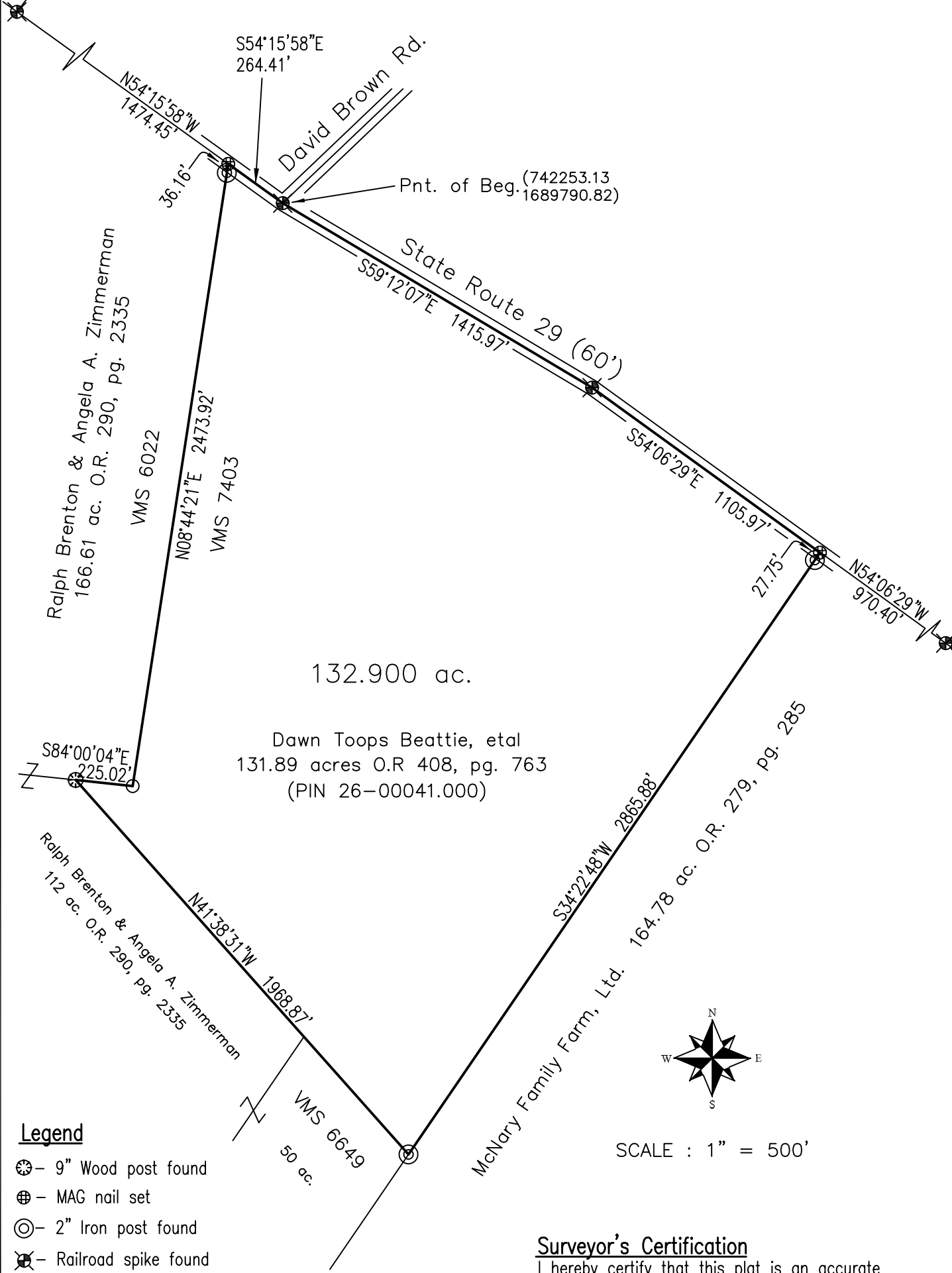


Plat of Survey

Guider Winkle Partners, Inc.

State of Ohio, Madison County, Somerford Township, VMS 7403

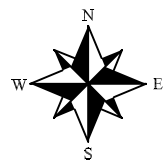


132.900 ac.

Dawn Toops Beattie, et al
131.89 acres O.R. 408, pg. 763
(PIN 26-00041.000)

Legend

- ⊗ - 9" Wood post found
- ⊕ - MAG nail set
- ⊙ - 2" Iron post found
- ⊗ - Railroad spike found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"



SCALE : 1" = 500'

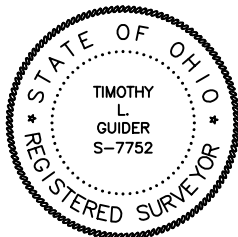
Surveyor's Certification

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

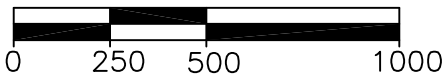
3/10/23
Date



Basis of Bearing

State Plane Coordinate System
Ohio South Zone, NAD83

Scale in Feet



Job#23024

Legal Description
132.900 acres

The following described tract of land is situated in the State of Ohio, Madison County, Somerford Township, VMS 7403, and being all of Dawn Toops Beattie etal's 131.89 acre tract described in Official 408, page 763 (PIN 26-00041.000), and being more particularly described as follows:

Beginning at a railroad spike found marking the intersection of the centerline of David Brown Road with the centerline of State Route 29 (60') and being in the north line of said 131.89 acre tract;

Thence **South 59°12'07" East 1415.97 feet**, following the centerline of State Route 29 and the north line of said 131.89 acre tract, to a railroad spike found;

Thence **South 54°06'29" East 1105.97 feet**, following the centerline of State Route 29 and the north line of said 131.89 acre tract, to a MAG nail set marking the northwest corner of McNary Family Farm, Ltd.'s 164.78 acre tract (O.R. 279, page 285);

Thence **South 34°22'48" West 2865.88 feet**, following the east line of said 131.89 acre tract and the west line of said 164.78 acre tract, passing at 27.75 feet a 2" iron post found, to a 2" iron post found marking the northeast corner of Ralph Brendon and Angela A. Zimmerman's 50 acre tract (O.R. 290, page 2335) and the northeast corner of VMS 6649;

Thence **North 41°38'31" West 1968.87 feet**, following the south line of said 131.89 acre tract, the south line of VMS 7403, the north line of said 50 acre tract and the north line of Ralph Brendon and Angela A. Zimmerman's 112 acre tract (O.R. 290, page 2335), to a 9" wood post found in the south line of Ralph Brendon and Angela A. Zimmerman's 166.61 acre tract (O.R. 290, page 2335) and a southwest corner of VMS 7403;

Thence **South 84°00'04" East 225.02 feet**, following a north line of said 131.89 acre tract, the south line of said 166.61 acre tract, and a north line of VMS 7403, to an iron pin set;

Thence **North 08°44'21" East 2473.92 feet**, following the west line of said 131.89 acre tract, the west line of VMS 7403 and the east line of said 166.61 acre tract, passing at 2437.76 feet a 2" iron post found, to a MAG nail set in the centerline of State Route 29;

Thence **South 54°15'58" East 264.41 feet**, following the centerline of State Route 29 and the north line of said 131.89 acre tract, to the **point of beginning**, containing **132.900 acres**, more or less and 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 2023 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.
19541 Delaware County Line Rd.
Marysville, Ohio 43040



Date: 3/10/23
Job# 23024-132.900

(740)666-8902