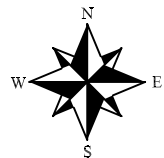
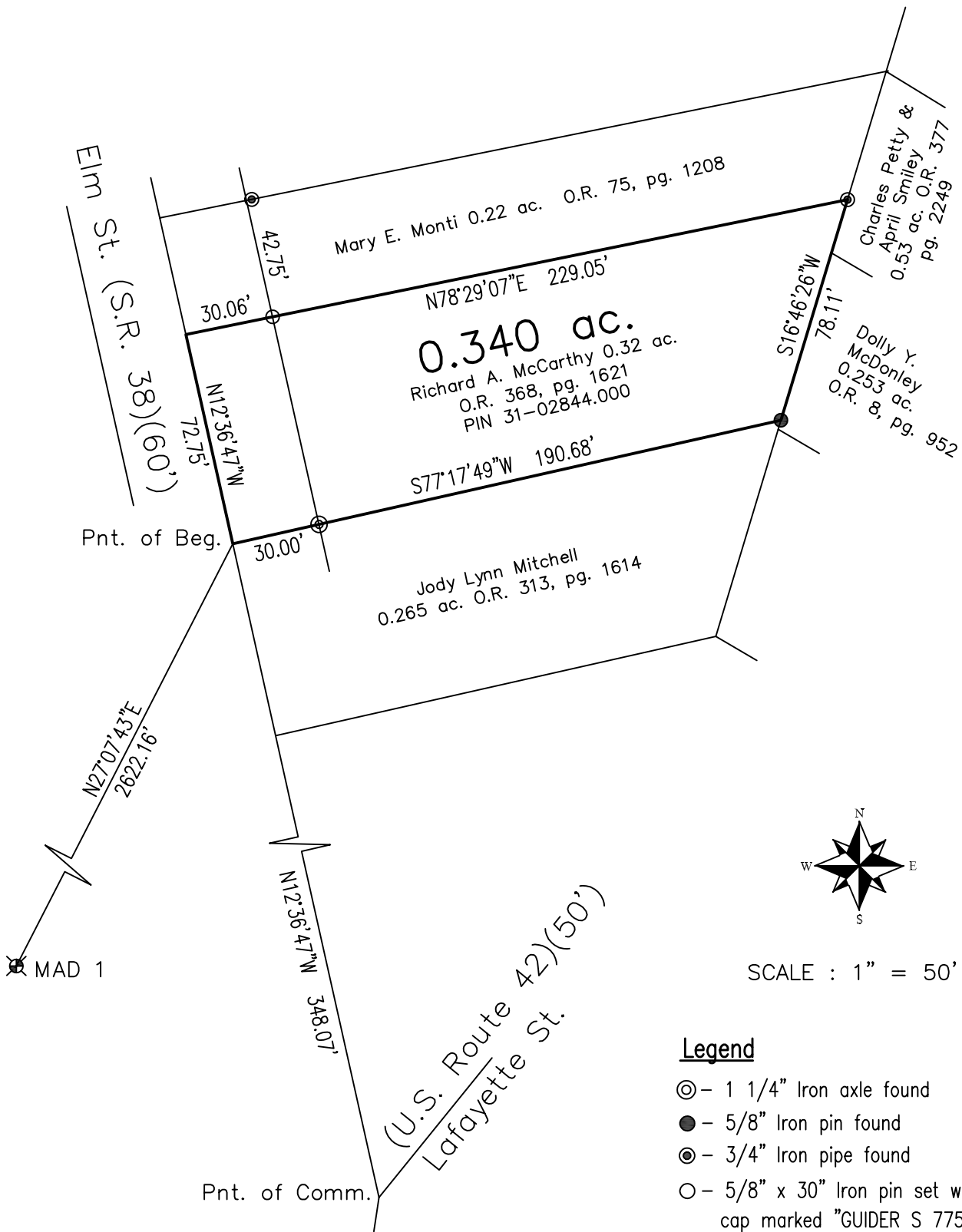


Plat of Survey

Guider Winkle Partners, Inc.

State of Ohio, Madison County
VMS 5670 City of London



SCALE : 1" = 50'

Legend

- ⊙ - 1 1/4" Iron axle found
- - 5/8" Iron pin found
- ⊖ - 3/4" Iron pipe found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

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

8/18/22

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

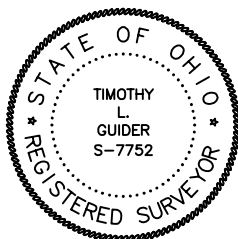
Date

Job#22226

Basis of Bearing

State Plane Coordinate System
Ohio South Zone, NAD83

Scale in Feet



Legal Description
0.340 acres

The following described tract of land is situated in the State of Ohio, Madison County, VMS 5670, City of London being all of Richard A. McCarthy's 0.32 acre tract described in Official Record 368, page 1621 (PIN 31-02844.000) and being more particularly described as follows:

Commencing at the intersection of the centerline of Elm Street (State Route 38) (60') with the centerline of Lafayette Street (U.S. Route 42)(50');

Thence North 12°36'47" West 348.07 feet, following the centerline of Elm Street, to a southwest corner of said 0.32 acre tract and marking the **point of beginning**;

Thence **North 12°36'47" West 72.75 feet**, following the centerline of Elm Street and the west line of said 0.32 acre tract, to the northwest corner of said 0.32 acre tract and the southwest corner of Mary E. Monti's 0.22 acre tract (O.R. 75, page 1208);

Thence **North 78°29'07" East 229.05 feet**, following the north line of said 0.32 acre tract and the south line of said 0.22 acre tract, passing at 30.06 feet an iron pin set, to a ¾" iron pipe found in the west line of Charles Petty and April Smiley's 0.53 acre tract (O.R. 377, page 2249);

Thence **South 16°46'26" West 78.11 feet**, following the east line of said 0.32 acre tract, the west line of said 0.53 acre tract and the west line of Dolly Y. McDonley's 0.253 acre tract (O.R. 8, page 952), to a 5/8" iron pin found marking the northeast corner of Jody Lynn Mitchell's 0.265 acre tract (O.R. 313, page 1614);

Thence **South 77°17'49" West 190.68 feet**, following the south line of said 0.32 acre tract and the north line of said 0.265 acre tract, passing at 160.68 feet a 1 ¼" iron axle found, to the *point of beginning*, containing **0.340 acres**. 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 August 2022 and that monuments were set or found as indicated herein. Iron pins set are 5/8" x 30" reinforcing rods with caps marked "GUIDER S 7752". Basis of Bearing: State Plane Coordinate System, Ohio North Zone, NAD83.



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Guider Winkle Partners, Inc.
19550 Delaware County Line Rd.
Marysville, Ohio 43040
(740)666-8902



Date: 8/18/22
Job# 22226-0.340