huff Road;

thence with the centerline of Converse-Huff Road N 83°17'20" W, a distance of 227.00 feet to the true point of beginning, **containing 3.127 acres of land.**

Subject to a 20' wide Subsurface Tile Drainage Easement as found in Official Record 135, Page 1323 of the Madison County Recorder's Office.

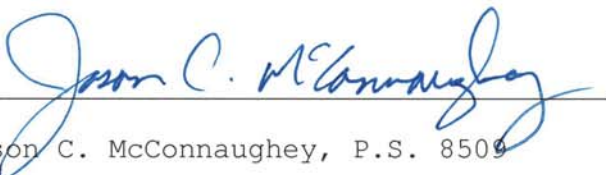
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