





19541 Delaware County Line Road, Marysville, OH 43040

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

**Legal Description**

**0.402 acres**

The following described tract of land is situated in the State of Ohio, Madison County, Village of Plain City, part of Lot 45 Bigelow's 2<sup>nd</sup> Addition, Plat Book 1, page 28 and 29, being all of Baerenburg, Ltd's tract described in Official Record 377, page 448 (Parcel Numbers 04-00164.000 and 04-00165.000) and the eastern portion of Lot 45 that has been used for street purposes and being more particularly described as follows:

**Beginning** at a MAG nail set marking the intersection of the south line of West Main Street (60') with the west line of Chillicothe Street (60') and the northeast corner of Lot 45 and said Baerenburg, Ltd.'s tract;

Thence **South 19°31'31" East 76.65 feet**, following the west line of Chillicothe Street and the east line of Lot 45 and the east line of Baerenburg, Ltd's tract, to a MAG nail set;

Thence **South 05°42'55" West 95.81 feet**, following the west line of Chillicothe Street, the east line of Lot 45 and said Baerenburg, Ltd's tract, to a MAG nail set in the north line of Bigelow Street (40');

Thence **North 84°01'41" West 148.50 feet**, following the north line of Bigelow Street and the south line of said Baerenburg, Ltd's tract, to a ¾" iron pipe found in the east line of an alley (20');

Thence **North 05°49'28" East 35.00 feet**, following the east line of said alley and the west line of said Baerenburg, Ltd's tract, to a MAG nail found marking the southwest corner of Baerenburg, Ltd's tract (O.R. 267, page 1425);

Thence **South 84°03'00" East 45.00 feet**, following north line of said Baerenburg, Ltd's tract and the south line of said Baerenburg, Ltd's tract, to a MAG nail set;

Thence **North 05°49'28" East 130.00 feet**, following the west line of said Baerenburg, Ltd's tract and the east line of said Baerenburg, Ltd's tract, passing at 120.28 feet a 5/8" iron pin found, to a point in the south line of West Main Street (60') and the north line of Lot 45;

Thence **South 84°01'31" East 70.50 feet**, following the south line of West Main Street and the north line of Lot 45 and the north line of said Baerenburg, Ltd's tract, to the **point of beginning**, containing **0.402 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 July 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 North Zone, NAD83.

Timothy L. Guider R.S. #7752



Date: 7/7/23  
Job #23117-0.402