

Plat of Survey

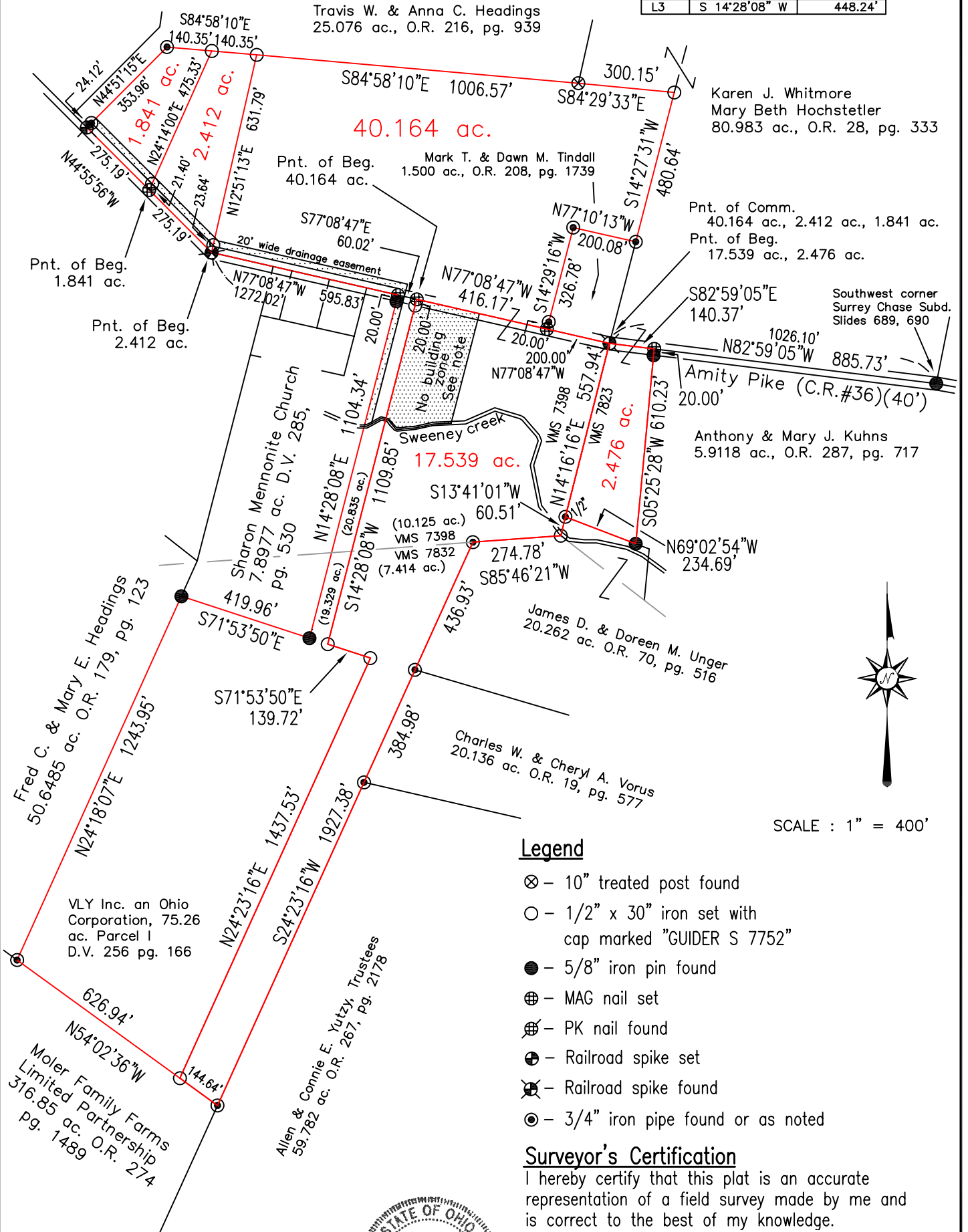
Guider Surveying, Inc.

State of Ohio, Madison County
Canaan Township
VMS 7823, VMS 7832, VMS 7398

Note: 200' wide "No Building Zone" from center of road to center of creek

Centerline of 20' wide drainage easement

LINE	BEARING	DISTANCE
L1	S 44°55'56" E	541.84'
L2	S 77°08'47" E	598.01'
L3	S 14°28'08" W	448.24'



SCALE : 1" = 400'

Legend

- ⊗ - 10" treated post found
- - 1/2" x 30" iron set with cap marked "GUIDER S 7752"
- - 5/8" iron pin found
- ⊕ - MAG nail set
- ⊗ - PK nail found
- ⊕ - Railroad spike set
- ⊗ - Railroad spike found
- ⊙ - 3/4" iron pipe found or as noted

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 4/6/12

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

Job#: 12022-40.164

Basis of Bearing

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

Scale in Feet





Legal Description
40.164 acres

The following described tract of land is situated in the State of Ohio, Madison County, Canaan Townships, VMS 7832, VMS 7398, being part of VLY, Inc. an Ohio Corporation's 75.26 acre tract Parcel I described in Deed Volume 256, page 166, and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the east line of VMS 7398 with the centerline of Amity Pike (C.R.#36)(40') and marking the southeast corner of Mark T. and Dawn M. Tindall's 1.500 acre tract described in Official Record 208, page 1739 and being North 82°59'05" West 1026.10 feet from a 5/8" iron pin found at the southwest corner of Surrey Chase Subdivision recorded in Slides 689 and 690 at the Madison County Recorders office;

Thence North 77°08'47" West 200.00 feet, following the centerline of Amity Pike, to a MAG nail set at the *point of beginning*;

Thence **North 77°08'47" West 416.17 feet**, continuing along the centerline of Amity Road, to a MAG nail set;

Thence **South 14°28'08" West 1109.85 feet**, passing at 20.00 feet an iron pin set, to an iron pin set;

Thence **South 71°53'50" East 139.72 feet**, to an iron pin set;

Thence **South 24°23'16" West 1437.53 feet**, to an iron pin set in north line of the Moler Family Farms Limited Partnership's 316.85 acre tract described in Official Record 274, page 1489;

Thence **North 54°02'36" West 626.94 feet**, following the south line of said 75.26 acre tract and the north line of said 316.85 acre tract, to a 3/4" iron pipe found at the southeast corner of Fred C. and Mary E. Headings' 50.6485 acre tract described in Official Record 179, page 123;

Thence **North 24°18'07" East 1243.95 feet**, following the west line of said 75.26 acre tract and the east line of said 50.6485 acre tract, to a 5/8" iron pin found at the southwest corner of Sharon Mennonite Church's 7.8977 acre tract described in Deed Volume 285, page 530;

Thence **South 71°53'50" East 419.96 feet**, following the south line of said 7.8977 acre tract , to a 5/8" iron pin found;

Thence **North 14°28'08" East 1104.34 feet**, following the east line of said 7.8977 acre tract, passing at 1084.34 feet a 5/8" iron pin found, to a MAG nail set in the centerline of Amity Pike;

Thence **North 77°08'47" West 595.83 feet**, following the centerline of Amity Pike to a railroad spike found;

Thence **North 12°51'13" East 631.79 feet**, passing at 23.64 feet an iron pin set, to an iron pin set in the north line of said 75.26 acre tract and the south line of Travis W. and Anna C. Headings' 25.076 acre tract described in Official Record 216, page 939;

Thence **South 84°58'10" East 1006.57 feet**, following the north line of said 75.26 acre tract and the south line of said 25.076 acre tract, to a 10" treated post found at a southwest corner of Karen J. Whitmore and Mary Beth Hochstetler's 80.983 acre tract described in Official Record 28, page 333;

Thence **South 84°29'33" East 300.15 feet**, following the north line of said 75.26 acre tract and the south line of said 80.983 acre tract, to an iron pin set in the east line of VMS 7398;

Thence **South 14°27'31" West 480.64 feet**, following the east line of VMS 7398, the east line of 75.26 acre tract and the west line of said 80.983 acre tract, to a 3/4" iron pipe found at the northeast corner of said 1.500 acre tract;

Thence **North 77°10'13" West 200.08 feet**, following the north line of said 1.500 acre tract, to a 3/4" iron pipe found;

Thence **South 14°29'16" West 326.78 feet**, following the west line of said 1.500 acre tract, passing at 306.78 feet a 3/4" iron pipe found, to the point of beginning, containing **40.164 acres**, more or less; with 19.329 acres in VMS 7832 and 20.835 acres in VMS 7398. 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 March and 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 a solar observation made 3/26/12.

Timothy L. Guider

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



Date: 4/6/12
Job#: 12022-40.164



Legal Description
17.539 acres

The following described tract of land is situated in the State of Ohio, Madison County, Canaan Townships, VMS 7823, VMS 7832, VMS 7398, being part of VLY, Inc. an Ohio Corporation's 75.26 acre tract Parcel I described in Deed Volume 256, page 166, and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the east line of VMS 7398 with the centerline of Amity Pike (C.R.#36)(40') said spike marking the southeast corner of Mark T. and Dawn M. Tindall's 1.500 acre tract described in Official Record 208, page 1739 and being North 82°59'05" West 1026.10 feet from a 5/8" iron pin found at the southwest corner of Surrey Chase Subdivision recorded in Slides 689 and 690 at the Madison County Recorder's office;

Thence **S14°16'16" West 557.94 feet**, following the east line of VMS 7398, the east line of said 75.26 acre tract and the west line of Karen J. Whitmore and Mary Beth Hochstetler's 80.983 acre tract described in Official Record 28, page 333, to a 1/2" iron pipe found at the northwest corner of James D. and Doreen M. Unger's 20.262 acre tract described in Official Record 70, page 516;

Thence **South 13°41'01" West 60.51 feet**, following the east line of VMS 7398, the east line of said 75.26 acre tract and the west line of said 20.262 acre tract, to an iron pin set;

Thence **South 85°46'21" West 274.78 feet**, following the south line of VMS 7398 and a south line of said 75.26 acre tract, to a 3/4" iron pipe in the east line of VMS 7832;

Thence **South 24°23'16" West 1927.38 feet**, following the east line of VMS 7832, the east line of said 75.26 acre tract, the west line of said 20.262 acre tract, the west lines of Charles W. and Cheryl A. Vorus's 20.136 acre tract described in Official Record 19, page 577 and Allen and Connie E. Yutzzy, Trustee's 59.782 acre tract described in Official Record 267, page 2178, passing at 436.93 feet and 821.91 feet 3/4" iron pipes found, to a 3/4" iron pipe found at the northeast corner of Moler Family Farms LP's 316.85 acre tract described in Official Record 274, page 1489;

Thence **North 54°02'36" West 144.64 feet**, following the south line of said 75.26 acre tract and the north line of said 316.85 acre tract, to an iron pin set;

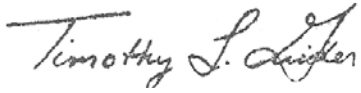
Thence **North 24°23'16" East 1437.53 feet**, entering said 75.26 acre tract, to an iron pin set;

Thence **North 71°53'50" East 139.72 feet**, to an iron pin set;

Thence **North 14°28'08" East 1109.85 feet**, passing at 1089.85 feet a 5/8" iron pin set, to a MAG nail set in the centerline of Amity Pike;

Thence **South 77°08'47' East 616.17 feet**, following the centerline of Amity Pike to the point of beginning, containing **17.539 acres**, more or less; with 7.414 acres in VMS 7832 and 10.125 acres in VMS 7398. 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 March and 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 a solar observation made 3/26/12.



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Date: 4/6/12
Job#:12022-17.539



Legal Description
2.412 acres

The following described tract of land is situated in the State of Ohio, Madison County, Canaan Townships, VMS 7398, being part of VLY, Inc. an Ohio Corporation's 75.26 acre tract Parcel I described in Deed Volume 256, page 166, and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the east line of VMS 7398 with the centerline of Amity Pike (C.R.#36)(40') and marking the southeast corner of Mark T. and Dawn M. Tindall's 1.500 acre tract described in Official Record 208, page 1739 and being North 82°59'05" West 1026.10 feet from a 5/8" iron pin found at the southwest corner of Surrey Chase Subdivision recorded in Slides 689 and 690 at the Madison County Recorder's office;

Thence North 77°08'47" West 1272.02 feet, following the centerline of Amity Pike, to a railroad spike found and marking the *point of beginning*;

Thence **North 44°55'56" West 275.19 feet**, continuing along the centerline of Amity Pike and the south line of said 75.26 acre tract, to a MAG nail set;

Thence **North 24°14'00" East 475.33 feet**, passing at 21.40 feet an iron pin set, to an iron pin set in the north line of said 75.26 acre tract and the south line of Travis W. and Anna C. Headings' 25.076 acre tract described in Official Record 216, page 939;

Thence **South 84°58'10" East 140.35 feet**, following the north line of said 75.26 acre tract and the south line of said 25.076 acre tract, to an iron pin set;

Thence **South 12°51'13" West 631.79 feet**, passing at 608.15 feet an iron pin set, to the point of beginning, containing **2.412 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 March and 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 a solar observation made 3/26/12. This 2.412 acre contains one agricultural housing condition from the mother parcel #01-00441.003.

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



Date: 4/6/12
Job#: 12022-2.412



Legal Description
1.841 acres

The following described tract of land is situated in the State of Ohio, Madison County, Canaan Townships, VMS 7398, being part of VLY, Inc. an Ohio Corporation's 75.26 acre tract Parcel I described in Deed Volume 256, page 166, and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the east line of VMS 7398 with the centerline of Amity Pike (C.R.#36)(40') and marking the southeast corner of Mark T. and Dawn M. Tindall's 1.500 acre tract described in Official Record 208, page 1739 and being North 82°59'05" West 1026.10 feet from a 5/8" iron pin found at the southwest corner of Surrey Chase Subdivision recorded in Slides 689 and 690 at the Madison County Recorders office;

Thence North 77°08'47" West 1272.02 feet, following the centerline of Amity Pike, to a railroad spike found;

Thence North 44°55'56" West 275.19 feet, continuing along the centerline of Amity Pike and the south line of said 75.26 acre tract, to a MAG nail set marking the *point of beginning*;

Thence **North 44°55'56" West 275.19 feet**, continuing along the centerline of Amity Pike to a railroad spike found at the southeast corner of Travis W. and Anna C. Headings' 25.076 acre tract described in Official Record 216, page 939;

Thence **North 44°51'15" East 353.96 feet**, following the west line of said 75.26 acre tract and the east line of said 25.076 acre tract, passing at 24.12 feet a 3/4" iron pipe found, to a 3/4" iron pipe found;

Thence **South 84°58'10" East 140.35 feet**, following the north line of said 75.26 acre tract and the south line of said 25.076 acre tract, to an iron pin set;

Thence **South 24°14'00" West 475.33 feet**, passing at 353.93 feet an iron pin set, to the point of beginning, containing **1.841 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 March and 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 a solar observation made 3/26/12. This 1.841 acre contains one agricultural housing condition from the mother parcel #01-00441.003.

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



Date: 4/6/12
Job#: 12022-1.841



Legal Description
2.476 acres

The following described tract of land is situated in the State of Ohio, Madison County, Canaan Townships, VMS 7823, being part of Karen J. Whitmore and Mary Beth Hochstetler's 80.983 acre tract described in Official Record 28, page 333, and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the west line of VMS 7823 with the centerline of Amity Pike (C.R.#36)(40') and marking the southeast corner of Mark T. and Dawn M. Tindall's 1.500 acre tract described in Official Record 208, page 1739 and being North 82°59'05" West 1026.10 feet from a 5/8" iron pin found at the southwest corner of Surrey Chase Subdivision recorded in Slides 689 and 690 at the Madison County Recorder's office;

Thence **South 82°59'05" East 140.37 feet**, following the centerline of Amity Pike, to a Mag nail set at the northwest corner of Anthony and Mary J. Kuhns' 5.9118 acre tract described in Official Record 287, page 717;

Thence **South 05°25'28" West 610.23 feet**, following an east line of said 80.983 acre tract and the west line of said 5.9118 acre tract, to an iron pin found in the north line of James D. and Doreen M. Unger's 20.262 acre tract described in Official Record 70, page 516;

Thence **North 69°02'54" West 234.69 feet**, following the south line of said 80.983 acre tract and the north line of said 20.262 acre tract, to a 1/2" iron pipe found in an east line of VLY Inc.'s 75.26 acre Parcel I tract described in Deed Volume 256, page 166;

Thence **North 14°16'16" East 557.94 feet**, following a west line of said 80.983 acre tract and the east line of said 75.26 acre tract, to the point of beginning, containing **2.476 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 March and 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 a solar observation made 3/26/12. This 2.476 acre contains one agricultural housing condition from the mother parcel #01-00521.000.

Timothy L. Guider R.S. #7752
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Date: 4/6/12
 Job#: 12022-2.476