

Plat of Survey Guider Winkle Partners, Inc.

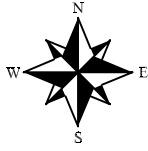
State of Ohio, Madison County, Canaan Township, VMS 9530

LINE	BEARING	DISTANCE	L10	N81°06'15"W	140.17'
L1	N36°57'15"W	73.74'	L11	S87°12'26"W	182.79'
L2	N70°47'31"W	149.30'	L12	S14°15'08"E	49.50'
L3	N29°32'52"W	80.41'	L13	S02°49'13"W	198.86'
L4	S73°15'05"W	304.29'	L14	S84°43'09"W	35.14'
L5	N60°29'29"W	110.61'	L15	S02°04'49"W	33.00'
L6	S83°10'13"W	55.80'	L16	N79°43'11"E	52.57'
L7	S61°51'00"W	95.18'	L17	S39°09'03"W	11.89'
L8	S81°17'57"W	161.68'			
L9	S46°59'45"W	164.37'			

Basis of Bearing

State Plane Coordinate System
Ohio South Zone, NAD83

SCALE : 1" = 400'



Phelps Preferred Investments, LLC
41.004 ac. O.R. 277, pg. 1408

Kelly M. & Kent L. Foster
1.752 ac. O.R. 218, pg. 736

N73°31'55"E 1596.29'

- A - Unknown ownership
- B - Jordan Hollibaugh 0.896 ac O.R. 395, pg. 400
- C - Unknown ownership
- D - James P. Cole 0.122 ac. O.R. 108, pg. 1386
- E - Noah D. Larson 0.233 ac. O.R. 319, pg. 1698
- F - CK1 Holdings LLC 0.4125 ac. O.R. 329, pg. 1186
- G - Thomas W. Cole, 0.3625 ac. O.R. 322, pg. 1174
- H - Cindy M. & Kevin E. Messer 0.2795 ac.
O.R. 325, pg. 154
- I - Amity Enterprises Baptist Church 0.0168 ac.
O.R. 344, pg. 1244
- J - Amity Baptist Church Trustees 0.153 ac.
D.V. 161, pg. 305
- K - Amity Enterprise Baptist Church 0.0859 ac.
D.V. 269, pg. 506
- L - Amity Enterprises Baptist Church 0.1974 ac.
O.R. 55, pg. 1040
- M - Christopher A. & Christina L. LeMaster 0.900 ac.
O.R. 334, pg. 1639

Krista Overturf
0.219 ac. O.R. 343, pg. 692
PN 01-00328.000

87.977 acres

Krista Overturf
84.364 ac. O.R. 343, pg. 692
PN 01-00119.000

Approximate
centerline of
Powell Ditch

Mary E. Hostetler & David W. Hostetler
Trustees, 30.614 ac. O.R. 297 pg. 2403

GPS 05-27

Anthony R. & Colette R.
Hardin 3.000 ac. O.R.
189, pg. 914

Pnt. of Beg.

Legend

- ⊙ - GPS Mon.
- ⊗ - Wood Post found
- ▲ - Stone found
- ⊕ - MAG nail set
- ⊖ - MAG nail found
- ⊗ - Railroad spike found
- - 5/8" Iron pin found
- ⊙ - 3/4" Iron pipe found
- - 5/8" x 30" Iron pin set with
cap marked "GUIDER S 7752"

Scale in Feet



Pnt. of Comm.

VMS 9530
VMS 7062

GPS 12-41



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.
19550 Delaware County Line Road
Marysville, Ohio 43040
(740)-666-8902

5/3/22
Date

Job#22040



19550 Delaware County Line Road, Marysville, OH 43040

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

Legal Description

87.977 acres

The following described tract of land is situated in the State of Ohio, Madison County, Canaan Township, VMS 9530, being all of Krista Overturf's 84.364 acre (PN 01-00119.000) and 0.219 acre (01-00328.000) tracts both described in Official Record 343, page 692 and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of the centerline of Plain City Georgesville Road (C.R.#7)(50') with the south line of VMS 9530;

Thence North 39°09'03" East 794.43 feet, following the centerline of Plain City Georgesville Road to a MAG nail set marking the northeast corner of Mary E. Hostetler and David W. Hostetler Trustees' 30.614 acre tract, the southeast corner of said 84.364 acre tract and in the centerline of Powell Ditch and marking the *point of beginning*;

Thence following the south line of said 84.364 acre tract, the north line of said 30.614 acre tract and the approximate centerline of Powell Ditch the following courses:

North 56°44'36" West 456.00 feet, to a point;

North 36°57'15" West 73.74 feet, to a point;

North 70°47'31" West 149.30 feet, to a point;

North 29°32'52" West 80.41 feet, to a point;

South 73°15'05" West 304.29 feet, to a point;

North 60°29'29" West 110.61 feet, to a point;

South 83°10'13" West 55.80 feet, to a point;

South 61°51'00" West 95.18 feet, to a point;

South 81°17'57" West 161.68 feet, to a point;

South 46°59'45" West 164.37 feet, to a point;

North 81°06'15" West 140.17 feet, to a point;

South 87°12'26" West 182.79 feet, to a point in the east line of Regina Yutzy Wolfer's 163.194 acre tract (O.R. 295, page 1303), in the west line of VMS 9530 and being North 13°38'57" East

37.15 feet from a 5/8" iron pin found;

Thence **North 11°14'25" East 1817.27 feet**, following the west line of said 84.364 acre tract, the west line of VMS 9530 and the east line of said 163.194 acre tract, to a 5/8" iron pin found marking the southwest corner of Phelps Preferred Investments, LLC's 41.004 acre tract (O.R. 277, page 1408);

Thence **North 73°31'55" East 1596.29 feet**, following the north line of said 84.364 acre tract and the south line of said 41.004 acre tract, to a 3/4" iron pipe found marking the southwest corner of Kelly M. and Kent L. Foster's 1.752 acre tract (O.R. 218, page 736);

Thence **North 73°25'03 East 364.20 feet**, following the north line of said 84.364 acre tract and the south line of said 1.752 acre tract, to an iron pin set marking the northwest corner of small tract (unknown ownership);

Thence **South 14°15'08" East 49.50 feet**, following the east line of said 84.364 acre tract and the west line of said small tract, to an iron pin set;

Thence **South 02°49'13" West 198.86 feet**, following the east line of said 84.364 acre tract and the west line of a small tract, to a 3/4" iron pipe found in the north line of Jordan Holibaugh's 0.896 acre tract (O.R. 395, page 400);

Thence **South 84°43'09" West 35.14 feet**, following the east line of said 84.364 acre tract and the north line of said 0.896 acre tract, to a 5/8" iron pin found;

Thence **South 01°01'26" West 1056.96 feet**, following the east line of said 84.364 acre tract, the west line of said 0.896 acre tract and the west line of the following tracts:

James P. Cole's 0.122 ac. (O.R. 108, page 1386), Unknown owner tract, Noah D. Larson's 0.233 acre tract (O.R. 319, page 1698), CK1 Holdings, LLC's 0.4125 acre tract (O.R. 329, page 1186), Thomas W. Cole's 0.3625 acre tract (O.R. 322, page 1174), Cindy M. and Kevin E. Messer's 0.2795 acre tract (O.R. 325, page 154), Amity Enterprises Baptist Church's 0.0168 acre tract (O.R. 344, page 1244), 0.0859 acre tract (D.V. 269, page 506) 0.1974 acre tract (O.R. 55, page 1040), Amity Baptist Church Trustees' 0.153 acre tract (D.V. 161, page 305), Christopher A. and Christina L. LeMaster's 0.900 acre tract (O.R. 334, page 1639), passing at 825.82 feet a 5/8" iron pin found at the northwest corner of said 0.900 acre tract, to an iron pin set marking the northwest corner of said 0.219 acre tract;

Thence **North 81°44'04" East 185.43 feet**, following the south line of said 0.900 acre tract and the north line of said 0.219 acre tract, to an iron pin set in the west right of way line of Plain City Georgesville Road;

Thence **South 02°04'49" West 33.00 feet**, following the west right of way line of Plain City Georgesville Road and the east line of said 0.219 acre tract, to an iron pin set;

Thence **North 79°43'11" East 52.57 feet**, following the north line of said 84.364 acre tract, to a railroad spike found;



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Thence **South 28°26'47" West 726.09 feet**, following the east line of said 84.364 acre tract and the centerline of Plain City Georgesville Road to a MAG nail set marking the northeast corner of Anthony R. and Colette R. Hardin's 3.000 acre tract (O.R. 189, page 914);

Thence **North 61°33'26" West 375.67 feet**, following the north line of said 3.000 acre tract, passing at 30.00 feet a 5/8" iron pin found, to an iron pin found;

Thence **South 28°27'31" West 347.70 feet**, following the west line of said 3.000 acre tract, to a 5/8" iron pin found;

Thence **South 61°32'36" East 375.74 feet**, following the south line of said 3.000 acre tract, passing at 355.74 feet a 5/8" iron pin found, to a MAG nail set in the centerline of Plain City Georgesville Road and the east line of said 84.364 acre tract;

Thence **South 28°26'47" West 342.78 feet**, following the centerline of Plain City Georgesville Road and the east line of said 84.364 acre tract, to a MAG nail set;

Thence **South 39°09'03" West 11.89 feet**, following the centerline of Plain City Georgesville Road and the east line of said 84.364 acre tract, to the *point of beginning*, containing **87.977 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 May 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 South Zone, NAD83.

Timothy L. Guider R.S. #7752



Date: 5/3/22

Job #22040-87.977