

(A)
TIMOTHY L. KRONK
AND
TRACI E. KRONK
O.R. 291, PAGE 702
2.5091 Ac.
P.N. 01-00507.002
S.R. 71-92

(B)
TIMOTHY L. KRONK
AND
TRACI KRONK
O.R. 273, PAGE 582
ORIG. 30.413 Ac.
P.N. 01-00507.003
S.R. 47-87

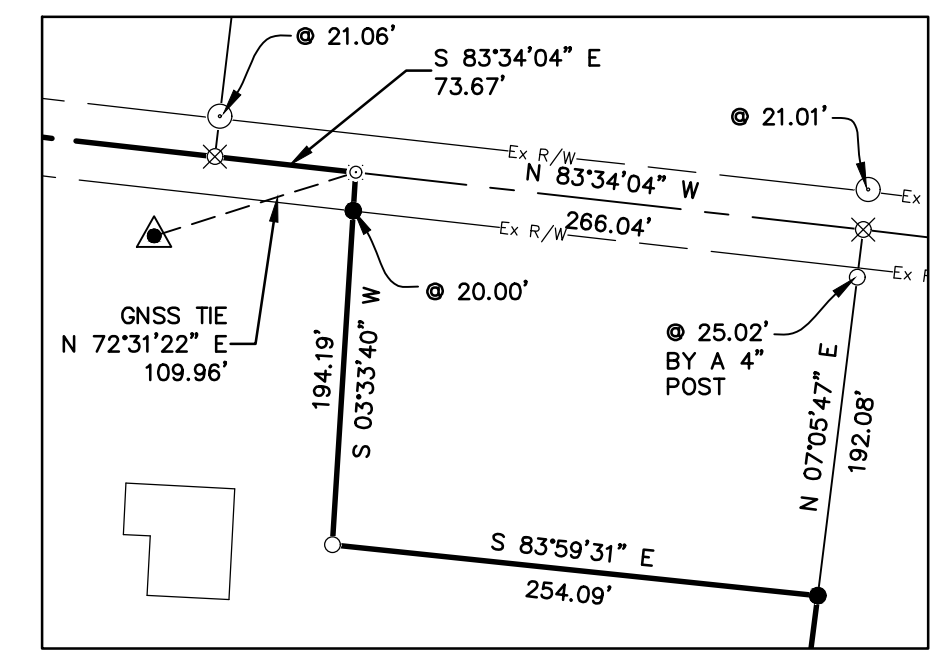
(C)
ELI C. GINGERICH
AND
MARY CATHERINE GINGERICH,
TRUSTEES
O.R. 408, PAGE 2598
20.060 Ac.
P.N. 01-00507.000
S.R. 47-87

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS			OHIO STATE PLANE COORDINATES NAVD 88		
	NAD 83 (2011) 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
	RESIDUALS		ΔH = -		ΔV = -	
MAD 12-041	40°00'32.57102"N	83°15'43.90932"W	806.951	732649.950	1754992.311	915.973
	RESIDUALS		ΔH = -		ΔV = -	
LOCAL CONTROL MONUMENT "2001"	LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS					
	40°01'29.55548"N	83°17'12.78048"W	834.836	738475.336	1748127.534	943.814
	LOCAL GROUND COORDINATES NAVD 88					
	GROUND SCALE FACTOR: 1.00004158104262			NORTHING	EASTING	ELEVATION
	GEOID MODEL: GEOID18 (CONUS)			738475.336	1747127.534	943.814
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

VOLUME _____ PLAT NO. _____
MADISON COUNTY ENGINEER'S
RECORD OF LAND SURVEYS
DATE JANUARY 25, 2024
SCALE 1"=300'
DEED REFERENCE
OFFICIAL RECORD 234 PAGE 2606
TOWNSHIP CANAAN
MILITARY SURVEY NUMBER 12743

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)

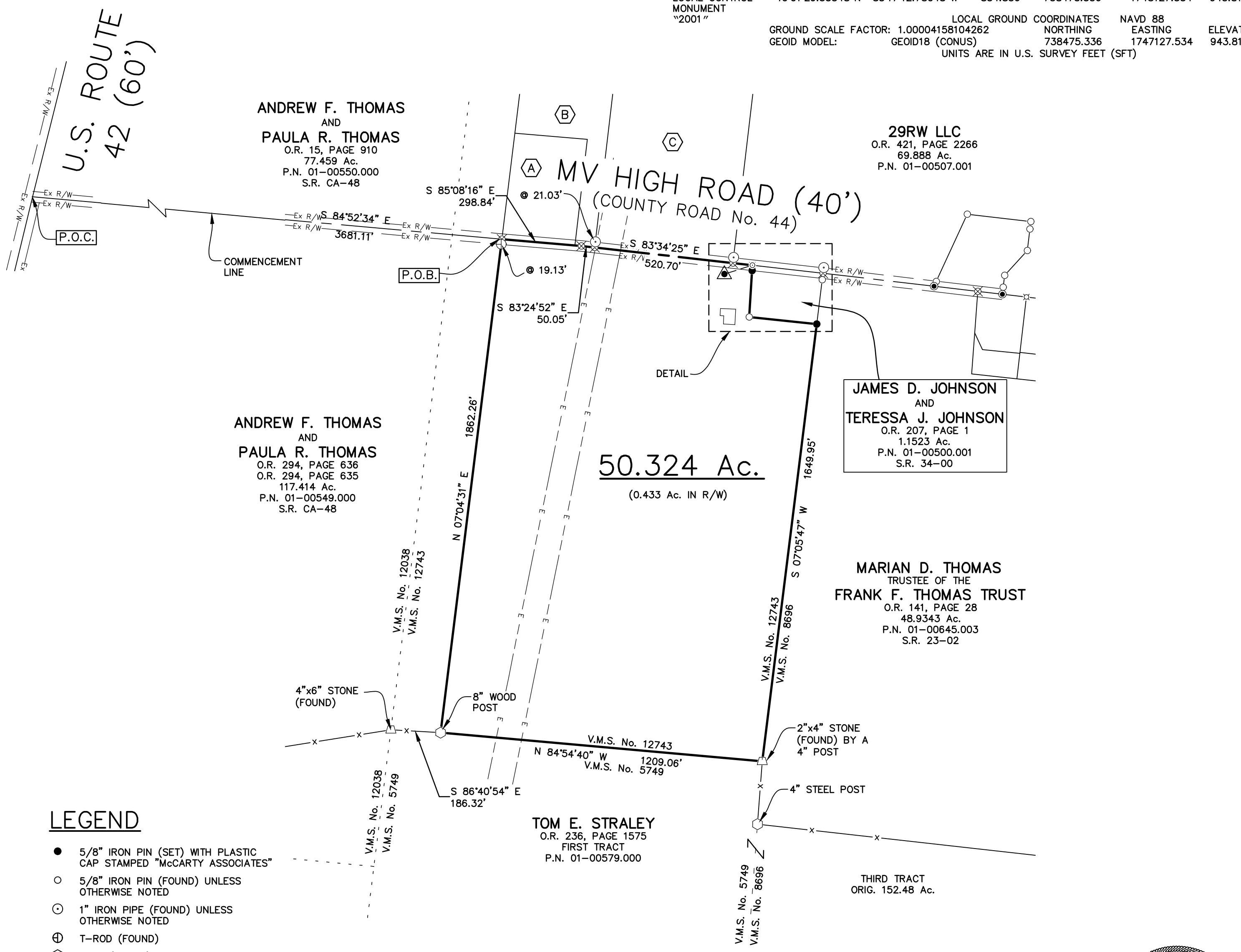
MAD 12-041 TO P.O.B. N 52°16'14" W - 9733.11'
P.O.B. N 738,605.961' E 1,747,294.304'



DETAIL
SCALE: 1"=100'

DEED REFERENCE
LAVERN J. YUTZY, TRUSTEE
OF THE ALICE M. YUTZY
DECLARATION OF TRUST
TRUSTEE
O.R. 421, PAGE 2246
PARCEL 2
TRACT 1
ORIG. 51 Ac.
P.N. 01-00500.000

REVISIONS
1/30/24



- 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
 - ⊕ T-ROD (FOUND)
 - ⊖ POST (FOUND)
 - ⊗ RAILROAD SPIKE (FOUND)
 - MAG NAIL (SET)
 - ⊗ SPIKE (FOUND) UNDER PAVEMENT
 - x— WOVEN WIRE FENCE
 - ▲ McCARTY ASSOCIATES LOCAL GEODETIC SURVEY MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "McCARTY TRAVERSE"

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 1/30/24
JASON C. MCCONNAUGHEY, P.S. 8509



BOUNDARY SURVEY FOR
ALICE M. YUTZY TRUST
CANAAN TOWNSHIP
MADISON COUNTY, OHIO
V.M.S. No. 12743



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

MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
JANUARY 25, 2024	1"=300'	S23-377B





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.

File No. S23-377B

January 30, 2024

LEGAL DESCRIPTION

LaVern J. Yutzy, Trustee
Of the
Alice M. Yutzy Declaration of Trust
50.324 Acres Tract

Situated in the Township of Canaan, County of Madison, State of Ohio, being a part of V.M.S. No. 12743, and being all that remains (50.324 acres) of the original 51 acres "Tract I" (Parcel No. 01-00500.000) as conveyed to LaVern J. Yutzy, Trustee of the Alice M. Yutzy Declaration of Trust and recorded in Official Record 421, Page 2246 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°52'34" E, a distance of 3681.11 feet to a railroad spike (found) in the centerline of MV High Road (County Road No. 44) marking the northeasterly corner of a 117.414 acres tract as conveyed to Andrew F. Thomas and Paula R. Thomas (O.R. 294, Page 636) and found in Survey Record CA-48 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 centerline of MV High Road for the next 4 calls:

- 1) S 85°08'16" E, a distance of 298.84 feet to a railroad spike (found);

2) S 83°24'52" E, a distance of 50.05 feet to a railroad spike (found);

3) S 83°34'25" E, a distance of 520.70 feet to a railroad spike (found);

4) S 83°34'04" E, a distance of 73.67 feet to a mag nail (found) marking the northwesterly corner of a 1.1523 acres tract as conveyed to James D. Johnson and Teressa J. Johnson (O.R. 207, Page 1) and found in Survey Record 34-00 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 1.1523 acres tract S 03°33'40" W passing a 5/8" iron pin (set) at 20.00 feet, a total distance of 194.19 feet to a 5/8" iron pin (found);

thence with the southerly line of the aforesaid 1.1523 acres tract S 83°59'31" E, a distance of 254.09 feet to a 5/8" iron pin (set) in the westerly line of a 48.9343 acres tract as conveyed to Marian D. Thomas, Trustee of the Frank F. Thomas Trust (O.R. 141, Page 28) and found in Survey Record 23-02 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 48.9343 acres tract S 07°05'47" W, a distance of 1649.95 feet to a 2" by 4" stone (found) marking a northeasterly corner of a tract of land referred to as "First Tract" as conveyed to Tom E. Straley (O.R. 236, Page 1575);

thence with the northerly line of the aforesaid tract of land referred to as "First Tract" N 84°54'40" W, a distance of 1209.06 feet to an 8" wood post (found) marking the southeasterly corner of the aforementioned 117.414 acres tract as conveyed to Andrew F. Thomas and Paula R. Thomas (O.R. 294, Page 635 and O.R. 294, Page 636) and found in Survey Record CA-48 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 117.414 acres tract N 07°04'31" E passing a T-Rod (found) at 1843.13 feet, a total distance of 1862.26 feet to the true point of beginning, **containing 50.324 acres of land.**

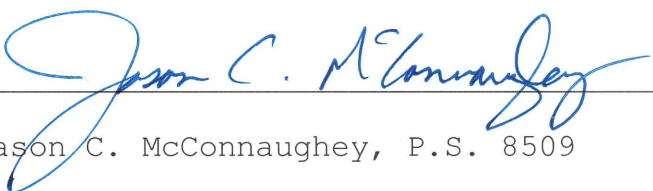
Subject to all legal easements and rights-of-way of record.

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 and January 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S23-377B 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