

# Plat of Survey

## Guider Surveying, Inc.

State of Ohio, Madison County  
Darby and Canaan Townships  
VMS 7823, VMS 7398

SCALE : 1" = 500'

Note 1: Iron pipe found N44°55'56"W 1.76' from railroad spike found at deflection in road centerline.

Note 2: 3/4" iron pipe found N12°34'36"E 1.40' from wood post.

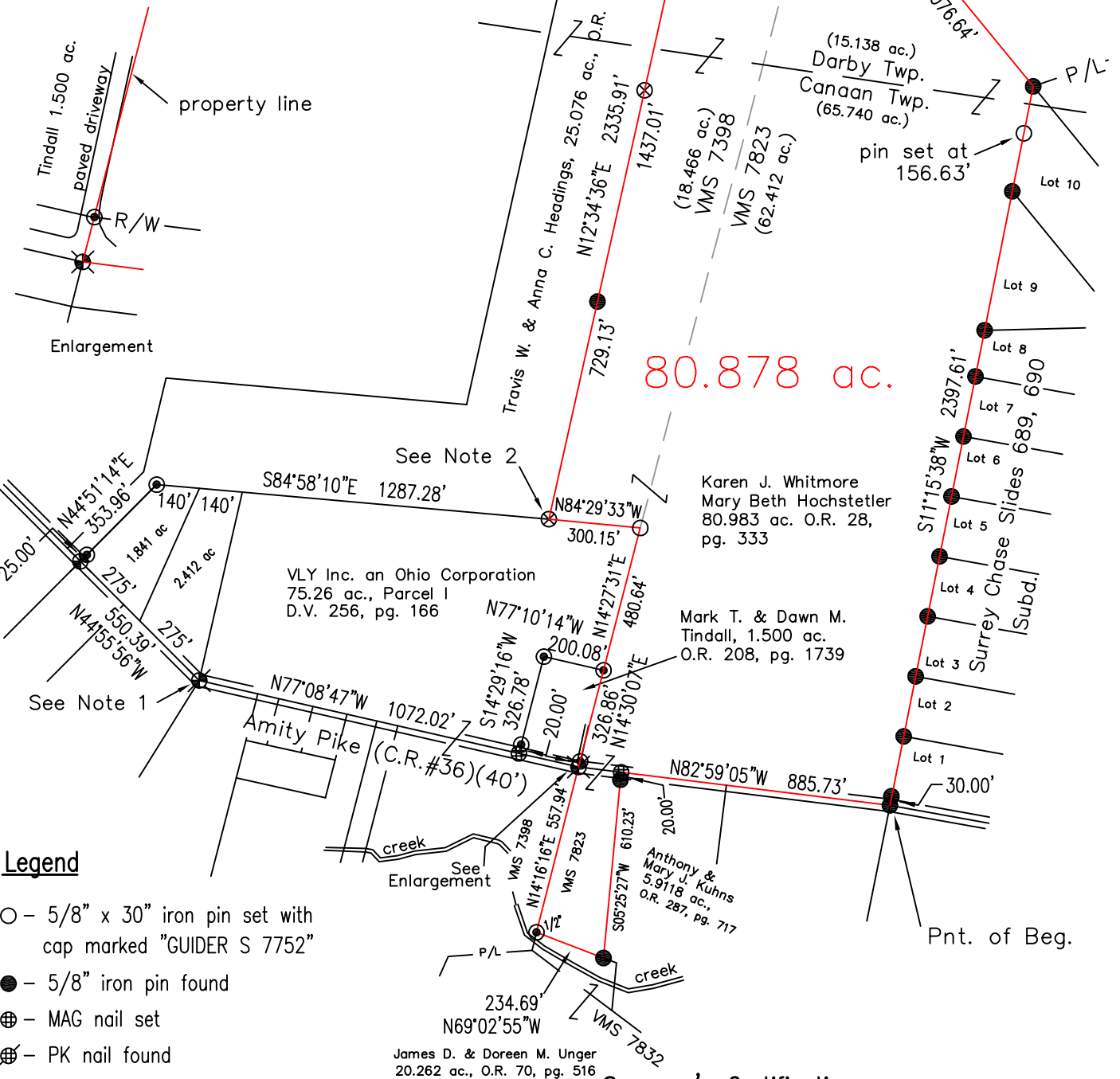
Note 3: Township line based on survey by The Jennings Lawrence Company on file at the Madison Co. Auditor's office

Burl J. Mayer, Trustee  
118.951 ac. O.R. 72,  
pg. 1080

Anacleto Galli, Robert J. Galli, Mark Anthony Galli, 127.1151 ac.  
O.R. 176, pg. 334



Wayne N. Nissley  
40 ac., Parcel I  
O.R. 23, pg. 1185



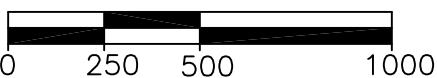
### Legend

- - 5/8" x 30" iron pin set with cap marked "GUIDER S 7752"
- - 5/8" iron pin found
- ⊕ - MAG nail set
- ⊗ - PK nail found
- ⊗ - Railroad spike found
- ⊙ - 3/4" iron pipe found or as noted
- ⊗ - treated post found

### Basis of Bearing

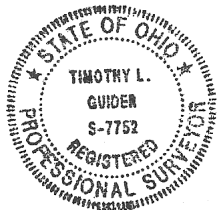
Astronomic north based on a solar observation made 3/26/12

Scale in Feet



### Surveyor's Certification

I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.



*Timothy L. Guider*

Timothy L. Guider R.S. #7752 Date 4/3/12  
Guider Surveying, Inc.  
19550 Delaware County Line Road  
Marysville, Ohio 43040  
(740)-666-8902

Job#: 12022-80.878



Legal Description  
**80.878 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Darby and Canaan Townships, VMS 7823, VMS 7398, being all of Karen J. Whitmore and Mary Beth Hochstetler's 80.983 acre tract described in Official Record 28, page 333, and being more particularly described as follows:

**Beginning** at a 5/8" iron pin found in the centerline of Amity Pike (C.R.#36)(40') at the southwest corner of Surrey Chase Subdivision recorded in Slides 689 and 690 at the Madison County Recorder's office;

Thence **North 82°59'05 West 885.73 feet**, following the centerline of Amity Pike to a MAG nail set at the northwest corner of Anthony and Mary J. Kuhns' 5.9118 acre tract described in Official Record 287, page 717;

Thence **South 05°25'27" West 610.23 feet**, following the west line of said 5.9188 acre tract, passing at 20.00 feet a 5/8" iron pin found, to a 5/8" iron pin found in the south line of said 80.983 acre tract and in the north line of James D. and Doreen M. Unger's 20.262 acre tract described in Official Record 70, page 516;

Thence **North 69°02'55" West 234.69 feet**, following the south line of said 80.983 acre tract and the north line of said 20.262 acre tract, to a 1/2" iron pipe found in the west line of VMS 7823 and the east line of VLY Inc.'s 75.26 acre Parcel I tract described in Deed Volume 256, page 166;

Thence **North 14°16'16" East 557.94 feet**, following the west line of VMS 7823, the west line of said 80.983 acre tract and the east line of said 75.26 acre tract, to a railroad spike found in the centerline of Amity Pike and marking the southeast corner of Mark T. and Dawn M. Tindall's 1.500 acre tract described in Official Record 208, page 1739;

Thence **North 14°30'07" East 326.86 feet**, following the west line of VMS 7823, the west line of said 80.983 acre tract and the east line of said 1.500 acre tract, passing at 20.00 feet a 3/4" iron pipe found, to an iron pipe found;

Thence **North 14°27'31" East 480.64 feet**, following the west line of said 80.983 acre tract and the west line of VMS 7823, and the east line of said 75.26 acre tract, to an iron pin set;

Thence **North 84°29'33" West 300.15 feet**, following the north line of said 75.26 acre tract and the south line of said 80.983 acre tract, to a treated post found at the southeast corner of Travis W. and Anna C. Heading's 25.076 acre tract described in Official Record 216, page 939;

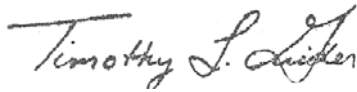
Thence **North 12°34'36" East 2335.91 feet**, following the west line of said 80.983 acre tract and the east line of said 25.076 acre tract, passing at 1.40 feet a 3/4" iron pipe found, passing at 729.13 feet a 5/8" iron pin found and passing at 1437.01 feet a treated post found, to a 3/4" iron pipe found in the north line of VMS 7398 and the south line of Burl J. Mayer, Trustee's 118.951 acre tract described in Official Record 72, page 1080;

Thence **South 85°24'08" East 393.83 feet**, following the north line of VMS 7398, the north line of said 80.983 acre tract and the south line of said 118.951 acre tract, to a 3/4" iron pipe found at a southwest corner of Anacleto Galli, Robert J. Galli and Mark Anthony Galli's 127.1151 acre tract described in Official Record 176, page 334;

Thence **South 39°19'37" East 1076.64 feet**, following the north line of said 80.983 acre tract, the west line of said 127.1151 acre tract, the west line of Wayne N. Nissley's 40 acre tract Parcel 1 described in Official Record 23, page 1185, passing at 304.42 feet a 3/4" iron pipe found, to a 5/8" iron pin found at the northwest corner of said Surrey Chase Subdivision;

Thence **South 11°15'38" West 2397.61 feet**, following the east line of said 80.983 acre tract and the west line of said Surrey Chase Subdivision, passing at 156.63 feet an iron pin set and passing at 2367.61 feet a 5/8" iron pin found, to the point of beginning, containing **80.878 acres**, more or less; with 15.138 acres in Darby Township, 65.740 acres in Canaan Township; 62.412 acres in VMS 7823, 18.466 acres in VMS 7398. 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 March and 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: Astronomic north based on a solar observation made 3/26/12.



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



Date: 4/3/12  
Job#: 12022-80.878