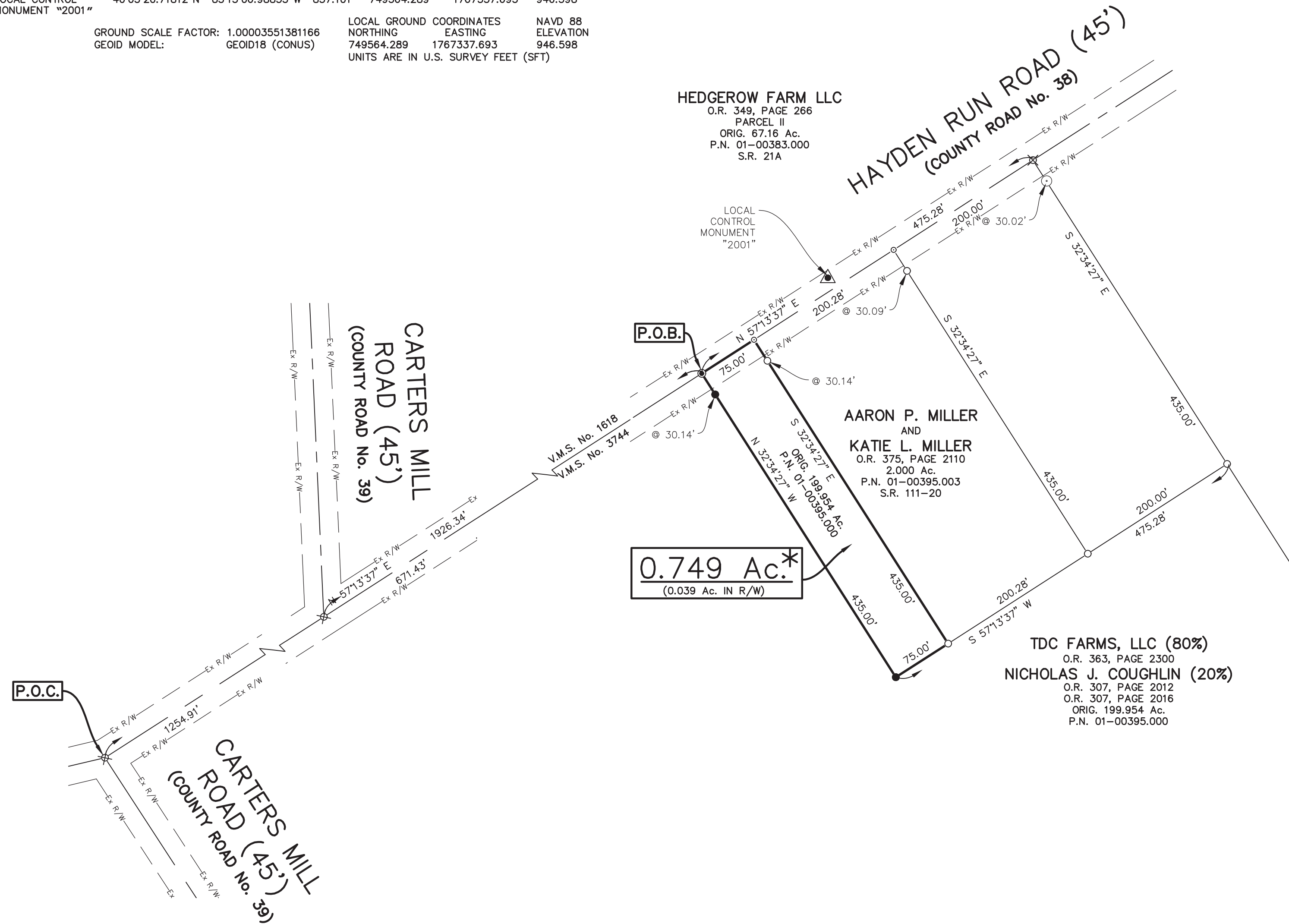


NATIONAL GEODETIC SURVEY CONTROL MONUMENTS						
NAME	NAD 83 (2011) LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	OHIO STATE PLANE NORTHING	COORDINATES EASTING	NAVD 88 ELEVATION
FRANK 56	40°02'48.86683"N	83°15'12.11656"W	785.802	746420.616	1757581.161	895.067
	RESIDUALS		$\Delta H = 0.121$ SFT			$\Delta V = +0.212$ SFT
MAD12-042	40°02'34.91471"N	83°15'50.72453"W	820.638	745034.058	1754566.780	929.92
	RESIDUALS		$\Delta H = 0.046$ SFT			$\Delta V = -0.114$ SFT
COLUMBUS CORS (COLB)	39°57'35.11255"N	83°02'44.74694"W	611.603	714254.2703	1815510.6865	-
LOCAL CONTROL MONUMENT "2001"	LOCAL CONTROL MONUMENT "2001" LOCAL SITE SETTINGS					
	40°03'20.71812"N	83°13'06.98853"W	837.101	749564.289	1767337.693	946.598
	GROUND SCALE FACTOR: 1.00003551381166		LOCAL GROUND COORDINATES		NAVD 88	
	GEOID MODEL: GEOID18 (CONUS)		NORTHING	EASTING	ELEVATION	
			749564.289	1767337.693	946.598	
	UNITS ARE IN U.S. SURVEY FEET (SFT)					

BEARINGS ARE BASED UPON THE GRID AZIMUTH (AZ 306°14'26.9") BETWEEN NATIONAL GEODETIC SURVEY CORS STATION "COLB" AND MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001" AND DERIVED FROM GPS OBSERVATIONS TAKEN OCTOBER 22, 2020, UTILIZING THE TRIMBLE ODOT CORS VRS (VIRTUAL REFERENCE SYSTEM), TRIMBLE FILE (20779 11-05-20)

P.O.B.  
LOCAL CONTROL MONUMENT "2001" TO P.O.B. N 749,448.959' E 1,767,185.516'  
MAD12-042 TO P.O.B. S 57°13'37" W - 75.00'  
N 70°43'00" E - 13,368.76

VOLUME \_\_\_\_\_ PLAT NO. \_\_\_\_\_  
MADISON COUNTY ENGINEER'S  
RECORD OF LAND SURVEYS  
DATE DECEMBER 6, 2024  
SCALE 1"=100'  
DEED REFERENCE  
SEE BELOW  
TOWNSHIP CANAAN  
MILITARY SURVEY NUMBER 3744

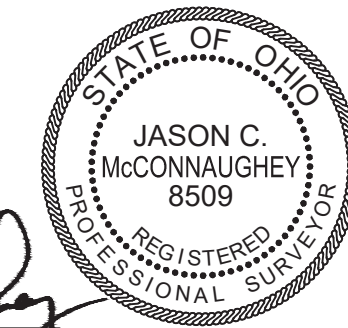


DEED REFERENCE  
TDC FARMS, LLC (80%)  
O.R. 363, PAGE 2300  
NICHOLAS J. COUGHLIN (20%)  
O.R. 307, PAGE 2012  
O.R. 307, PAGE 2016  
ORIG. 199.954 Ac.  
P.N. 01-00395.000

REVISION

BOUNDARY SURVEY FOR  
**AARON P. MILLER**  
CANAAN TOWNSHIP  
MADISON COUNTY, OHIO  
V.M.S. No. 3744

**MCCARTY ASSOCIATES, LLC.**  
ARCHITECTS | ENGINEERS | SURVEYORS  
213 N. High St. Hillsboro, Oh 45133  
O: 937.393.9971 F: 937.393.2480  
MCCARTYASSOCIATES.COM



I HEREBY CERTIFY THIS TO BE A PLAT OF A SURVEY MADE UNDER MY DIRECTION IN NOVEMBER, 2020 & NOVEMBER, 2024.  
*Jason C. McConnaughey*  
JASON C. McCONNAUGHEY, P.S. 8509

**LEGEND**

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ⊗ RAILROAD SPIKE (FOUND)
- MAG NAIL (SET)
- MAG NAIL (FOUND)
- ▲ MCCARTY ASSOCIATES GEODETIC LOCAL CONTROL MONUMENT "2001", 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY TRAVERSE"

**NOTES**

\* THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN CONNECTION WITH SECTION 711.001 SUB-SECTION B (1) OF THE OHIO REVISED CODE AND DOES NOT CREATE ANY ADDITIONAL BUILDING SITE OR VIOLATE ANY ZONING REGULATIONS OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN.  
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.





**MCCARTY**  
ASSOCIATES, LLC.

ARCHITECTS | ENGINEERS | SURVEYORS

MCCARTYASSOCIATES.COM

213 N. HIGH STREET, HILLSBORO, OHIO 45133

O: (937) 393-9971

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. S20-779A

December 6, 2024

**LEGAL DESCRIPTION**

TDC Farms, LLC and Nicholas J. Coughlin  
0.749 Acre Tract

Situated in the Township of Canaan, County of Madison, State of Ohio, being a part of V.M.S. No. 3744, being a part of the original 199.954 acres tract (Parcel No. 01-00395.000) as conveyed to TDC Farms, LLC (80% interest) and recorded in Official Record Volume 363, Page 2300 of the Madison County Recorder's Office, as conveyed to Nicholas J. Coughlin (10% interest) and recorded in Official Record Volume 307, Page 2012 of the Madison County Recorder's Office, and as conveyed to Nicholas J. Coughlin (10% interest) and recorded in Official Record Volume 307, Page 2016 of the Madison County Recorder's Office and found in Survey Record 89-98 of the Madison County Engineer's Record of Land Surveys, and being further bounded and described as follows:

Commencing at a railroad spike (found) marking the centerline intersection of the southerly direction of Carters Mill Road (County Road No. 39) and Hayden Run Road (County Road No. 38);

thence with the centerline of Hayden Run Road and the line between V.M.S. No. 3744 and 1618 N 57°13'37" E passing a railroad spike (found) at 1254.91 feet the intersection of the northerly direction of Carters Mill Road, a total distance of 1926.34 feet to a mag nail (set) marking the true point of beginning of the tract of land herein described;

thence with the centerline of Hayden Run Road and said V.M.S. line N 57°13'37" E, a distance of 75.00 feet to a mag nail (found) marking a westerly most corner of a 2.000 acres tract as conveyed to Michael A. Aaron P. Miller and Katie L. Miller (O.R. 375, Page 2110) and found in Survey Record 111-20 of the Madison County Engineer's Record of Land Surveys;



thence with the southwesterly line of the aforesaid 2.000 acres tract S 32°34'27" E passing a 5/8" iron pin (found) at 30.14 feet, a total distance of 435.00 feet to a 5/8" iron pin (found);

thence with a new division line S 57°13'37" W, a distance of 75.00 feet to a 5/8" iron pin (set);

thence with a new division line N 32°34'27" W passing a 5/8" iron pin (set) at 404.86 feet, a total distance of 435.00 feet to the true point of beginning, **containing 0.749 acre of land.**

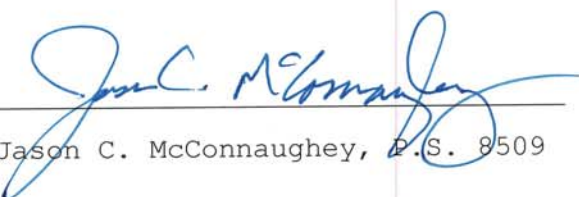
Subject to all legal easements and rights-of-way of record.

Bearings are based upon the Grid Azimuth (Az 306° 14'26.9") between National Geodetic Survey CORS Station "COLB" and McCarty Associates Geodetic Local Control Monument "2001" and derived from GPS observations taken October 22, 2020, utilizing the Trimble ODOT CORS VRS (Virtual Reference System).

Land surveyed in November 2020 and December 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S20-779A 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".

This conveyance is a transfer between adjoining lot owners made in connection with Section 711.001 Sub-section B (1) of the Ohio Revised Code and does not create any additional building site or violate any zoning regulations or another public regulation in the parcel hereby conveyed or the balance of the parcel retained by the Grantor herein.

  
Jason C. McConnaughey, P.S. 8509

