

# Plat of Survey

## Guider Surveying, Inc.

State of Ohio, Madison County  
Canaan Township, VMS 9530

### Legend

- ☐ - Monument box found
- - 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
- ⊙ - 1/2" iron pipe found
- Ⓐ - Thomas E. & Kimberly A. Nees  
1.0317 ac., O.R. 242, pg. 2107
- Ⓑ - Terry & Pat Edgington  
1.0317 ac., O.R. 297, pg. 462
- Ⓒ - Terry J. & Patricia J. Edgington  
0.25 ac. & 0.50 ac., O.R. 218, pg. 701
- Ⓓ - Robert M. Morgan  
0.25 ac., O.R. 164, pg. 1121

### 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*

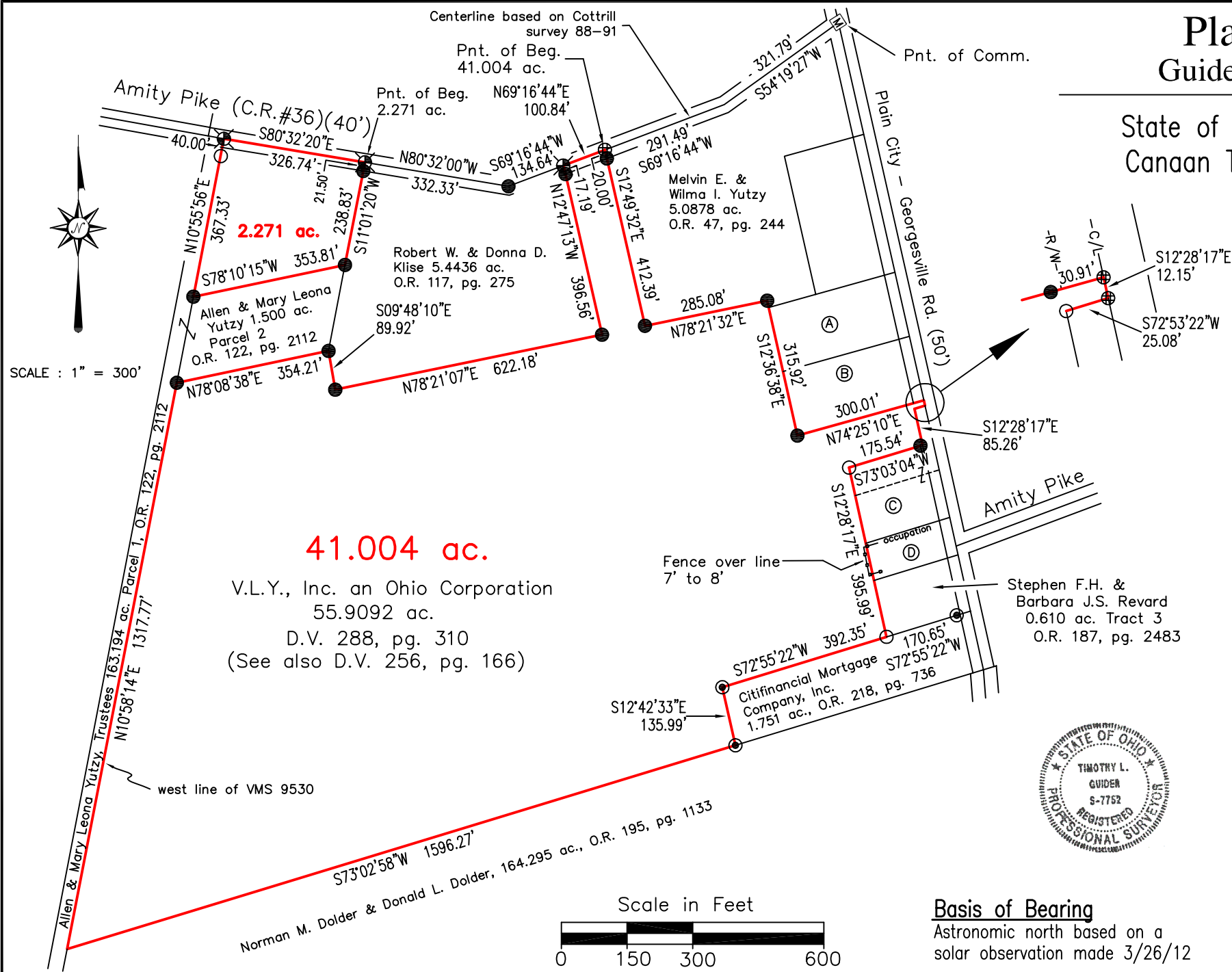
04/09/12

Timothy L. Guider R.S. #7752  
Guider Surveying, Inc.

Date

19550 Delaware County Line Road  
Marysville, Ohio 43040  
(740)-666-8902

Job#: 12022-2.271  
12022-41.004



### Basis of Bearing

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





Legal Description  
**41.004 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Canaan Township, VMS 9530, being part of V.L.Y., Inc., an Ohio Corporation's 55.9092 acre tract described in Deed Volume 288, page 310, and being more particularly described as follows:

Commencing at a brass monument found in a monument box at the intersection of the centerline of Plain City–Georgesville Road (50') and Amity Pike (C.R.#36)(40');

Thence South 54°19'27" West 321.79 feet, following the centerline of Amity Pike, to a point;

Thence South 69°16'44" West 291.49 feet, continuing along the centerline of Amity Pike, to a MAG nail set at the northwest corner of Melvin E. and Wilma I. Yutzy's 5.0878 acre tract described in Official Record 47, page 244, said MAG nail found marking the *point of beginning*;

Thence **South 12°49'32" East 412.39 feet**, following the west line of said 5.0878 acre tract, passing at 20.00 feet a 5/8" iron pin found, to a 5/8" iron pin found;

Thence **North 78°21'32" East 285.08 feet**, following the south line of said 5.0878 acre tract, to a 5/8" iron pin found;

Thence **South 12°36'38" East 315.92 feet**, following a west line of said 5.0878 acre tract, the west line of Thomas E. and Kimberly A. Nees' 1.0317 acre tract described in Official Record 242, page 2107 and the west line of Terry and Pat Edgington's 1.0317 acre tract described in Official Record 297, page 462;

Thence **North 74°25'10" East 300.01 feet**, following the south line of said 1.0317 acre tract, passing at 269.10 feet a 5/8" iron pin found, to a railroad spike found in the centerline of Plain City – Georgesville Road;

Thence **South 12°28'17" East 12.15 feet**, following the centerline of Plain City–Georgesville Road, and the east line of said 55.9092 acre tract, to a MAG nail set;

Thence **South 72°53'22" West 25.08 feet**, following the south line of said 55.9092 acre tract, to an iron pin set in the west right of way line of Plain City–Georgesville Road;

Thence **South 12°28'17" East 85.26 feet**, following the west right of way line of Plain City–Georgesville Road and the east line of said 55.9092 acre tract, to the northeast corner of Terry J. and Patricia J. Edgington's tract described in Official Record 218, page 701;

Thence **South 73°03'04" West 175.54 feet**, following the north line of said Edgington tract, to a 5/8" iron pin set;

Thence **South 12°28'17" East 395.99 feet**, following the east line of said 55.9092 acre tract, to an iron pin set in the north line of Citifinancial Mortgage Company, Inc.'s 1.751 acre tract described in Official Record 218, page 736;

Thence **South 72°55'22" West 392.35 feet**, following the north line of said 1.751 acre tract, to a 1/2" iron pipe found;

Thence **South 12°42'33" East 135.99 feet**, following the west line of said 1.751 acre tract, to a ½" iron pipe found in the north line of Norman M. Dolder and Donald L. Dolder's 164.295 acre tract described in Official Record 195, page 1133;

Thence **South 73°02'58" West 1596.27 feet**, following the south line of said 55.9092 acre tract and the north line of said 164.295 acre tract, to a 5/8" iron pin found in the east line of Allen and Mary Leona Yutzy, Trustee's 163.194 acre Parcel 1 tract described in Official Record 122, page 2112;

Thence **North 10°58'14" East 1317.77 feet**, following the west line of said 55.9092 acre tract and the east line of said 163.194 acre tract, to a 5/8" iron pin found at the southwest corner of Allen and Mary Leona Yutzy's 1.500 acre Parcel 2 tract described in Official Record 122, page 2112;

Thence **North 78°08'38" East 354.21 feet**, following the south line of said 1.500 acre tract, to a 5/8" iron pin found in the west line of Robert W. and Donna D. Klise's 5.4436 acre tract described in Official Record 117, page 275;

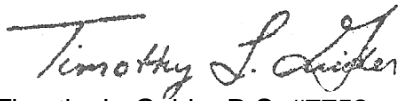
Thence **South 09°48'10" East 89.92 feet**, following the west line of said 5.4436 acre tract, to a 5/8" iron pin found;

Thence **North 78°21'07" East 622.18 feet**, following the south line of said 5.4436 acre tract, to a 5/8" iron pin found;

Thence **North 12°47'13" West 396.56 feet**, following the east line of said 5.4436 acre tract, passing at 379.37 feet a 5/8" iron pin found, to a railroad spike found in the centerline of Amity Pike;

Thence **North 69°16'44" East 100.84 feet**, following the centerline of Amity Pike to the point of beginning, containing **41.004 acres**, more or less and 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: Astronomic north based on solar observations made 3/26/12.



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Date: 4/09/12  
Job#: 12022-41.004



Legal Description  
**2.271 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Canaan Township, VMS 9530, being part of V.L.Y., Inc., an Ohio Corporation's 55.9092 acre tract described in described in Deed Volume 288, page 310, and being more particularly described as follows:

Commencing at a brass monument found in a monument box at the intersection of the centerline of Plain City–Georgesville Road (50') and Amity Pike (C.R.#36)(40');

Thence South 54°19'27" West 321.79 feet, following the centerline of Amity Pike, to a point;

Thence South 69°16'44" West 526.97 feet, continuing along the centerline of Amity Pike, to a 5/8" iron pin found;

Thence North 80°32'00" West 332.33 feet, continuing along the centerline of Amity Pike, to a railroad spike found at the northwest corner of Robert W. and Donna D. Klise's 5.4436 acre tract described in Official Record 117, page 275, said spike marking the *point of beginning*;

Thence **South 11°01'20" West 238.83 feet**, following the west line of said 5.4436 acre tract, passing at 21.50 feet a 5/8" iron pin found, to a 5/8" iron pin found at the northeast corner of Allen and Mary Leona Yutzys 1.500 acre tract described in Official Record 122, page 2112;

Thence **South 78°10'15" West 353.81 feet**, following the north line of said 1.500 acre tract, to a 5/8" iron pin found in the east line of Allen and Mary Leona Yutzys, Trustee's 175 acre tract described in Official Record 122, page 2112;

Thence **North 10°55'56" East 367.33 feet**, following the east line of said 175 acre tract and the west line of said 55.9092 acre tract, passing at 327.33 feet an iron pin set, to a railroad spike found in the centerline of said Amity Pike;

Thence **South 80°32'20" 326.74 feet**, following the centerline of Amity Pike to the point of beginning, containing **2.271 acres**, more or less and 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: Astronomic north based on solar observations made 3/26/12.

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