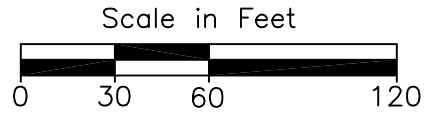


Plat of Survey

Guider Winkle Partners, Inc.

State of Ohio, Madison County, Pike Township, Village of Rosedale (fka Liverpool)
 Part of Lot 5 and all of Lot 6 Greenbaum Subdivision Plat Book 2, page 94



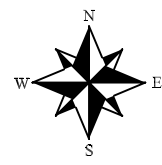
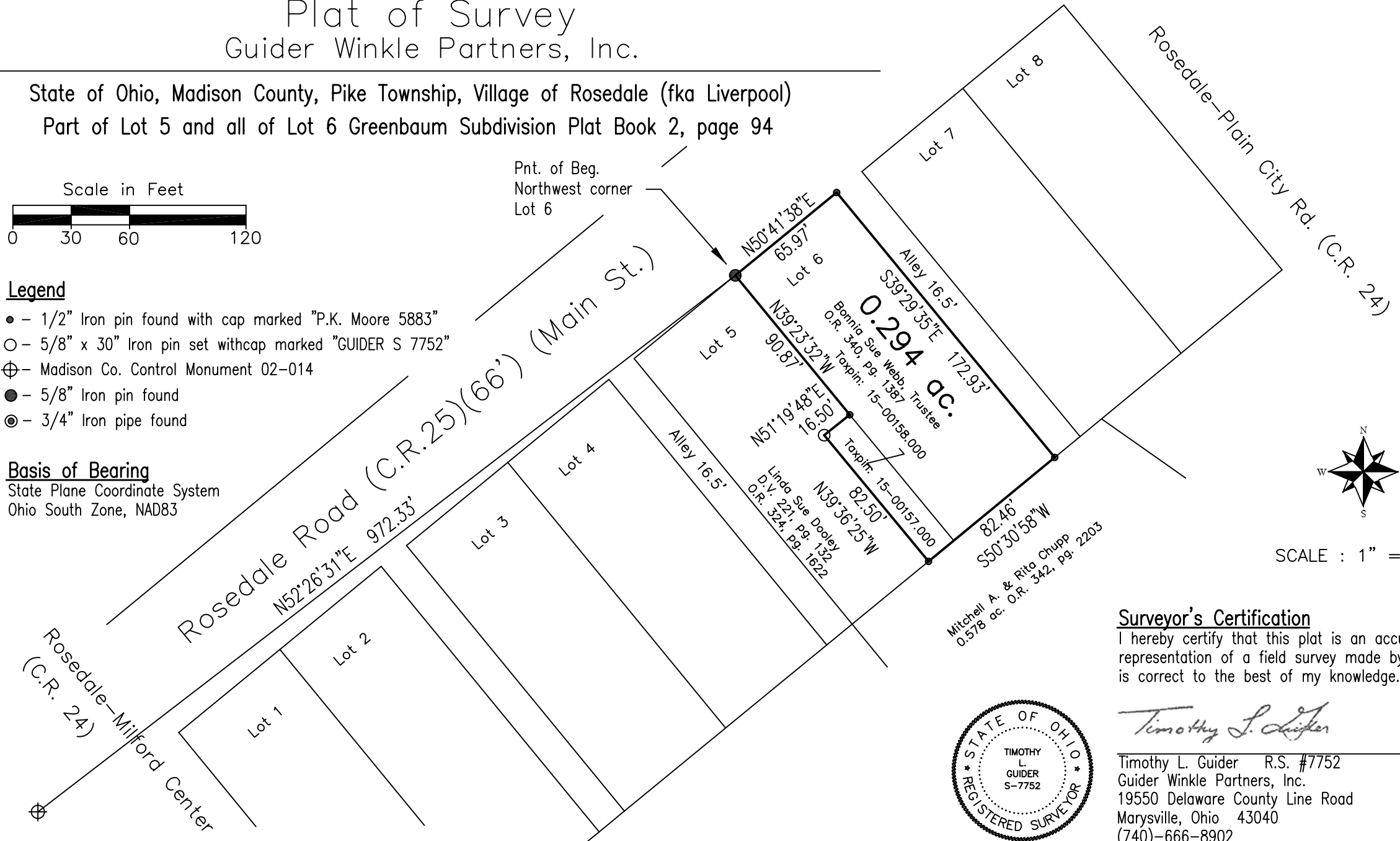
Legend

- - 1/2" Iron pin found with cap marked "P.K. Moore 5883"
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"
- ⊕ - Madison Co. Control Monument 02-014
- - 5/8" Iron pin found
- ⊙ - 3/4" Iron pipe found

Basis of Bearing

State Plane Coordinate System
 Ohio South Zone, NAD83

Pnt. of Beg.
 Northwest corner
 Lot 6



SCALE : 1" = 60'

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.

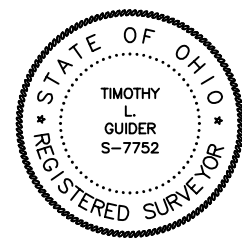
Timothy L. Guider

11/11/22

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

Date

Job#22290



Legal Description
0.294 acres

The following described tract of land is situated in the State of Ohio, Madison County, Pike Township, Village of Rosedale, part of Lot 5 and all of Lot 6 Greenbaum Subdivision (fka Liverpool) recorded in Plat Book 2, page 94 being all of Bonnie Sue Webb Trustee's tract described in Official Record 340, page 1387, Taxpins 15-00158.000, 15-00157.000 and being more particularly described as follows:

Beginning at a 5/8" iron pin found in the south line of Rosedale Road (C.R.25)(66')(Main Street) marking the northwest corner of said Lot 6 and the northwest corner of said Webb tract;

Thence **North 50°41'38" East 65.97 feet**, following the south line of Rosedale Road, the north line of Lot 6 and the north line of said Webb tract, to a 1/2" iron pin found with cap marked "P.K. Moore 5883" in the west line of an alley (16.5');

Thence **South 39°29'35" East 172.93 feet**, following the east line of Lot 6, the east line of said Webb tract and the west line of said alley, to a 1/2" iron pin found with cap marked "P.K. Moore 5883" in the north line of Mitchell A. and Rita Chupp's 0.578 acre tract (O.R. 342, page 2203);

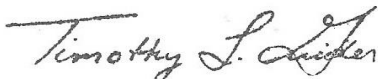
Thence **South 50°30'58" West 82.46 feet**, following the south line of Lots 6 and 5, the south line of said Webb tract and the north line of said 0.578 acre tract, to a 1/2" iron pin found with cap marked "P.K. Moore 5883" and marking the southeast corner of Linda Sue Dooley's tract (D.V 221, page 132, O.R. 324, page 1622);

Thence **North 39°36'25" West 82.50 feet**, following the west line of said Webb tract and the east line of said Dooley tract, to an iron pin set;

Thence **North 51°19'48" East 16.50 feet**, following the west line of said Webb tract and the east line of said Dooley tract, to a 1/2" iron pin found with cap marked "P.K. Moore 5883" in the west line of Lot 6;

Thence **North 39°23'32" West 90.87 feet**, following the west line of said Lot 6, the west line of said Webb tract and the east line of said Dooley tract, to the *point of beginning*, containing **0.294 acres**, more or less, 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 November 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.



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



Date: 11/11/22
Job# 22290-0.294