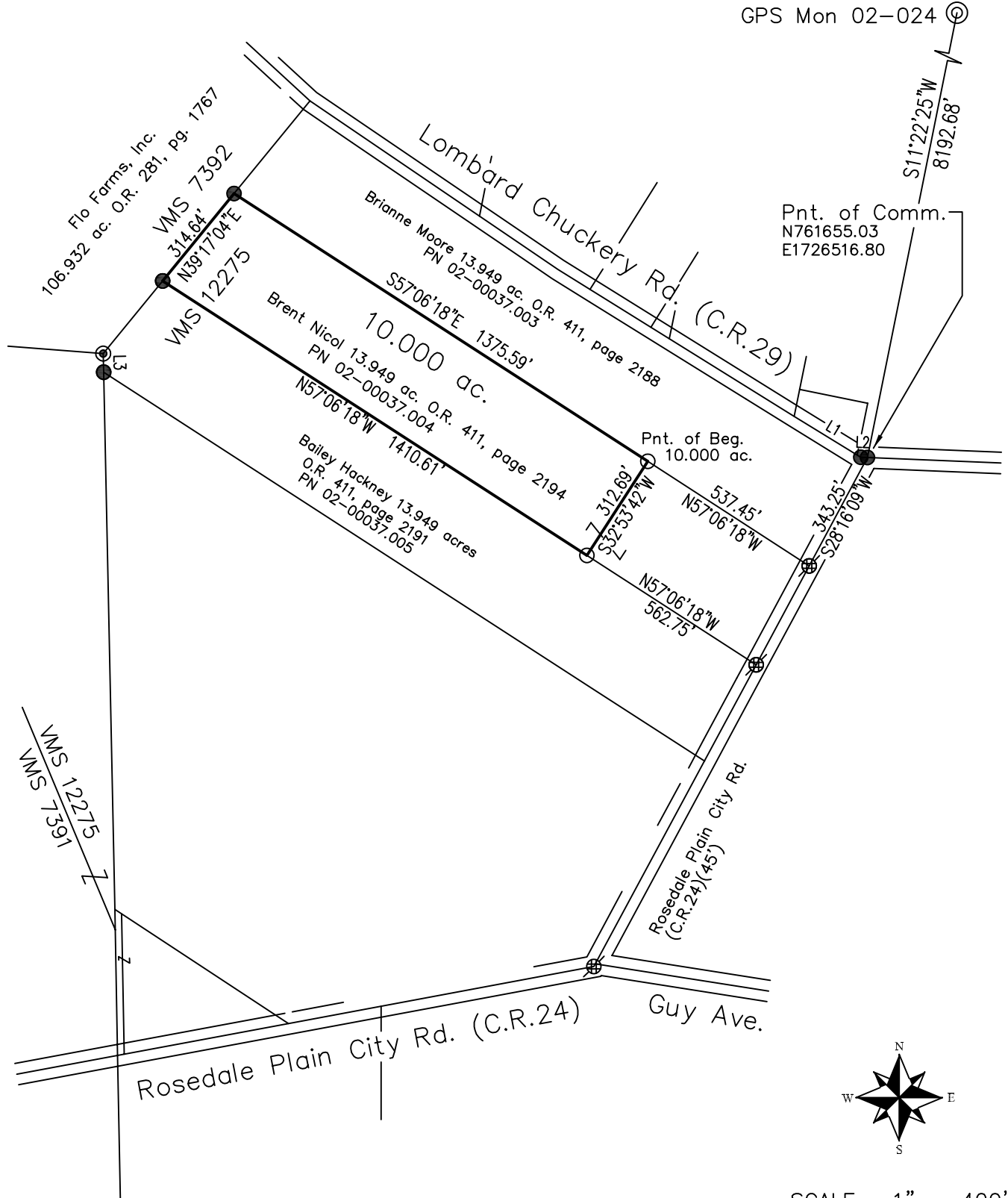


Plat of Survey

Guider Winkle Partners, Inc.

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

GPS Mon 02-024



Legend

- ⊕ - 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

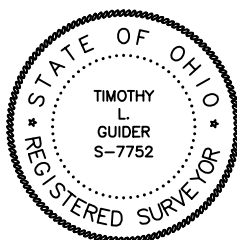


LINE	BEARING	DISTANCE
L1	S58°23'05"E	217.98'
L2	S87°42'12"E	19.07'
L3	N01°12'07"W	51.84'

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

12/27/23

Date

Job#23217

Legal Description
10.000 acres

The following described tract of land is situated in the State of Ohio, Madison County, Darby Township, VMS 12275, being part of Brent Nicol's 13.949 acre tract described in Official Record 411, page 2194 (PN 02-00037.004) 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);

Thence South 28°16'09" West 343.25 feet, following the centerline of Rosedale Plain City Road, to a MAG nail found marking the northeast corner of said Nicol tract and the southeast corner of Brianne Moore's 13.949 acre tract (O.R. 411, page 2188);

Thence North 57°06'18" West 537.45 feet, following the north line of said Nicol tract and the south line of said Moore tract, to an iron pin set marking the **point of beginning**;

Thence **South 32°53'42" West 312.69 feet**, crossing said Nicol tract, to an iron pin set in the north line of Bailey Hackney's 13.949 acre tract (O.R. 411, page 2191);

Thence **North 57°06'18" West 1410.61 feet**, following the south line of said Nicol tract and the north line of said Hackney tract, to a 5/8" iron pin found in the east line of Flo Farms Inc.'s 106.932 acre tract (O.R. 281, page 1761) and in the north line of VMS 12275;

Thence **North 39°17'04" East 314.64 feet**, following the north line of said Nicol tract, the north line of VMS 12275, and the south line of said 106.932 acre tract to a 5/8" iron pin found marking the southwest corner of said Moore tract;

Thence **South 57°06'18" East 1375.59 feet**, following the north line of said Nicol tract and the south line of said Moore tract, to the **point of beginning**, containing **10.000 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 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: 12/27/23
Job# 23217-10.000