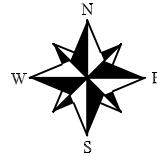


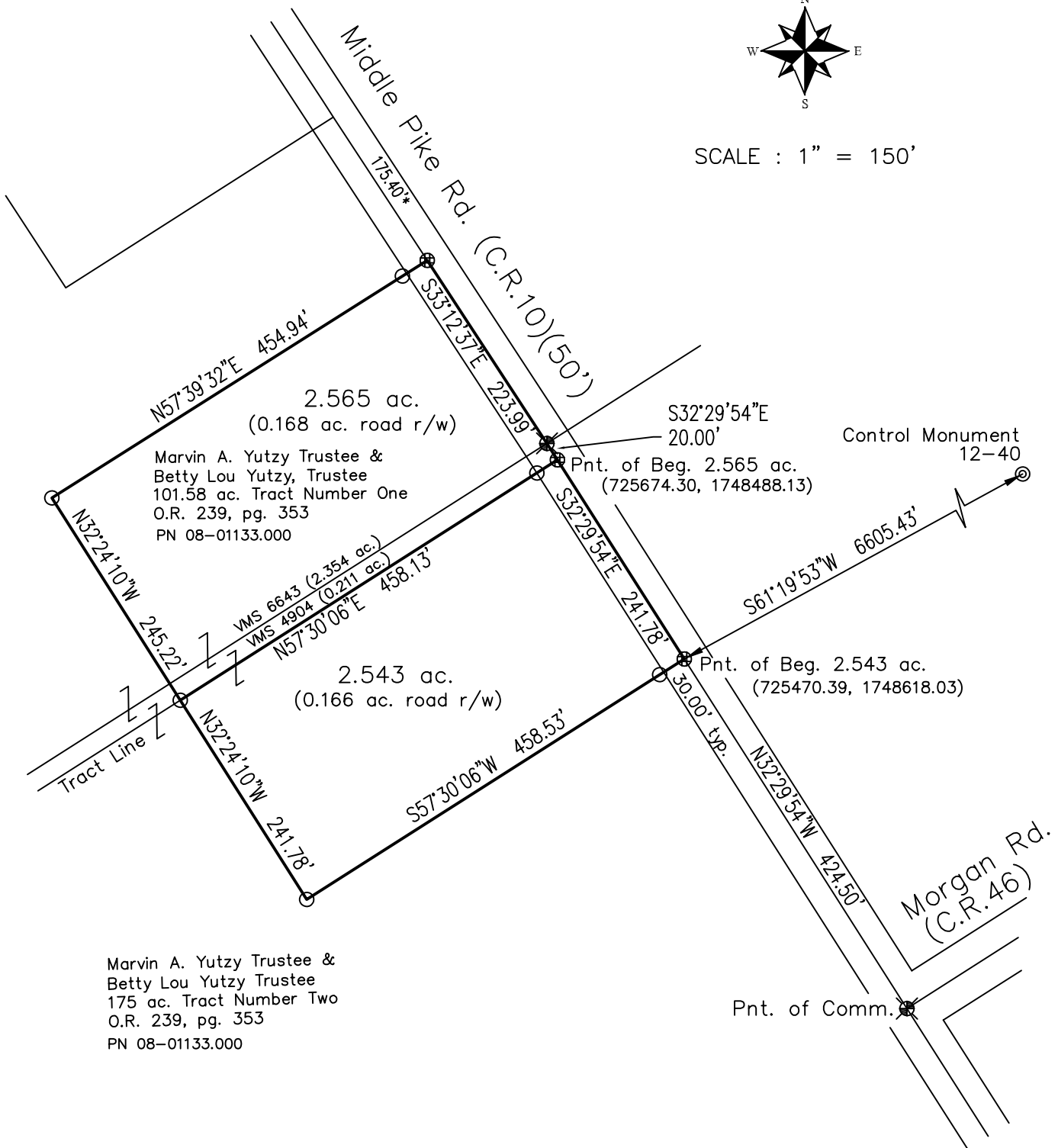
Plat of Survey

Guider Winkle Partners, Inc.

State of Ohio, Madison County
Jefferson Township, VMS 6643, VMS 4904



SCALE : 1" = 150'



* not verified.

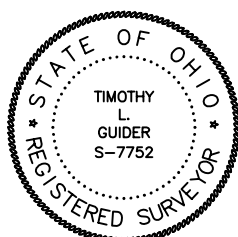
Legend

- ⊕ - MAG nail set
- ⊗ - Railroad spike found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

Basis of Bearing

State Plane Coordinate System
Ohio North Zone, NAD83

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
Guider Winkle Partners, Inc.
19541 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

5/7/25
Date

Job#25078B



19541 Delaware County Line Road, Marysville, OH 43040

Phone: 740-666-8902 www.guiderwinkle.com

Legal Description

2.565 acres

The following described tract of land is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6643, VMS 4904, being part of Marvin A. Yutzy Trustee's and Betty Lou Yutzy Trustee's 101.58 acre Tract Number One (PN 08-01133.000) described in Official Record 239, page 353 and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of the centerline of Morgan Road (C.R.46) with the centerline of Middle Pike Road (C.R.10)(50');

Thence North 32°29'54" West 666.28 feet, following the centerline of Middle Pike Road, to a MAG nail set at the southeast corner of said 101.58 acre tract and the northeast corner of Marvin A. Yutzy Trustee's and Betty Lou Yutzy Trustee's 175 acre tract (PN 08-01133.000)(O.R. 239, page 353) marking the **point of beginning**;

Thence **South 57°30'06" West 458.13 feet**, following the south line of said 101.58 acre tract and the north line of said 175 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

Thence **North 32°24'10" West 245.22 feet**, entering said 101.58 acre tract, to an iron pin set;

Thence **North 57°39'32" East 454.94 feet**, passing at 424.94 feet an iron pin set, to a MAG nail set in the centerline of Middle Pike Road and the east line of said 101.58 acre tract;

Thence **South 33°12'37" East 223.99 feet**, following the centerline of Middle Pike Road and the east line of said 101.58 acre tract, to a railroad spike found in the north line of VMS 4904;

Thence **South 32°29'54" East 20.00 feet**, following the centerline of Middle Pike Road and the east line of said 101.58 acre tract, to the **point of beginning**, containing **2.565 acres**, more or less, with 2.354 acres in VMS 6643, 0.211 acres in VMS 4904, 0.168 acres within the road right of way. 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 or under my supervision during the month of May 2025 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 South Zone, NAD83.

Timothy L. Guider R.S. #7752



Date: 5/7/25

Job#: 25078-2.565



19541 Delaware County Line Road, Marysville, OH 43040

Phone: 740-666-8902 www.guiderwinkle.com

Legal Description

2.543 acres

The following described tract of land is situated in the State of Ohio, Madison County, Jefferson Township, VMS 4904, being part of Marvin A. Yutzy Trustee's and Betty Lou Yutzy Trustee's 175 acre Tract Number Two (PN 08-01133.000) described in Official Record 239, page 353 and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of the centerline of Morgan Road (C.R.46) with the centerline of Middle Pike Road (C.R.10)(50');

Thence North 32°29'54" West 424.50 feet, following the centerline of Middle Pike Road, to a MAG nail set in the east line of said 175 acre tract and marking the **point of beginning**;

Thence **South 57°30'06" West 458.53 feet**, departing from the centerline of Middle Pike Road, entering said 175 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

Thence **North 32°24'10" West 241.78 feet**, to an iron pin set in the north line of said 175 acre tract and the south line of Marvin A. Yutzy Trustee's and Betty Lou Yutzy Trustee's 101.58 acre Tract Number One (PN 08-01133.000)(O.R. 239, page 353);

Thence **North 57°30'06" East 458.13 feet**, following the north line of said 175 acre tract and the south line of said 101.58 acre tract, passing at 428.13 feet an iron pin set, to a MAG nail set in the centerline of Middle Pike Road;

Thence **South 32°29'54" East 241.78 feet**, following the centerline of Middle Pike Road, the east line of said 175 acre tract to the **point of beginning**, containing **2.543 acres**, more or less, with 0.166 acres within the road right of way. 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 or under my supervision during the month of May 2025 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 South Zone, NAD83.

Timothy L. Guider R.S. #7752



Date: 5/7/25

Job#: 25078-2.543