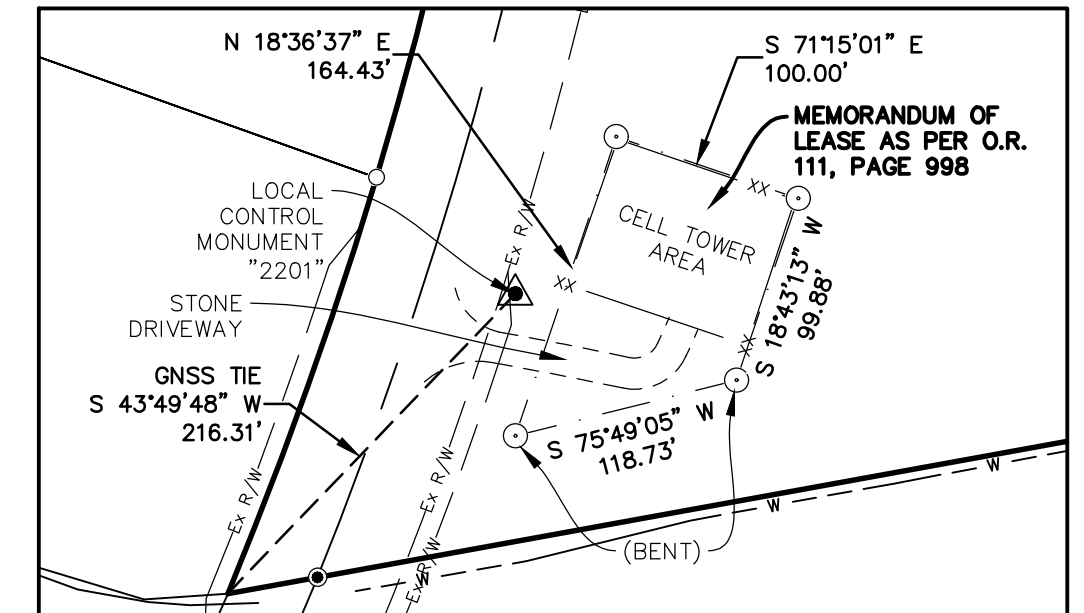


VOLUME _____ PLAT NO. _____
 MADISON COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS
 DATE JANUARY 30, 2024
 SCALE 1"=200'
 DEED REFERENCE
 OFFICIAL RECORD 234, PAGE 2614
 TOWNSHIP CANAAN
 MILITARY SURVEY Nos. 5744 & 5749

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)

P.O.B. N 736,753.897' E 1,743,147.252'
 MAD 12-041 TO P.O.B. N 70°53'23" E 12536.21'



DETAIL A
 SCALE: 1"=100'

DEED REFERENCE
 LAVERN YUTZY,
 TRUSTEE OF TRUST B UNDER THE
 EARL C. YUTZY
 DECLARATION OF TRUST
 (1/2 INTEREST)
 O.R. 234, PAGE 2614
 ORIG. 105.69 Ac.
 P.N. 01-00540.001
 S.R. 5-20

DEED REFERENCE
 ALICE M. YUTZY,
 TRUSTEE
 (1/2 INTEREST)
 O.R. 94, PAGE 644
 ORIG. 105.69 Ac.
 P.N. 01-00502.000

REVISION
 2/7/2024

BOUNDARY SURVEY FOR
 LAVERN YUTZY TRUST

CANAAN TOWNSHIP
 MADISON COUNTY, OHIO
 V.M.S. Nos. 5744 & 5749



ARCHITECTS | ENGINEERS | SURVEYORS

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

MCCARTYASSOCIATES.COM

DATE	SCALE	PROJECT NO.
JANUARY 30, 2024	1"=200'	S24-111

NAME	NATIONAL GEODETIC SURVEY CONTROL MONUMENTS				
	NAD 83 (2011) LATITUDE	ELLIPSOID LONGITUDE	OHIO STATE PLANE HEIGHT	COORDINATES NORTHING	NAVD 88 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

LOCAL GROUND COORDINATES
 NORTHING 738475.336 EASTING 1747127.534
 NAVD 88 ELEVATION 943.814
 UNITS ARE IN U.S. SURVEY FEET (SFT)

GROUND SCALE FACTOR: 1.00004158104262
 GEOID MODEL: GEOID18 (CONUS)

ANDREW F. THOMAS AND PAULA R. THOMAS
 O.R. 294, PAGE 636
 117.414 Ac.
 P.N. 01-00549.000
 S.R. CA-4B

DARBY ROSE FARMS LLC
 O.R. 225, PAGE 1411
 SECOND TRACT
 ORIG. 72.16 Ac.
 P.N. 01-00540.000

SCOTT ALLEN ROSEBERRY
 O.R. 360, PAGE 1839
 2,001 Ac.
 P.N. 01-00540.001
 S.R. 5-20

MON-ROSE FARM LLC
 O.R. 364, PAGE 1698
 ORIG. 58.21 Ac.
 P.N. 01-00173.009

RUSSELL L. SCHMIDT AND KAREN S. SCHMIDT
 O.R. 288, PAGE 322
 PARCEL FOUR
 1,2672 Ac.
 P.N. 01-00173.002
 S.R. 67-91



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN JANUARY, 2024.

Jason C. McConnaughey

KRISTINA L. HOXWORTH, TRUSTEE OF THE KRISTINA L. HOXWORTH TRUST
 O.R. 331, PAGE 2440
 1,665 Ac.
 P.N. 01-00502.002
 S.R. 46-10

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.

A.W. WILSON
 ROAD (50')
 (COUNTY ROAD No. 31)

W. FREDRICK YODER AND DEBRA A. YODER, TRUSTEES OF THE W. FREDRICK YODER TRUST (1/2 INTEREST) AND DEBRA A. YODER AND W. FREDRICK YODER, TRUSTEES OF THE DEBRA A. YODER TRUST (1/2 INTEREST)
 O.R. 402, PAGE 2240
 PARCEL 1
 ORIG. 429.65 Ac.
 P.N. 01-00567.001
 S.R. CA-3A

86.657 Ac.
 (2.849 Ac. IN U.S. ROUTE 42)
 (0.938 Ac. IN LUCAS ROAD)
 (0.103 Ac. IN A.W. WILSON ROAD)
 ORIG. 105.69 Ac.
 P.N. 01-00502.000

STATE ROUTE 42 (VARIES) (MAD-42-18.56)

RICHARD P. MEEKER, TRUSTEE
 O.R. 40, PAGE 61
 ORIG. 40.00 Ac.
 P.N. 01-00229.001
 S.R. CA-6B

PAUL J. JARVIS AND SHAREN L. JARVIS, T.O.D. TO LINDA J. SIVICK AND MARK L. TULLY, CO-TRUSTEES UNDER THE PAUL J. JARVIS TRUST (1/2 INTEREST) AND LINDA J. SIVICK AND MARK L. TULLY, CO-TRUSTEES UNDER THE SHAREN L. JARVIS TRUST (1/2 INTEREST)
 O.R. 416, PAGE 2560
 25,5222 Ac.
 P.N. 01-00569.001
 S.R. 46-11

WILLIAM E. WEBB AND PATSY S. WEBB, TRUSTEES OF THE WILLIAM E. WEBB AND PATSY S. WEBB LIVING TRUST
 O.R. 330, PAGE 2080
 2,0010 Ac.
 P.N. 01-00569.006
 S.R. 34-03

CLEMENTE NEAL AND GAIL NEAL
 O.R. 347, PAGE 1675
 2,8000 Ac.
 P.N. 01-00570.000
 S.R. 21-83

LIFEPOINT CHURCH
 O.R. 396, PAGE 707
 6,50001 Ac.
 P.N. 01-00502.001
 S.R. 26-02

ROSLYN G. LEVASSEUR
 O.R. 328, PAGE 346
 PARCEL ONE
 1,2672 Ac.
 P.N. 01-00173.001
 S.R. 67-91

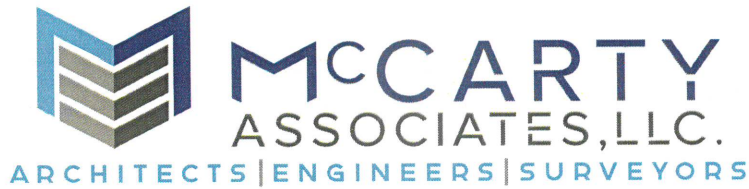
GARY L. ST. CLAIR AND GAIL K. ST. CLAIR
 O.R. 291, PAGE 26
 PARCEL TWO
 1,2672 Ac.
 P.N. 01-00173.003
 S.R. 67-91

JONATHAN K. HEDGECOCK AND DAPHNE J. HEDGECOCK
 O.R. 104, PAGE 1981
 PARCEL THREE
 1,2672 Ac.
 P.N. 01-00173.004
 S.R. 67-91

- LEGEND
- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
 - 5/8" IRON PIN (FOUND) UNLESS NOTED OTHERWISE
 - ⊙ 1" IRON PIPE (FOUND) UNLESS NOTED OTHERWISE
 - MAG NAIL (SET)
 - MAG NAIL (FOUND)
 - ⊙ SPIKE (FOUND) UNDER PAVEMENT
 - ⊕ T-ROD (FOUND)
 - ⊙ POST, SIZE NOTED
 - WOVE NWIRE FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
 - CHAINLINK FENCE GENERALLY ON OR NEAR LINE UNLESS OTHERWISE SHOWN.
 - ▲ MCCARTY ASSOCIATES GEODETIC SURVEY MONUMENT "LOCAL CONTROL MONUMENT (2001)", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"



L:\2024\24-111 Lavern Yutzy Trust\CAD\AutoCAD Project\dwg\24111 Survey Plat.dwg, Survey Plat, 2/7/2024 12:25:51 PM, rynn, DWG To PDF.pc3



MCCARTYASSOCIATES.COM

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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.

File No. S24-111

February 7, 2024

LEGAL DESCRIPTION

Lavern Yutzy, Trustee of Trust B
Under the
Earl C. Yutzy Declaration of Trust
And
Alice M. Yutzy, Tustee
86.657 Acres Tract

Situated in the Township of Canaan, County of Madison, State of Ohio, being a part of V.M.S. Nos. 5744 and 5749, and being all that remains (86.657 acres) of the original 105.69 acres tract (Parcel No. 01-00502.000) as conveyed to Lavern Yutzy, Trustee of Trust B Under the Earl C. Yutzy Declaration of Trust (1/2 interest) and recorded in Official Record 234, Page 2614 of the Madison County Recorder's Office and as conveyed to Alice M. Yutzy, Trustee (1/2 interest) and recorded in Official Record 94, Page 644 of the Madison County Recorder's Office, and being further bounded and described as follows:

Beginning at a mag nail (set) at the centerline intersection of State Route 42 and A.W. Wilson Road (County Road No. 31) marking the southwesterly corner of what remains of an original 429.65 acres "Parcel 1" as conveyed to W. Fredrick Yoder and Debra A. Yoder, Trustees of the W. Fredrick Yoder Trust (1/2 interest) and Debra A. Yoder and W. Fredrick Yoder, Trustees of the Debra A. Yoder Trust (1/2 interest) (O.R. 402, Page 2240) and found in Survey Record CA-3A of the Madison County Engineer's Record of Land Surveys;

thence with a southerly line of what remains of the aforesaid original 429.65 acres "Parcel 1" S 72°50'57" E passing a 5/8" iron pin (found) at 40.04 feet, a total distance of 708.24 feet to a 5/8" iron pin (found,bent);

thence with a southerly line of what remains of the aforesaid original 429.65 acres "Parcel 1" S 84°25'23" E passing a T-Rod (found) at 669.74 feet marking the southwesterly corner to and continuing with a southerly line 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-4B of the Madison County Engineer's Record of Land Surveys, a total distance of 1546.57 feet to a 5/8" iron pin (set) in the westerly line of what remains of an original 72.16 acres "Second Tract" as conveyed to Darby Rose Farms LLC (O.R. 225, Page 1411);

thence with the westerly line of what remains of the aforesaid original 72.16 acres "Second Tract" S 04°56'49" W, a distance of 1337.68 feet to a 5/8" iron pin (found) marking the northwesterly corner of a 2.001 acres tract as conveyed to Scott Allen Roseberry (O.R. 360, Page 1839) and found in Survey Record 5-20 of the Madison County Engineer's Record of Land Surveys;

thence with the westerly line of the aforesaid 2.001 acres tract S 04°57'04" W passing a 5/8" iron pin (found) at 280.69 feet, a total distance of 312.08 feet to a mag nail (found) in the centerline of Lucas Road (County Road No. 45);

thence centerline of Lucas Road N 89°22'14" W, a distance of 1361.24 feet to a mag nail (found) marking the southeasterly corner of a 1.666 acres tract as conveyed to Randy and Linda Yutzy (O.R. 262, Page 1162) and found in Survey Record 46-10 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 1.666 acres tract N 00°22'46" E passing a 5/8" iron pin (found) at 29.97 feet, a total distance of 302.23 feet to a 5/8" iron pin (found);

thence with the northerly line of the aforesaid 1.666 acres tract N 89°22'30" W passing a 5/8" iron pin (found) at 240.10 feet marking the northeasterly corner to and continuing with the northerly line of a 1.665 acres tract as conveyed to Kristina L. Hoxworth, Trustee of the Kristina L. Hoxworth Trust (O.R. 331, Page 2440) and found in Survey Record 46-10 of the Madison County Engineer's Record of Land Surveys, a

total distance of 480.14 feet to a 5/8" iron pin (found) in the easterly line of a 6.50001 acres tract as conveyed to Lifepoint Church (O.R. 396, Page 707) and found in Survey Record 26-02 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 6.50001 acres tract N 00°22'45" E passing a 5/8" iron pin (found) at 255.33 feet, a total distance of 280.79 feet to a point in D.A. Fitzgerald open ditch (County Ditch No. 74);

thence with the northerly line of the aforesaid 6.50001 acres tract S 79°43'51" W passing a mag nail (set) in the centerline of State Route 42 (MAD-42-18.56) at 558.21 feet, a total distance of 605.66 feet to a point marking the southeasterly corner of a 2.0010 acres tract as conveyed to William E. Webb and Patsy S. Webb, Trustees of The William E. Webb and Patsy S. Webb Living Trust (O.R. 330, Page 2080) and found in Survey Record 34-03 of the Madison County Engineer's Record of Land Surveys;

thence with the easterly line of the aforesaid 2.0010 acres tract and a curve to the left passing a 5/8" iron pin (found) at an arc length of 230.00 feet marking an easterly corner to and continuing with an easterly line of a 25.5222 acres tract as conveyed to Paul J. Jarvis and Sharen L. Jarvis, T.O.D. to Linda J. Sivick and Mark L. Tully, Co-Trustees under the Paul J. Jarvis Trust (1/2 interest) and Linda J. Sivick and Mark L. Tully, Co-Trustees under the Sharen L. Jarvis Trust (1/2 interest) (O.R. 416, Page 2560) and found in Survey Record 46-11 of the Madison County Engineer's Record of Land Surveys, having an arc length of 498.32 feet, a radius of 2251.83 feet, and a chord bearing N 16°14'55" E, a distance of 497.30 feet to a 5/8" iron pin (found);

thence with the lines of the aforesaid 25.5222 acres tract for the next 3 calls:

- 1) N 09°54'23" E, a distance of 1027.81 feet to a 5/8" iron pin (found);
- 2) N 72°58'52" W, a distance of 153.02 feet to a 5/8" iron pin (set);

3) N 23°40'55" E, a distance of 30.26 feet to a mag nail (set) in the centerline of A.W. Wilson Road;

thence with the centerline of A.W. Wilson Road S 72°50'57" E, a distance of 186.13 feet to the true point of beginning, **containing 86.657 acres of land.**

Subject to a memorandum of Lease as recorded in Official Record 111, Page 998, a 20 feet wide drainage easement as recorded in Official Record 286, Page 631, and a 40 feet wide subsurface drainage easement as found in Survey Record 67-91 of the Madison County Engineer's Record of Land Surveys

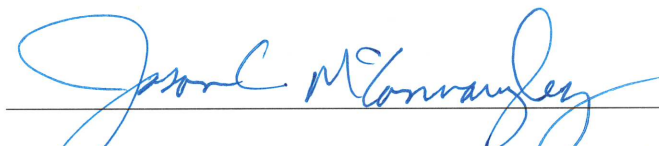
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (AZ. 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