

NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAD 83 (2011) ELLIPSOID OHIO STATE PLANE COORDINATES NAVD 88						
NAME	LATITUDE	LONGITUDE	HEIGHT	NORTHING	EASTING	ELEVATION
COLUMBUS CORS (COLB)	39°57'35.11253"N	83°02'44.74703"W	611.685	714254.268	1815510.678	722.395
MAD 12-041	40°00'32.57102"N	83°15'43.90932"W	806.951	732649.950	1754992.311	915.973
LOCAL CONTROL MONUMENT "2001"	40°01'29.55548"N	83°17'12.78048"W	834.836	738475.336	1748127.534	943.814

GROUND SCALE FACTOR: 1.00004158104262  
 GEOD MODEL: GEOD18 (CONUS)  
 LOCAL GROUND COORDINATES NAVD 88  
 NORTHING EASTING ELEVATION  
 1747127.534 943.814  
 UNITS ARE IN U.S. SURVEY FEET (SFT)

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
 MADISON COUNTY ENGINEER'S  
 RECORD OF LAND SURVEYS  
 DATE DECEMBER 22, 2023  
 SCALE 1"=300'  
 DEED REFERENCE  
 SEE BELOW  
 TOWNSHIP CANAAN  
 MILITARY SURVEY NUMBERS  
 8696, 12743 & 12126

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ. 289°46'16.0") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GNSS OBSERVATIONS TAKEN DECEMBER 8, 2023, UTILIZING THE ODOT OHIO REAL TIME NETWORK (TRIMBLE VIRTUAL REFERENCE SYSTEM).  
 (TRIMBLE FILE 23377 12-14-23)

FROM MAD 12-041 TO P.O.B. N 49°21'06" W - 9006.05'  
 P.O.B. N 738,516.612' E 1,748,159.211'  
 P.O.B. 2.494 Ac. N 740,114.422' E 1,749,427.422'  
 P.O.B. 3.163 Ac. N 739,637.608' E 1,750,067.349'

**LARRY M. SPARKS AND PHYLLIS E. SPARKS TRUSTEES**  
 O.R. 182, PAGE 265  
 0.667 Ac.  
 P.N. 01-00404.000

**LARRY M. SPARKS AND PHYLLIS E. SPARKS TRUSTEES**  
 O.R. 182, PAGE 262  
 1.0076 Ac.  
 P.N. 01-00645.001  
 S.R. 37-86

**DAVID E. PRICE AND DOROTHY S. PRICE**  
 O.R. 214, PAGE 502  
 TRACT I  
 0.853 Ac.  
 P.N. 01-00644.000  
 S.R. 37-86

**KEVIN J. KING**  
 O.R. 233, PAGE 691  
 1.648 Ac.  
 P.N. 01-00500.002

**DEED REFERENCE:**  
 ALICE YUTZY, TRUSTEE OF THE EARL C. YUTZY DECLARATION OF TRUST  
 SUCCESSOR TRUSTEE  
 O.R. 234, PAGE 2606  
 TRACT II  
 ORIG. 52.42 Ac.  
 P.N. 01-00500.000

**DEED REFERENCE:**  
 TRACT III  
 0.006 Ac.  
 P.N. 01-00500.000

**DEED REFERENCE:**  
 TRACT IV  
 13.223 Ac.  
 P.N. 01-00507.001

**DEED REFERENCE:**  
 ALICE M. YUTZY, TRUSTEE OF THE ALICE M. YUTZY DECLARATION OF TRUST  
 O.R. 235, PAGE 1774  
 TRACT I  
 4 Ac., 101 POLES  
 P.N. 01-00501.000  
 SECOND TRACT  
 20 Ac., 60 RODS  
 P.N. 01-00501.000

REVISIONS

**ELI C. GINGERICH AND MARY CATHERINE GINGERICH, TRUSTEES**  
 O.R. 408, PAGE 2598  
 20.060 Ac.  
 P.N. 01-00507.000  
 S.R. 47-87

**ALAN R. McDONALD AND DONALD W. McDONALD TRUSTEES**  
 O.R. 414, PAGE 862  
 252.9872 Ac.  
 P.N. 01-00458.003  
 S.R. 28-99

**ALICE M. YUTZY, TRUSTEE OF THE ALICE M. YUTZY DECLARATION OF TRUST**  
 SUCCESSOR TRUSTEE  
 O.R. 235, PAGE 1774  
 FIRST TRACT  
 4 Ac., 101 POLES  
 P.N. 01-00501.000

**BROCK A. YUTZY AND KATIE E. YUTZY**  
 O.R. 411, PAGE 1502  
 119.7779 Ac.  
 P.N. 01-00497.000  
 S.R. 88-22

**ALICE M. YUTZY, TRUSTEE OF THE ALICE M. YUTZY DECLARATION OF TRUST**  
 SUCCESSOR TRUSTEE  
 O.R. 235, PAGE 1774  
 SECOND TRACT  
 20 Ac., 60 RODS  
 P.N. 01-00501.000

**ERIC M. FAULK AND BUFFIE A. FAULK**  
 O.R. 235, PAGE 1041  
 1.209 Ac.  
 P.N. 01-00289.000

**ALICE YUTZY, TRUSTEE OF THE EARL C. YUTZY DECLARATION OF TRUST**  
 SUCCESSOR TRUSTEE  
 O.R. 234, PAGE 2606  
 TRACT I  
 ORIG. 51 Ac.  
 P.N. 01-00500.000

**JAMES D. JOHNSON AND TERESSA J. JOHNSON**  
 O.R. 207, PAGE 1  
 1.1523 Ac.  
 P.N. 01-00500.001  
 S.R. 34-00

**MARIAN D. THOMAS TRUSTEES**  
 O.R. 141, PAGE 28  
 48.9343 Ac.  
 P.N. 01-00645.003  
 S.R. 23-02

**DONALD K. MITCHELL AND JEFFREY D. MITCHELL, CO-TRUSTEES**  
 O.R. 407, PAGE 2529  
 42.5496 Ac.  
 P.N. 01-00645.004  
 S.R. 23-02

**DONALD K. MITCHELL AND JEFFREY D. MITCHELL, CO-TRUSTEES**  
 O.R. 412, PAGE 680  
 31.094 Ac.  
 P.N. 01-00185.001  
 S.R. 106-06

LINE No.	BEARING	LENGTH
L1	N 06°32'57" E	70.99'
L2	N 42°30'42" E	126.32'
L3	N 83°22'13" W	92.65'
L4	N 83°17'31" W	165.21'

**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 DECEMBER, 2023.

*Jason C. McConnaughey* 12/22/23  
 JASON C. MCCONNAUGHEY, P.S. 8509



BOUNDARY SURVEY FOR  
**ALICE M. YUTZY TRUST**  
 CANAAN TOWNSHIP  
 MADISON COUNTY, OHIO  
 V.M.S. Nos. 8696, 12743 & 12126



213 N. High St. Hillsboro, Oh 45133  
 O: 937.393.9971 F: 937.393.2480  
 MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
DECEMBER 22, 2023	1"=300'	S23-377

**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND) UNLESS OTHERWISE NOTED
- ⊙ 1" IRON PIPE (FOUND) UNLESS OTHERWISE NOTED
- ⊖ POST (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- ⊙ MAG NAIL (SET)
- ⊗ SPIKE (FOUND) UNDER PAVEMENT
- ▲ MCCARTY ASSOCIATES LOCAL GEODETIC SURVEY MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"



L:\Current\Projects\2023\23-377 Alice M. Yutzy Trust\CAD\AutoCAD Project\dwg\23377 Survey Plat.dwg, Survey Plat, 12/27/2023 3:47:21 PM, coit, DWG To PDF.pc3

23377 Survey Plat



MCCARTYASSOCIATES.COM

213 N. HIGH STREET, HILLSBORO, OHIO 45133

O: (937) 393-9971

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Michael L. McCarty, P.E, P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

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File No. S23-377  
December 28, 2023

**LEGAL DESCRIPTION**

Alice M. Yutzy, Successor Trustee  
Of the  
Earl C. Yutzy Declaration of Trust  
2.494 Acres Tract

Situated in the Township of Canaan, County of Madison, State of Ohio, being a part of V.M.S. No. 12126, and being part (2.494 acres) of the 4 acres, 101 poles "First Tract" (Parcel No. 01-00501.000) as conveyed to Alice M. Yutzy, Successor Trustee of the Earl C. Yutzy Declaration of Trust and recorded in Official Record 235, Page 1774 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at the centerline intersection of U.S. Route 42 and MV High Road (County Road No. 44);

thence with a commencement line S 84°43'42" E, a distance of 4550.56 feet to a railroad spike (found) marking the southeasterly corner of a 20.060 acres tract as conveyed to Eli C. Gingerich and Mary Catherine Gingerich, Trustees (O.R. 408, Page 2598) and found in Survey Record 47-87 of the Madison County Engineer's Record of Land Surveys and the southwesterly corner of a 13.223 acres "Tract IV" as conveyed to Alice M. Yutzy, Successor Trustee Of the Earl C. Yutzy Declaration of Trust (O.R. 234, Page 2597) and found in Survey Record 47-87 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 20.060 acres tract and the westerly line of the aforesaid 13.223 acres "Tract IV" N 06°43'36" E passing a 1" iron pipe (found) at 21.06 feet, a total distance of 1687.17 feet to a 1" iron pipe (found) in the southerly line of a 252.9872 acres tract as conveyed to Alan R. McDonald and Donald W.

McDonald, Trustees (O.R. 414, Page 862) and found in Survey Record 28-99 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 252.9872 acres tract and the northerly line of the aforesaid 13.223 acres "Tract IV" S 85°50'53" E passing the northwesterly corner to and continuing with the northerly line of what remains of an original 52.42 acres "Tract II" as conveyed to Alice M. Yutzy, Successor Trustee Of the Earl C. Yutzy Declaration of Trust (O.R. 234, Page 2597), a distance of 1073.84 feet to a 5/8" iron pin (found) marking the southwesterly corner of a 119.7779 acres tract as conveyed to Brock A. Yutzy and Katie E. Yutzy (O.R. 411, Page 1502) and found in Survey Record 88-22 of the Madison County Engineer's Record of Land Surveys and marking the northwesterly corner of a 0.006 acre "Tract III" as conveyed to Alice M. Yutzy, Successor Trustee Of the Earl C. Yutzy Declaration of Trust (O.R. 234, Page 2597);

thence with the southerly line of the aforesaid 119.7779 acres tract and the northerly line of the aforesaid 0.006 acre "Tract III" S 84°21'08" E, a distance of 25.00 feet to a point marking the true point of beginning of the tract of land herein described;

thence with the southerly line of the aforesaid 119.7779 acres tract S 84°21'08" E passing a 5/8" iron pin (set) at 180.80 feet, a total distance of 207.80 feet to a point in Ella Beach Ditch;

thence with a new division line S 41°56'21" E, a distance of 610.21 feet to a point in Ella Beach Ditch and being in a northerly line of a 20 acres, 60 rods "Second Tract" as conveyed to Alice M. Yutzy, Successor Trustee of the Earl C. Yutzy Declaration of Trust (O.R. 235, Page 1774);

thence with a northerly line of the aforesaid 20 acres, 60 rods "Second Tract" S 71°43'31" W, a distance of 186.68 feet to a point marking a northeasterly corner of the aforementioned original 52.42 acres "Tract II";

thence with a northeasterly line of the aforesaid original 52.42 acres "Tract II" N 40°48'27" W, a distance of 677.29 feet to a point

marking the southerly corner of the aforementioned 0.006 acre "Tract III";

thence with the easterly line of the aforesaid 0.006 acre "Tract III" N 14°35'51" E, a distance 20.92 feet to the to the true point of beginning, **containing 2.494 acres of land.**

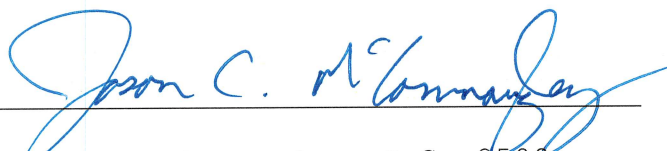
Subject to all legal easements and rights-of-way of record.

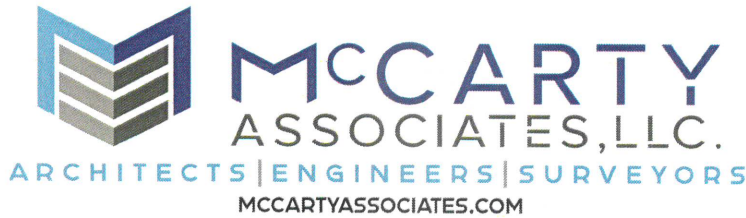
Bearings are based upon the Grid Azimuth (AZ. 289° 46' 16.0") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Survey Control Monument "2001" and derived from GPS observations taken December 8, 2023, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in December 2023, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S23-377 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



213 N. HIGH STREET, HILLSBORO, OHIO 45133 O: (937) 393-9971 F: (937) 393-2480  
Michael L. McCarty, P.E, P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

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File No. S23-377  
December 27, 2023

**LEGAL DESCRIPTION**

Alice M. Yutzy, Successor Trustee  
Of the  
Earl C. Yutzy Declaration of Trust  
3.163 Acres Tract

Situated in the Township of Canaan, County of Madison, State of Ohio, being a part of V.M.S. No. 12126, and being part (3.163 acres) of the 20 acres, 60 rods "Second Tract" (Parcel No. 01-00501.000) as conveyed to Alice M. Yutzy, Successor Trustee of the Earl C. Yutzy Declaration of Trust and recorded in Official Record 235, Page 1774 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at the centerline intersection of U.S. Route 42 and MV High Road (County Road No. 44);

thence with a commencement line S 84°43'42" E, a distance of 4550.56 feet to a railroad spike (found) marking the southeasterly corner of a 20.060 acres tract as conveyed to Eli C. Gingerich and Mary Catherine Gingerich, Trustees (O.R. 408, Page 2598) and found in Survey Record 47-87 of the Madison County Engineer's Record of Land Surveys and the southwesterly corner of a 13.223 acres "Tract IV" as conveyed to Alice M. Yutzy, Successor Trustee Of the Earl C. Yutzy Declaration of Trust (O.R. 234, Page 2597) and found in Survey Record 47-87 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 20.060 acres tract and the westerly line of the aforesaid 13.223 acres "Tract IV" N 06°43'36" E passing a 1" iron pipe (found) at 21.06 feet, a total distance of 1687.17 feet to a 1" iron pipe (found) in the southerly line of a 252.9872 acres tract as conveyed to Alan R. McDonald and Donald W.

McDonald, Trustees (O.R. 414, Page 862) and found in Survey Record 28-99 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 252.9872 acres tract and the northerly line of the aforesaid 13.223 acres "Tract IV" S 85°50'53" E passing the northwesterly corner to and continuing with the northerly line of what remains of an original 52.42 acres "Tract II" as conveyed to Alice M. Yutzy, Successor Trustee Of the Earl C. Yutzy Declaration of Trust (O.R. 234, Page 2597), a distance of 1073.84 feet to a 5/8" iron pin (found) marking the southwesterly corner of a 119.7779 acres tract as conveyed to Brock A. Yutzy and Katie E. Yutzy (O.R. 411, Page 1502) and found in Survey Record 88-22 of the Madison County Engineer's Record of Land Surveys and marking the northwesterly corner of a 0.006 acre "Tract III" as conveyed to Alice M. Yutzy, Successor Trustee Of the Earl C. Yutzy Declaration of Trust (O.R. 234, Page 2597);

thence with the southerly line of the aforesaid 119.7779 acres tract and the northerly line of the aforesaid 0.006 acre "Tract III" S 84°21'08" E passing the northwesterly corner to and continuing with the northerly line of a 4 acres, 101 poles "First Tract" as conveyed to Alice M. Yutzy, Successor Trustee of the Earl C. Yutzy Declaration of Trust (O.R. 235, Page 1774) and passing a 5/8" iron pin (set) at 180.80 feet, a total distance of 207.80 feet to a point in Ella Beach Ditch;

thence with a new division line S 41°56'21" E, a distance of 610.21 feet to a point in Ella Beach Ditch, said point marking the true point of beginning of the tract of land herein described;

thence with a new division line S 41°56'21" E, a distance of 111.12 feet to a point in Ella Beach Ditch;

thence with another new division line S 02°29'43" W passing a 5/8" iron pin (set) at 21.00 feet, a total distance of 1016.55 feet to a 5/8" iron pin (set) marking the northwesterly corner of a 1.209 acres tract as conveyed to Eric M. Faulk and Buffie A. Faulk (O.R. 235, Page 1041) and marking an easterly corner to the aforementioned original 52.42 acres "Tract II";

thence with an easterly line of the aforesaid original 52.42 acres "Tract II" N 11°16'29" W, a distance of 1060.16 feet to a point marking a southerly most corner of the aforementioned 4 acres, 101 poles "First Tract";

thence with the southeasterly line of the aforesaid 4 acres, 101 poles "First Tract" N 71°43'31" E, a distance of 186.68 feet to the true point of beginning, **containing 3.163 acres of land.**

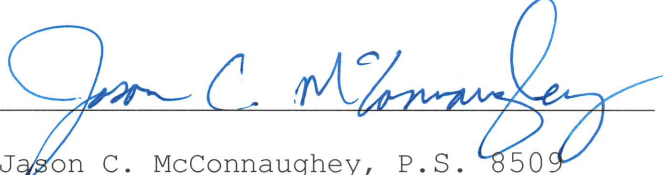
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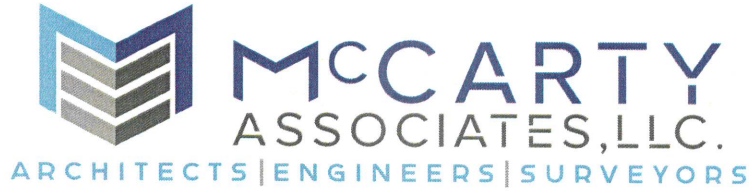
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Land surveyed in December 2023, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S23-377 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



  
Jason C. McConnaughey, P.S. 8509



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Jason C. McConnaughey, P.S.

Douglas L. Karnes, A.I.A.

File No. S23-377  
December 27, 2023

**LEGAL DESCRIPTION**

Alice M. Yutzy, Successor Trustee  
Of the  
Earl C. Yutzy Declaration of Trust  
69.888 Acres Tract

Situated in the Township of Canaan, County of Madison, State of Ohio, being a part of V.M.S. Nos. 8696, 12126, and 12743, and being all that remains (51.010 acres) of the original 52.42 acres "Tract II" (Parcel No. 01-00500.000), all (0.006 acre) of the 0.006 acre "Tract III" (Parcel No. 01-00500.000), all (13.215 acres) of the 13.223 acres "Tract IV" (Parcel No. 01-00507.001) as conveyed to Alice M. Yutzy, Successor Trustee Of the Earl C. Yutzy Declaration of Trust and recorded in Official Record 234, Page 2597 of the Madison County Recorder's Office and found in Survey Record 47-87 of the Madison County Engineer's Record of Land Surveys and part (2.494 Acres) of the 4 acres, 101 poles "First Tract" (Parcel No. 01-00501.000), part (3.163 Acres) of the 20 acres, 60 rods "Second Tract" (Parcel No. 01-00501.000) as conveyed to Alice M. Yutzy, Successor Trustee of the Earl C. Yutzy Declaration of Trust and recorded in Official Record 235, Page 1774 of the Madison County Recorder's Office, and being further bounded and described as follows:

Commencing at the centerline intersection of U.S. Route 42 and MV High Road (County Road No. 44);

thence with a commencement line S 84°43'42" E, a distance of 4550.56 feet to a railroad spike (found) marking the southeasterly



corner of a 20.060 acres tract as conveyed to Eli C. Gingerich and Mary Catherine Gingerich, Trustees (O.R. 408, Page 2598) and found in Survey Record 47-87 of the Madison County Engineer's Record of Land Surveys, said railroad spike being the true point of beginning of the tract of land herein described;

thence with the easterly line of the aforesaid 20.060 acres tract N 06°43'36" E passing a 1" iron pipe (found) at 21.06 feet, a total distance of 1687.17 feet to a 1" iron pipe (found) in the southerly line of a 252.9872 acres tract as conveyed to Alan R. McDonald and Donald W. McDonald, Trustees (O.R. 414, Page 862) and found in Survey Record 28-99 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 252.9872 acres tract S 85°50'53" E, a distance of 1073.84 feet to a 5/8" iron pin (found) marking the southwesterly corner of a 119.7779 acres tract as conveyed to Brock A. Yutzy and Katie E. Yutzy (O.R. 411, Page 1502) and found in Survey Record 88-22 of the Madison County Engineer's Record of Land Surveys;

thence with the southerly line of the aforesaid 119.7779 acres tract S 84°21'08" E passing a 5/8" iron pin (set) at 205.80 feet, a total distance of 232.80 feet to a point in Ella Beach Ditch;

thence with a new division line S 41°56'21" E, a distance of 721.32 feet to a point in Ella Beach Ditch;

thence with another new division line S 02°29'43" W passing a 5/8" iron pin (set) at 21.00 feet, a total distance of 1016.55 feet to a 5/8" iron pin (set) marking the northwesterly corner of a 1.209 acres tract as conveyed to Eric M. Faulk and Buffie A. Faulk (O.R. 235, Page 1041);

thence with the westerly line of the aforesaid 1.209 acres tract S 11°16'29" E passing a 5/8" iron pin (set) at 232.25 feet, a total distance of 258.52 feet to a 5/8" iron pipe (found) in the centerline of MV High Road;

thence with the centerline of MV High Road N 83°22'13" W, a distance of 986.21 feet to a mag nail (set) marking the southeasterly corner of a 1.648 acres tract as conveyed to Kevin J. King (O.R. 233, Page 691);

thence with the lines of the aforesaid 1.648 acres tract for the next 5 calls:

- 1) N 06°32'57" E passing a 5/8" iron pin (found) at 26.15 feet, a total distance of 70.99 feet to a 5/8" iron pin (found);
- 2) N 42°30'42" E, a distance of 126.32 feet to a 5/8" iron pin (found);
- 3) N 06°42'07" E, a distance of 109.34 feet to a 5/8" iron pin (found);
- 4) N 83°23'17" W, a distance of 239.38 feet to a 5/8" iron pin (found);
- 5) S 24°46'43" W passing a 5/8" iron pin (found) at 277.39 feet, a total distance of 297.16 feet to a mag nail (set) in the centerline of MV High Road;

thence with the centerline of MV High Road N 83°17'31" W, a distance of 418.26 feet to a railroad spike (found);

thence with continuing with the centerline of MV High Road N 83°34'04" W, a distance of 339.70 feet to the true point of beginning, **containing 69.888 acres of land.**

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

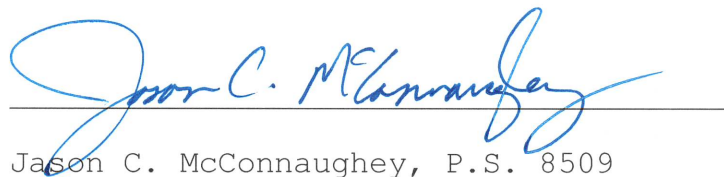
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All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".



  
Jason C. McConnaughey, P.S. 8509