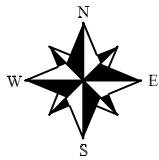


# Plat of Survey Guider Winkle Partners, Inc.

State of Ohio, Madison County, Fairfield Township  
VMS 8083, VMS 10698, VMS 7055, VMS 5280



SCALE : 1" = 600'

Walter L. Kuhlwein, Trustee 75.212 ac.  
O.R. 214, pg. 1259

West Jefferson Kiousville Rd. (45')

Gantz Farms, LLC, 124.23 ac. O.R. 288, pg. 871  
N68°34'18"E 3143.62'

Parcel One  
Tract One 80.06 ac.

Kimberly K. Duncan, Trustee  
O.R. 398, pg. 2530

85.270 ac.

Kimberly K. Duncan, Trustee  
O.R. 398, pg. 2530

(26.242 ac.)  
VMS 10698  
VMS 8083  
(47.473 ac.)

Parcel Two  
76.24 acres  
PIN 07-00237.000

73.715 ac.

Pnt. of Beg.  
2.000 ac.

See detail A

Pnt. of Comm.  
689852.40  
1748767.05

Pnt. of Beg.  
73.715 ac.  
N14°42'11"W  
1.60'

Robert C. & Jean D. Godden, Trustees 123.353 ac. O.R. 307, pg. 2125

Kathleen F. Bell, Trustee 33.176 ac. O.R. 365, pg. 1291  
S68°22'09"W 2043.34'

Parcel One  
Tract Two 18.65 ac.  
S60°09'28"W 2067.71'

Parcel One  
Tract Three 50.025 ac.

Gerich Lilly Rd (50')

Casey M. Murphy, Jr.  
Trustee  
16.800 ac. O.R. 324  
pg. 1618

Parcel One  
Tract Three 50.025 ac.

Camp Chase Rail, LLC 20.147 ac. O.R. 380, pg. 1410

Scale in Feet



**Basis of Bearing**

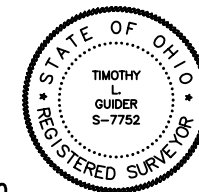
State Plane Coordinate System  
Ohio South Zone, NAD83

LINE	BEARING	DISTANCE
L1	S80°54'12"W	322.85'
L2	S08°09'02"E	272.78'
L3	N76°07'31"E	352.36'
L4	S14°40'44"E	244.55'
L5	N68°16'40"E	644.27'
L6	S23°41'04"E	168.26'
L7	S61°52'12"W	319.14'
L8	S07°02'22"W	146.18'
L9	S64°38'24"W	306.57'
L10	S23°58'18"E	332.10'
L11	S29°25'25"E	330.73'
L12	N29°24'37"W	330.65'
L13	S60°06'11"W	60.00'
L14	N13°54'14"W	135.69'
L15	N60°06'11"E	138.11'

- #1 Frederick M. & Leondra L. Hauelsen  
1.85 ac. O.R. 365, pg. 1291
- #2 Michael E. & Cassie R. Palmer  
2.299 ac. O.R. 227, pg. 452
- #3 Laura Ann Francis  
1.539 ac. O.R. 109, pg. 611
- #4 Robert C. Godden, Kimberly K. Duncan  
2.605 ac. O.R. 369 pg. 403

**Legend**

- ◆ - Concrete post found
- ▲ - Stone found
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"
- - 5/8" Iron pin found
- ⊙ - 3/4" Iron pipe found
- ⊗ - Railroad spike found
- ⊕ - PK nail found
- ⊖ - 5" iron post found
- ⊗ - MAG nail set



**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*

3/01/23

Timothy L. Guider R.S. #7752 Date  
Guider Winkle Partners, Inc.  
19541 Delaware County Line Road  
Marysville, Ohio 43040  
(740)-666-8902  
Job#22324

**Legal Description**  
**85.270 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Fairfield Township, VMS 7055, and being part of Kimberly K. Duncan, Trustee's Parcel One Tract One 80.06 acre tract (PIN 0700236.005) and Parcel One Tract Two 18.65 acre tract (PIN 0700236.005) described in Official Record 398, page 2530, and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of the West Jefferson–Kiousville Road (45') with the Gerich Lilly Road (50');

Thence North 21°46'54" West 808.75 feet, following the centerline of West Jefferson-Kiousville Road, to a PK nail found;

Thence North 14°42'11" West 512.95 feet, continuing along the centerline of West Jefferson-Kiousville Road, to a MAG nail set in the west line of said 80.06 acre tract and marking the *point of beginning*;

Thence **North 14°40'44" West 763.15 feet**, following the centerline of West Jefferson-Kiousville Road and the west line of said 80.06 acre tract, to a PK nail found marking the southwest corner of Laura Ann Francis's 1.539 acre tract (O.R. 109, page 611);

Thence **North 68°34'18" East 3143.62 feet**, following the north line of said 80.06 acre tract, the south line of said 1.539 acre tract and the south line of Gantz Farms, LLC's 124.23 acre tract (O.R. 288, page 871), to a stone found east line of VMS 7055;

Thence **South 25°53'39" East 973.90 feet**, following the east line of said 80.06 acre tract, the east line of VMS 7055, the west line of said 124.23 acre tract and the west line of Casey M. Murphy Jr. Trustee's 68.96 acre tract (O.R. 324, page 1613) to a ¾" iron pipe found marking the northeast corner of Godden Addition No. 1 (Slide 705);

Thence **South 60°06'11" West 935.66 feet**, following the north line of said Godden Addition No. 1, to a ¾" iron pipe found marking the northwest corner of said Gooden Addition;

Thence **South 29°25'25" East 330.73 feet**, following the west line of said Godden Addition, passing at 305.73 feet a ¾" iron pipe found, to a MAG nail set in the centerline of Gerich Lilly Road;

Thence **South 60°06'11" West 60.00 feet**, following the centerline of Gerich Lilly Road and the south line of said 80.06 acre tract, to a railroad spike found marking the southeast corner of Tract 1 of Sidner's No. 1 Addition (Plat Book 2, page 151);

Thence **North 29°24'37" West 330.65 feet**, following the east line of said Tract 1, passing at 25.00 feet an iron pin set, to a ¾" iron pipe found marking the northeast corner of said Tract 1 and the southeast corner of said 18.65 acre tract;

Thence **South 60°09'28" West 2067.71 feet**, following the north line of said Sidner No. 1 Addition, to a 5/8" iron pin found marking the southeast corner of Robert C. Godden and Kimberly K. Duncan Trustees' 2.605 acre tract (O.R. 369, page 403);

Thence **North 23°58'18" West 332.10 feet**, following the east line of said 2.605 acre tract, to a 5/8" iron pin found marking the northeast corner of said 2.605 acre tract;

Thence **North 07°02'22" East 146.18 feet**, entering said 80.06 acre tract, to an iron pin set;

Thence **North 61°52'12" East 319.14 feet**, to an iron pin set;

Thence **North 23°41'04" West 168.26 feet**, to an iron pin set;

Thence **South 68°16'40" West 644.27 feet**, passing at 613.52 feet an iron pin set, to the **point of beginning**, containing **85.270 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 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 R.S. #7752  
Guider Winkle Partners, Inc.  
19541 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 3/1/23  
Job# 22324-85.270

**Legal Description**  
**29.812 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Fairfield Township, VMS 7055, and being part of Kimberly K. Duncan, Trustee's Parcel One Tract Three 50.025 acre tract (PIN 0700236.005-213) described in Official Record 398, page 2530, and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of Gerich Lilly Road (50') with the east line of VMS 7055;

Thence South 60°06'11" West 836.55 feet, following the centerline of Gerich Lilly Road, passing at 401.40 feet a MAG nail set marking the northeast corner of said 50.025 acre tract to a MAG nail set marking the **point of beginning**;

Thence **South 24°47'29" East 1921.41 feet**, crossing said 50.025 acre tract, passing at 25.00 feet an iron pin set to an iron pin set in the north line of Camp Chase Rail, LLC's 20.147 acre tract (O.R. 380, page 1410);

Thence **South 88°51'24" West 918.81 feet**, following the south line of said 50.025 acre tract and the north line of said 20.147 acre tract, to a concrete post found marking the southeast corner of Casey M. Murphy Jr. Trustee's 16.800 acre tract (O.R. 324, page 1618);

Thence **North 13°54'14" West 135.69 feet**, following the west line of said 50.025 acre tract and the east line of said 16.800 acre tract, to an iron pin set;

Thence **North 18°51'30" West 1364.82 feet**, following the west line of said 50.025 acre tract, the east line of said 16.800 acre tract and the east line of Rick D. and Helen M. Laney's 4.851 acre tract (O.R. 214, page 1574), passing at 801.95 feet and at 1343.56 feet  $\frac{3}{4}$ " iron pipes found, to a MAG nail set in the centerline of Gerich Lilly Road and the north line of said 50.025 acre tract;

Thence **North 59°54'43" East 539.73 feet**, following the centerline of Gerich Lilly Road and the north line of said 50.025 acre tract, to a railroad spike found marking the southeast corner of Sidner's No. 1 Addition (Plat Book 2, page 151);

Thence **North 60°06'11" East 138.11 feet**, following the centerline of Gerich Lilly Road and the north line of said 50.025 acre tract, to the **point of beginning**, containing **29.812 acres**, more or less with 20.704 acres in VMS 5280 and 9.108 acres in VMS 7055. 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.



Date: 3/1/23  
Job# 22324-29.812  
(740)666-8902

Marysville, Ohio 43040

**Legal Description**  
**20.257 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Fairfield Township, VMS 7055, VMS 5280 and being part of Kimberly K. Duncan, Trustee's Parcel One Tract Three 50.025 acre tract (PIN 0700236.005-213) described in Official Record 398, page 2530, and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of the Gerich Lilly Road with the east line of VMS 7055;

Thence South 60°06'11" West 401.40 feet, following the centerline of Gerich Lilly Road, to a MAG nail set marking the northeast corner of said 50.025 acre tract and marking the northwest corner of Stephanie R. Rothaug's 4.7635 acre tract (O.R. 255, page 858) and marking the **point of beginning**;


Thence **South 24°47'29" East 2149.95 feet**, following the east line of said 50.025 acre tract, the west line of said 4.7635 acre tract, the west line Stephanie R. Rothaug's 58.434 acre tract (O.R. 255, page 858), passing at 25.00 feet an iron pin set, to an iron pin set in the north line of Camp Chase Rail, LLC's 20.147 acre tract (O.R. 380, page 1410);

Thence **South 88°51'24" West 473.19 feet**, following the south line of said 50.025 acre tract, to an iron pin set;

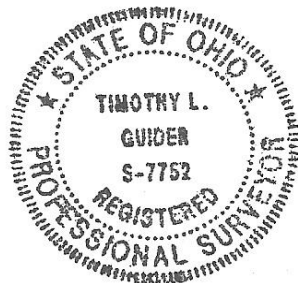
Thence **North 24°47'29" West 1921.41 feet**, crossing said 50.025 acre tract, passing at 1896.41 feet an iron pin set, to a MAG nail set in the centerline of Gerich Lilly Road and the north line of said 50.025 acre tract;

Thence **North 60°06'11" East 435.18 feet**, following the centerline of Gerich Lilly Road and the north line of said 50.025 acre tract, to the **point of beginning**, containing **20.257 acres**, more or less with 0.314 acres in VMS 5280 and 19.943 acres in VMS 7055. 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 R.S. #7752  
Guider Winkle Partners, Inc.  
19541 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 3/1/23  
Job# 22324-20.257

**Legal Description**  
**4.000 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Fairfield Township, VMS 7055, and being part of Kimberly K. Duncan, Trustee's Parcel One Tract One 80.06 acre tract (PIN 0700236.005) described in Official Record 398, page 2530, and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of West Jefferson– Kiousville Road (45') with Gerich Lilly Road (50');

Thence North 21°46'54" West 808.75 feet, following the centerline of West Jefferson- Kiousville Road, to a PK nail found;

Thence North 14°42'11" West 158.90 feet, continuing along the centerline of West Jefferson- Kiousville Road, to a railroad spike found in the west line of said 80.06 acre tract and marking the **point of beginning**;

Thence **North 14°40'44" West 354.05 feet**, following the centerline of West Jefferson- Kiousville Road and the west line of said 80.06 acre tract, to a MAG nail set;

Thence **North 68°16'40" East 644.27 feet**, departing from the centerline of West Jefferson- Kiousville Road, entering said 80.06 acre tract, passing at 30.75 feet an iron pins et, to an iron pin set;

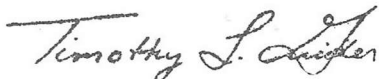
Thence **South 23°41'04" East 168.26 feet**, to an iron pin set;

Thence **South 61°52'12" West 319.14 feet**, to an iron pin set;

Thence **South 07°02'22" West 146.18 feet**, to a 5/8" iron pin found marking the northeast corner of Robert C. Godden and Kimberly K. Duncan's 2.605 acre tract (O.R. 369, page 403);

Thence **South 64°38'24" West 306.57 feet**, following the north line of said 2.605 acre tract, passing at 287.43 feet a 5/8" iron pin found, to the **point of beginning**, containing **4.000 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 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 R.S. #7752  
Guider Winkle Partners, Inc.  
19541 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 3/1/23  
Job# 22324-4.000

**Legal Description**  
**2.000 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Fairfield Township, VMS 8083, VMS 10698, and being part of Kimberly K. Duncan Trustee's 76.24 acre tract described in Official Record 398, page 2530 (PIN 07-00237.000), and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of the West Jefferson-Kiousville Road (45') with the Gerich Lilly Road (50');

Thence North 21°46'54" West 808.75 feet, following the centerline of West Jefferson- Kiousville Road, to a PK nail found;

Thence North 14°42'11" West 445.10 feet, continuing along the centerline of West Jefferson-Kiousville Road, to a MAG nail set in the east line of said 76.24 acre tract and marking the **point of beginning**;

Thence **South 76°07'31" West 352.36 feet**, departing from the centerline of West Jefferson-Kiousville Road, passing at 30.00 feet an iron pin set, to an iron pin set;

Thence **North 08°09'02" West 272.78 feet**, to an iron pin set;

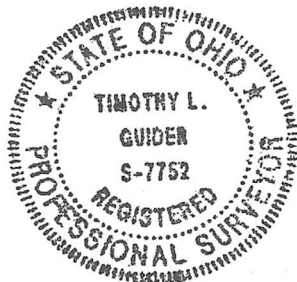
Thence **North 80°54'12" East 322.85 feet**, passing at 292.85 feet an iron pin set, to a MAG nail set in the centerline of West Jefferson- Kiousville Road and the east line of said 76.24 acre tract;

Thence **South 14°40'44" East 244.55 feet**, following the centerline of West Jefferson- Kiousville Road and the east line of said 76.24 acre tract, to the **point of beginning**, containing **2.000 acres** more or less with 0.116 acres in VMS 10689 and 1.884 acres in VMS 8083. 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 R.S. #7752  
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19541 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 3/1/23  
Job# 22324-2.000



## Legal Description

**73.715 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Fairfield Township, VMS 8083, VMS 10698, and being part of Kimberly K. Duncan Trustee's 76.24 acre tract described in Official Record 398, page 2530 (PIN 07-00237.000 ), and being more particularly described as follows:

Commencing at a railroad spike found marking the intersection of West Jefferson–Kiousville Road (45') with Gerich Lilly Road (50');

Thence North 21°46'54" West 808.75 feet, following the centerline of West Jefferson- Kiousville Road, to a PK nail found;

Thence North 14°42'11" West 1.60 feet, continuing along the centerline of West Jefferson- Kiousville Road, to a MAG nail set marking the southeast corner of said 76.24 acre tract, the northeast corner of Frederick M. and Leondra L. Haueisen's 1.85 acre tract (O.R. 365, page 422) and marking the *point of beginning*;

Thence **South 68°22'09" West 2043.34 feet**, following the south line said 76.24 acre tract, the north line of said 1.85 acre tract and the north line of Kathleen F. Bell Trustee's 33.176 acre tract (O.R. 365, page 1291), passing at 23.52 feet a 5/8" iron pipe found, to an iron pin set in the east line of Robert C. and Jean D. Godden Trustees' 123.353 acre tract (O.R. 307, page 2125);

Thence **North 04°22'10" East 1866.65 feet**, following the west line of said 76.24 acre tract and the east line of said 123.353 acre tract, to a ¾" iron pipe found in the south line of VMS 10698 and a southeast corner of Walter L. Kuhlwein Trustee's 75.212 acre tract (O.R. 214, page 1259);

Thence **North 02°14'37" East 654.24 feet**, following the west line of said 76.24 acre tract and the east line of said 75.212 acre tract, to a ¾" iron pipe found;

Thence **South 81°37'27" East 1336.40 feet**, following the north line of said 76.24 acre tract, passing at 1001.40 feet a ¾" iron pipe found marking the southwest corner of Michael E. and Cassie R. Palmer's 2.299 acre tract (O.R. 227, page 452) and passing at 1303.84 feet a ¾" iron pipe found, to a MAG nail set in the centerline West Jefferson- Kiousville Road;

Thence **South 14°30'52" East 345.20 feet**, following the centerline of West Jefferson- Kiousville Road and the east line of said 76.24 acre tract, to a PK nail found;

Thence **South 14°40'44" East 586.43 feet**, following the centerline of West Jefferson- Kiousville Road and the east line of said 76.24 acre tract, to a MAG nail set;

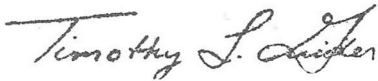
Thence **South 80°54'12" West 322.85 feet**, entering said 76.24 acre tract, passing at 30.00 feet an iron pin set, to an iron pin set;

Thence **South 08°09'02" East 272.78 feet**, to an iron pin set;

Thence **North 76°07'31" East 352.36 feet**, passing at 322.36 feet an iron pin set, to a MAG nail set in the centerline of West Jefferson- Kiousville Road and the east line of said 76.24 acre tract;

Thence **South 14°40'44" East 443.50 feet**, following the centerline of West Jefferson- Kiousville Road and the east line of said 76.24 acre tract, to the **point of beginning**, containing **73.715 acres**, more or less with 47.473 acres in VMS 8083 and 26.242 acres in VMS 10698. 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 R.S. #7752  
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19541 Delaware County Line Rd.  
Marysville, Ohio 43040  
(740)666-8902



Date: 3/1/23  
Job# 22330-73.715