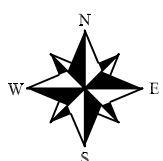
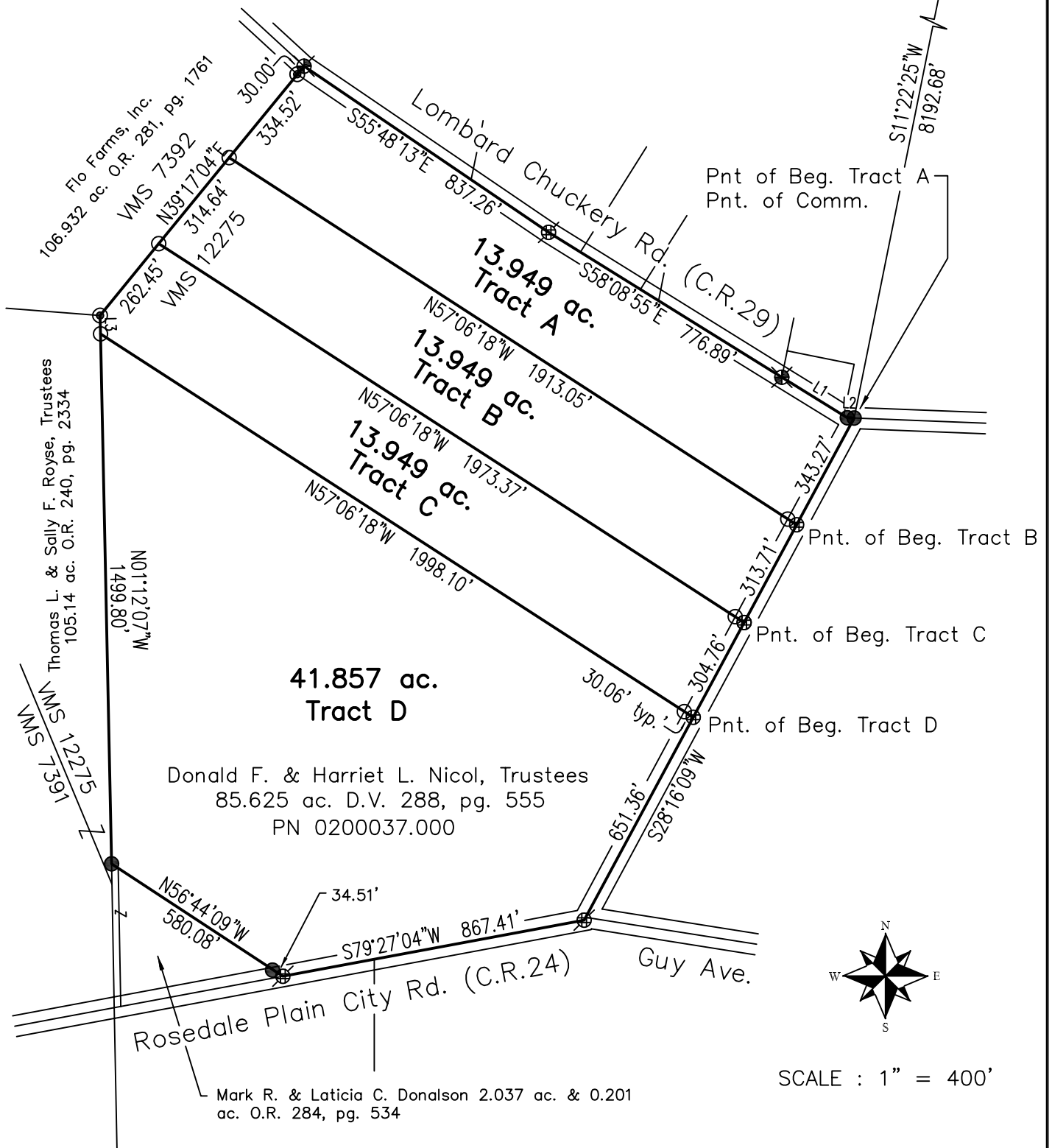


# Plat of Survey

## Guider Winkle Partners, Inc.

State of Ohio, Madison County, Darby Township, VMS 12275

GPS Mon 02-024



SCALE : 1" = 400'

**Legend**

- ⊕ - MAG nail set
- ⊗ - MAG or PK nail found
- ⊗ - Railroad spike found
- - 5/8" Iron pin found
- ⊙ - 1/2" Iron pipe found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

**Basis of Bearing**

State Plane Coordinate System  
 Ohio South Zone, NAD83

Scale in Feet

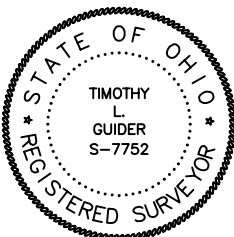


LINE	BEARING	DISTANCE
L1	S58°23'05"E	217.98'
L2	S87°42'12"E	19.07'
L3	N01°12'07"W	51.84'

**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

12/8/22  
 Date

Job#22301

**Legal Description**

**Tract A**

**13.949 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Darby Township, VMS 12275, being part of Donald F. and Harriet L. Nicol Co-Trustees' 85.625 acre tract described in Deed Volume 288, page 555 (PN 02-00037.000) and being more particularly described as follows:

**Beginning** at a 5/8" iron pin found marking the intersection of the Lombard Chuckery Road (C.R.29) with the intersection of Rosedale Plain City Road (C.R. 24) and marking the northeast corner of said 85.625 acre tract;

Thence **South 28°16'09" West 343.27 feet**, following the centerline of Rosedale Plain City Road and the east line of said 85.625 acre tract, to a MAG nail set;

Thence **North 57°06'18" West 1913.05 feet**, crossing said 85.625 acre tract, passing at 30.06' feet an iron pin set, to an iron pin set in the west line of said 85.625 acre tract, the west line of VMS 12275 and the east line of Flo Farms, Inc.'s 106.932 acre tract (O.R. 281, page 1761);

Thence **North 39°17'04" East 334.52 feet**, following the west line of said 85.625 acre tract, the west line of VMS 12275 and the east line of said 106.932 acre tract, passing at 304.52 feet a 1/2" iron pipe found, to a railroad spike found in the centerline of Lombard Chuckery Road and marking the northwest corner of said 85.625 acre tract;

Thence following the centerline of Lombard Chuckery Road and the north line of said 85.625 acre tract the following courses:

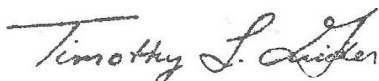
**South 55°48'13" East 837.26 feet**, to a PK nail found;

**South 58°08'55" East 776.89 feet**, to a railroad found;

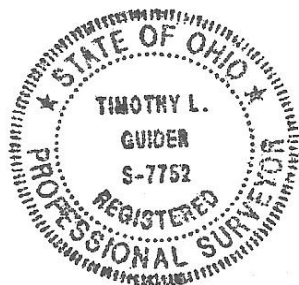
**South 58°23'05" East 217.98 feet**, to a 5/8" iron pin found;

**South 87°42'12" East 19.07 feet**, to the *point of beginning*, containing **13.949 acres**. 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 December 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  
Guider Winkle Partners, Inc.  
19550 Delaware County Line Rd.  
Marysville, Ohio 43040



Date: 12/8/22  
Job# 22301-13.949Tract A

(740)666-8902

**Legal Description**  
**Tract B**  
**13.949 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Darby Township, VMS 12275, being part of Donald F. and Harriet L. Nicol Co-Trustees' 85.625 acre tract described in Deed Volume 288, page 555 (PN 02-00037.000) and being more particularly described as follows:

Commencing at a 5/8" iron pin found marking the intersection of the Lombard Chuckery Road (C.R.29) with the intersection of Rosedale Plain City Road (C.R. 24) and marking the northeast corner of said 85.625 acre tract;

Thence South 28°16'09" West 343.27 feet, following the centerline of Rosedale Plain City Road and the east line of said 85.625 acre tract, to a MAG nail set marking the **point of beginning**;

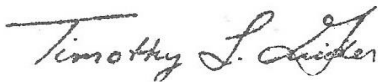
Thence **South 28°16'09" West 313.71 feet**, following the centerline of Rosedale Plain City Road and the east line of said 85.625 acre tract, to a MAG nail set;

Thence **North 57°06'18" West 1973.37 feet**, crossing said 85.625 acre tract, passing at 30.06' feet an iron pin set, to an iron pin set in the west line of said 85.625 acre tract, the west line of VMS 12275 and the east line of Flo Farms, Inc.'s 106.932 acre tract (O.R. 281, page 1761);

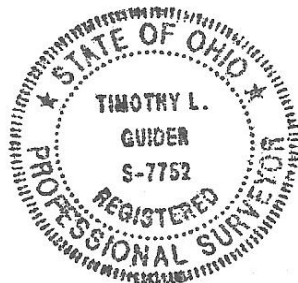
Thence **North 39°17'04" East 314.64 feet**, following the west line of said 85.625 acre tract, the west line of VMS 12275 and the east line of said 106.932 acre tract, to an iron pin set;

Thence **South 57°06'18" East 1913.05 feet**, crossing said 85.625 acre tract, passing at 1882.99 feet an iron pin set, to the **point of beginning**, containing **13.949 acres**. 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 December 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  
Guider Winkle Partners, Inc.  
19550 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 12/8/22  
Job# 22301-13.949Tract B

**Legal Description**  
**Tract C**  
**13.949 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Darby Township, VMS 12275, being part of Donald F. and Harriet L. Nicol Co-Trustees' 85.625 acre tract described in Deed Volume 288, page 555 (PN 02-00037.000) and being more particularly described as follows:

Commencing at a 5/8" iron pin found marking the intersection of the Lombard Chuckery Road (C.R.29) with the intersection of Rosedale Plain City Road (C.R. 24) and marking the northeast corner of said 85.625 acre tract;

Thence South 28°16'09" West 656.98 feet, following the centerline of Rosedale Plain City Road and the east line of said 85.625 acre tract, to a MAG nail set marking the **point of beginning**;

Thence **South 28°16'09" West 304.76 feet**, following the centerline of Rosedale Plain City Road and the east line of said 85.625 acre tract, to a MAG nail set;

Thence **North 57°06'18" West 1998.10 feet**, crossing said 85.625 acre tract, passing at 30.06' feet an iron pin set, to an iron pin set in the west line of said 85.625 acre tract and the east line of Thomas L. and Sally F. Royce Trustees' 105.14 acre tract (O.R. 240, page 2334);

Thence **North 01°12'07" West 51.84 feet**, following the west line of said 85.625 acre tract and the east line of said 105.14 feet, to a 1/2" iron pipe found marking the southeast corner of Flo Farms, Inc.'s 106.932 acre tract (O.R. 281, page 1761) and a corner of VMS 12275;

Thence **North 39°17'04" East 262.47 feet**, following the west line of said 85.625 acre tract, the west line of VMS 12275 and the east line of said 106.932 acre tract, to an iron pin set;

Thence **South 57°06'18" East 1973.37 feet**, crossing said 85.625 acre tract, passing at 1943.31 feet an iron pin set, to the **point of beginning**, containing **13.949 acres**. 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 December 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  
Guider Winkle Partners, Inc.  
19550 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 12/8/22  
Job# 22301-13.949Tract C

**Legal Description**

**Tract D**

**41.857 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Darby Township, VMS 12275, being part of Donald F. and Harriet L. Nicol Co-Trustees' 85.625 acre tract described in Deed Volume 288, page 555 (PN 02-00037.000) and being more particularly described as follows:

Commencing at a 5/8" iron pin found marking the intersection of the Lombard Chuckery Road (C.R.29) with the intersection of Rosedale Plain City Road (C.R. 24) and marking the northeast corner of said 85.625 acre tract;

Thence South 28°16'09" West 961.74 feet, following the centerline of Rosedale Plain City Road and the east line of said 85.625 acre tract, to a MAG nail set marking the **point of beginning**;

Thence **South 28°16'09" West 651.36 feet**, following the centerline of Rosedale Plain City Road and the east line of said 85.625 acre tract, to a MAG nail found;

Thence **South 79°27'04" West 867.41 feet**, following the centerline of Rosedale Plain City Road and the south line of said 85.625 acre tract, to a MAG nail found marking the southeast corner of Mark R. and Laticia C. Donalson's 2.037 acre tract (O.R. 284, page 534);

Thence **North 56°44'09" West 580.08 feet**, following the north line of said 2.037 acre tract and the north line of Mark R. and Laticia C. Donalson's 0.201 acre tract (O.R. 284, page 534), passing at 34.51 feet a 5/8" iron pin found, to a 5/8" iron pin found in the east line of Thomas L. and Sally F. Royce Trustees' 105.14 acre tract (O.R. 240, page 2334);

Thence **North 01°12'07" West 1499.80 feet**, following the west line of said 85.625 acre tract, the east line of said 105.14 feet, to an iron pin set;

Thence **South 57°06'18" East 1998.10 feet**, crossing said 85.625 acre tract, passing at 1968.04 feet an iron pin set, to the **point of beginning**, containing **41.857 acres**. 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 December 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*

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



Date: 12/8/22  
Job# 22301-41.857Tract D