



Legal Description
58.410 acres

The following described tract of land is situated in the State of Ohio, Union County, Darby Township, Madison County, Darby Township, VMS 3162 and VMS 7751, 7774, being all of John H. and Norma S. Woods' 40 acre tract described in Union County Official Record 769, page 635, Madison County Official Record 236, page 2105 and part of John H. and Norma S. Woods 100 acre tract also described in Union County Official Record 769, page 635, Madison County Official Record 236, page 2105 and being more particularly described as follows:

Commencing at a railroad spike found in the old centerline of State Route #161 at Station 594+98.72 UNI-161-11.24 R/W Plan (see also Union County Survey Volume 15, page 109);

Thence South 74°02'25" East 413.13 feet, following the old centerline of State Route #161, to a ¾" iron pipe found at the northwest corner of said 40 acre tract and the northeast corner of Carol Troyer, Trustee's 5.000 acre tract described in Official Record 944, page 272, said iron pipe marking the *point of beginning*;

Thence **South 72°18'08" East 7.43 feet**, continuing along the old centerline of State Route #161 and the north line of said 40 acre tract, to a ¾" iron pipe found;

Thence **South 74°02'15" East 967.07 feet**, continuing along the old centerline of State Route #161 and the north line of said 40 acre tract, to an iron pin set;

Thence **South 78°17'36" East 123.05 feet**, continuing along the old centerline of State Route #161, to a MAG nail found at the northwest corner of D & E Land Holdings Company, Inc.'s 36.668 acre tract described in Union County Official Record 719, page 607 and Madison County Official Record 224, page 1391;

Thence **South 11°28'11" West 1646.46 feet**, following the west line of said 36.668 acre tract and the east line of said 40 acre tract and the east line of said 100 acre tract, entering Madison County at 1320.39 feet, passing at 26.93 feet a 5/8" iron pin found, to a 18" square concrete post found at the northwest corner of Randy and Melissa Miller's 4.450 acre tract described in Official Record 241, page 1784;

Thence **South 11°25'53" West 316.00 feet**, following the east line of 100 acre tract and the west line of said 4.450 acre tract, to the centerline of Sweeney Run;

Thence following the centerline of Sweeney Run the following courses:

South 81°48'41" West 188.10 feet;

South 86°09'42" West 126.09 feet;

North 74°23'01" West 1026.09 feet;

North 61°05'03" West 295.92 feet;

North 59°12'45" West 87.43 feet;

North 69°46'31" West 301.07 feet;

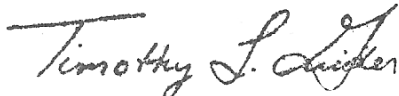
North 81°54'15" West 61.23 feet;

Thence **North 04°12'10" East 196.22 feet**, departing from the centerline of Sweeney Run, passing at 20.00 feet an iron pin set, entering Union County at 106.80 feet, to a stone found in the south line John N. Troyer Trustee's 69 acre tract described in Union County Deed Volume 334, page 585;

Thence **South 81°11'13" East 978.28 feet**, following the north line of said 100 acre tract and the south line of said 69 acre tract, entering Madison County at 618.08 feet, to a stone found;

Thence **North 11°25'05" East 1662.05 feet**, following the west line of said 40 acre tract, the east line of said 69 acre tract and the east line of said 5.000 acre tract, entering Union County at 52.96 feet, passing at 1267.55 feet and 1632.05 feet $\frac{3}{4}$ " iron pipes found, to the *point of beginning*, containing **58.410 acres**, more or less, with 36.676 acres in Union County, 21.102 acres in Madison County; 0.939 acres (approximate) in VMS 3162, and 57.471 acres (approximate) in VMS 7751 & 7774. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of April 2012 and that monuments were set or found as indicated herein. Iron pins set are 1/2" x 30" reinforcing rods with caps marked "GUIDER S 7752." Basis of Bearing: Celestial north based on a solar observation made 4/12/12 and 4/17/12.



Timothy L. Guider R.S. #7752
19550 Delaware County Line Rd.
Guider Surveying, Inc.
Marysville, Ohio 43040
(740)666-8902



Date: 4/19/12
Job#: 12028-58.410



Legal Description
80.721 acres

The following described tract of land is situated in the State of Ohio, Union County, Darby Township, Madison County, Darby Township, VMS 7751 & 7774, being part of John H. and Norma S. Woods 100 acre tract described in Union County Official Record 769, page 635, Madison County Official Record 236, page 2105, and being more particularly described as follows:

Commencing at a railroad spike found in the old centerline of State Route #161 at Station 594+98.72 UNI-161-11.24 R/W Plan (see also Union County Survey Volume 15, page 109);

Thence South 74°02'25" East 413.13 feet, following the old centerline of State Route #161, to a ¾" iron pipe found at the northwest corner of John H. and Norma S. Woods 40 acre tract described in Union County Official Record 769, page 635, Madison County Official Record 236, page 2105, and the northeast corner of Carol Troyer, Trustee's 5.000 acre tract described in Official Record 944, page 272;

Thence South 11°25'05" West 1662.05 feet, following the east line of said 5.000 acre tract and the east line of John N. Troyer Trustee's 69 acre tract described in Deed Volume 334, page 585, to a stone found in the north line of said 100 acre tract;

Thence North 81°11'13" West 978.28 feet, following the north line of said 100 acre tract and the south line of said 69 acre tract, to a stone found marking the *point of beginning*;

Thence **South 04°12'10" West 196.22 feet**, entering Madison County at 89.42 feet, passing at 176.22 feet an iron pin set, to the centerline of Sweeney Run;

Thence following the centerline of Sweeney Run the following courses:

South 81°54'15" East 61.23 feet;

South 69°46'31" East 301.07 feet;

South 59°12'45" East 87.43 feet;

South 61°05'03" East 295.92 feet;

South 74°23'01" East 1026.09 feet;

North 86°09'42" East 126.09 feet;

North 81°48'41" East 188.10 feet, to the east line of said 100 acre tract and at the southwest corner of Randy and Melissa Miller's 4.450 acre tract described in Official Record 241, page 1784;

Thence **South 11°25'53" West 902.98 feet**, following the east line of said 100 acre tract and the west line of Perry E. and Edna L. Troyer Trustee's 99.55 acre tract described in Official Record 149, page 2336, passing 117.28 feet an iron pin set, to a 12" square concrete post found at the northeast corner of Thomas Paul and Mary Jane Blosser's 52.9 acre tract described in Official Record 28, page 693;

Thence **North 88°19'30" West 2004.00 feet**, following the south line of said 100 acre tract and the north line of said 52.9 acre tract, to an iron pin set at the northeast corner of Ernest and Bertha Beachy 59.532 acre tract described in Official Record 256, page 1336;

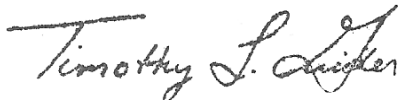
Thence **North 89°08'38" West 699.49 feet**, following the south line of said 100 acre tract and the north line of said 59.532 acre tract, to a 12" square concrete post found at the southeast corner of Craig L. and Ruth Darlene Beachy's 20.055 acre tract described in Official Record 258, page 1807;

Thence **North 05°54'53" West 1317.31 feet**, following the west line of said 100 acre tract, the east line of said 20.055 acre tract, the east line of Craig L. and Ruth Darlene Beachy's 23.232 acre tract described in Official Record 258, page 1809, passing at 857.47 feet a ¾" iron pipe found, to a 15" square concrete post found at the southeast corner of Gina O. Foust's 20.000 acre tract described in Official Record 160, page 135 feet;

Thence **North 47°26'49" West 249.89 feet**, following the west line of said 100 acre tract and the east line of said 20.000 acre tract, entering Union County at 243.62 feet, to a stone found at the southwest corner of said 69 acre tract;

Thence **North 86°34'54" East 1240.48 feet**, following the north line of said 100 acre tract and the south line of said 69 acre tract, to the *point of beginning*, containing **80.721 acres**, more or less, with 1.321 acres in Union County, 79.400 acres in Madison County. Subject to all valid easements and restrictions of record.

I, Timothy L. Guider, hereby certify that this description was prepared from an actual field survey made by me during the month of April 2012 and that monuments were set or found as indicated herein. Iron pins set are 1/2" x 30" reinforcing rods with caps marked "GUIDER S 7752." Basis of Bearing: Celestial north based on a solar observation made 4/12/12 and 4/17/12.



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