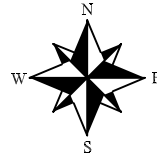


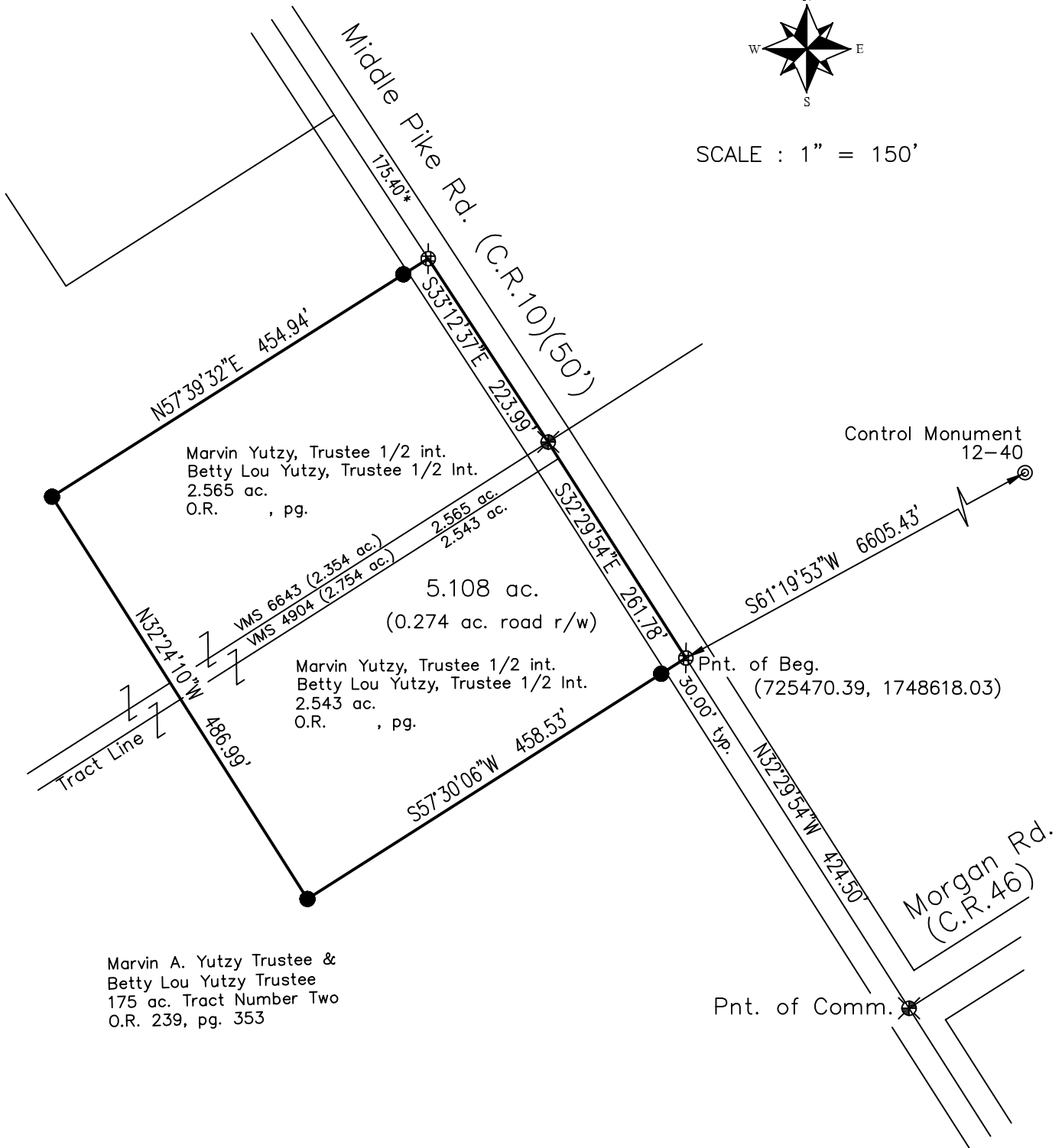
# Plat of Survey

## Guider Winkle Partners, Inc.

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



SCALE : 1" = 150'



\* not verified.

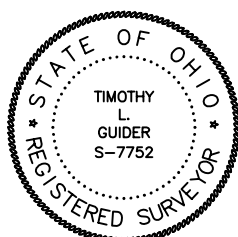
### Legend

- ⊕ - 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

PlatC Job#25078



19541 Delaware County Line Road, Marysville, OH 43040

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

**Legal Description**

**5.108 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Jefferson Township, VMS 6643, VMS 4904, being all of Marvin Yutzy, Trustee (1/2 interest) and Betty Lou Yutzy, Trustee (1/2 interest) 2.565 acre tract described in Official Record , page (P.N. ) and all of Marvin Yutzy, Trustee (1/2 interest) and Betty Lou Yutzy, Trustee (1/2 interest) 2.543 acre tract described in Official Record , page (P.N. ) 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 found marking the southeast corner of said 2.543 acre tract and marking the **point of beginning**;

Thence **South 57°30'06" West 458.53 feet**, following the south line of said 2.543 acre tract passing at 30.00 feet a 5/8" iron pin found, to a 5/8" iron pin found;

Thence **North 32°24'10" West 486.99 feet**, following the west line of said 2.543 acre and 2.565 acre tracts, to a 5/8" iron pin found;

Thence **North 57°39'32" East 454.94 feet**, following the north line of said 2.565 acre tract, passing at 424.94 feet a 5/8" iron pin found, to a MAG nail found in the centerline of Middle Pike Road;

Thence **South 33°12'37" East 223.99 feet**, following the centerline of Middle Pike Road and the east line of said 2.565 acre tract, to a railroad spike found in the north line of VMS 4904;

Thence **South 32°29'54" East 261.78 feet**, following the centerline of Middle Pike Road, the east line of said 2.565 acre and 2.543 acre tracts to the **point of beginning**, containing **5.108 acres**, more or less, with 2.354 acres in VMS 6643, 2.754 acres in VMS 4904 and 0.274 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: 6/18/25

Job#: 25078-5.108