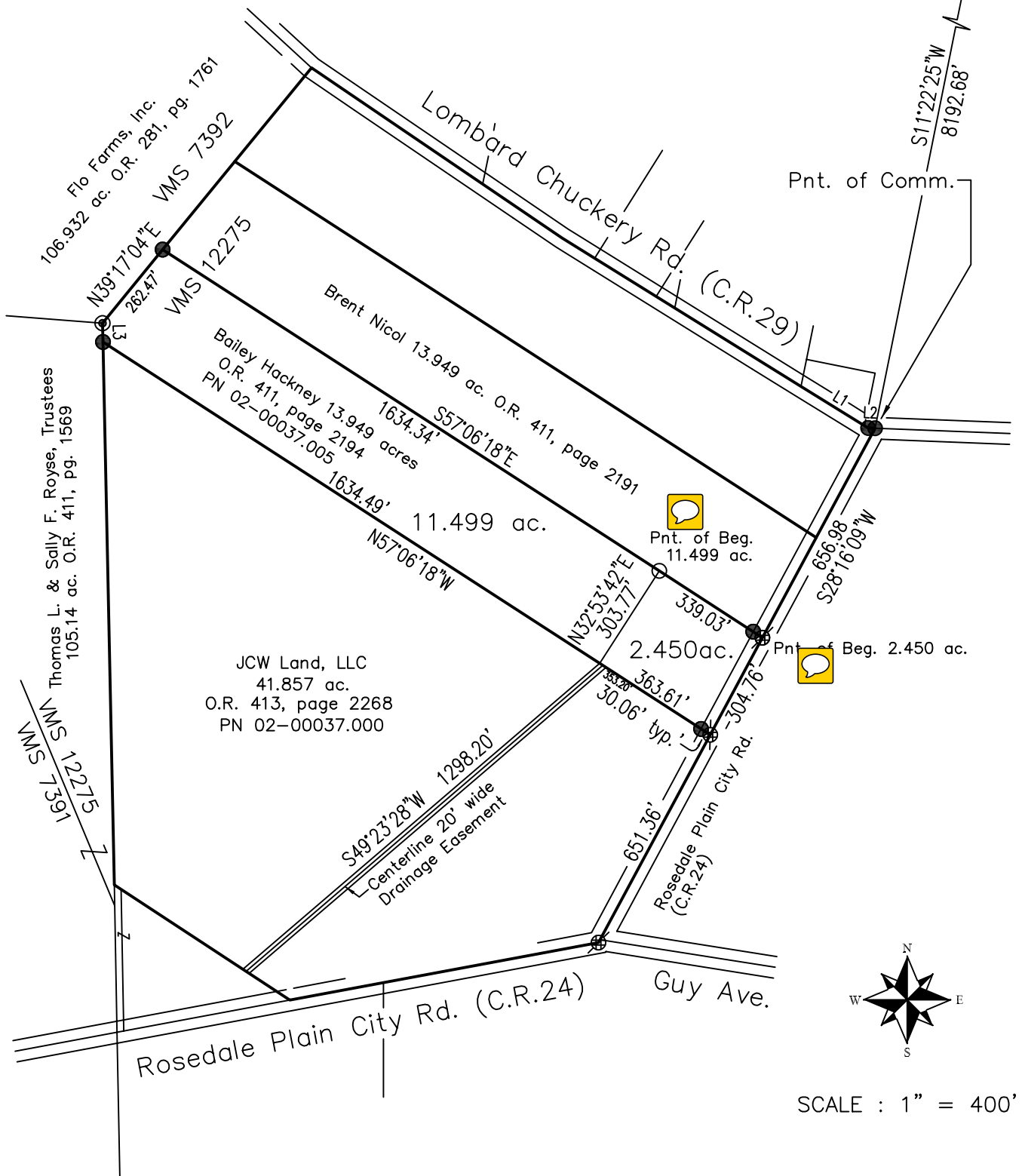


Plat of Survey

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

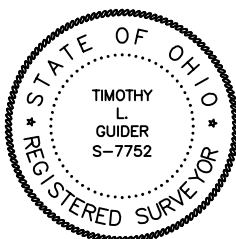


| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S58°23'05"E | 217.98' |
| L2 | S87°42'12"E | 19.07' |
| L3 | N01°12'07"W | 51.84' |

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

9/20/23
Date

Job#23165

Legal Description
2.450 acres

The following described tract of land is situated in the State of Ohio, Madison County, Darby Township, VMS 12275, being part of Bailey Hackney's 13.949 acre tract described in Official Record 411, page 2194 (PN 02-00037.005) 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 656.98 feet, following the centerline of Rosedale Plain City Road, to a MAG nail found marking the northeast corner of said 13.949 acre tract and 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 13.949 acre tract, to a MAG nail found marking the northeast corner of JCW Land LLC's 41.857 acre tract;

Thence **North 57°06'18" West 363.61 feet**, following the south line of said 13.949 acre tract and the north line of said 41.857 acre tract, passing at 30.06 feet a 5/8" iron pin found, to an iron pin set;

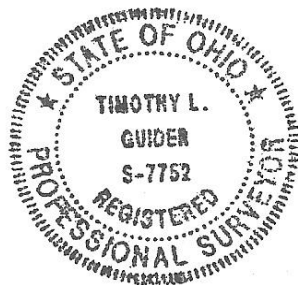
Thence **North 32°53'42" East 303.77 feet**, crossing said 13.949 acre tract, to an iron pin set in the north line of said 13.949 acre tract and the south line of Brent Nicol's 13.949 acre tract (O.R. 411, page 2191);

Thence **South 57°06'18" East 339.03 feet**, following the north line of said Hackney tract and the south line of said Nicol tract, passing at 308.97 feet a 5/8" iron pin found, to the **point of beginning**, containing **2.450 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 September 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: 9/20/23
Job# 23165-2.450

Legal Description
11.499 acres

The following described tract of land is situated in the State of Ohio, Madison County, Darby Township, VMS 12275, being part of Bailey Hackney's 13.949 acre tract described in Official Record 411, page 2194 (PN 02-00037.005) 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 656.98 feet, following the centerline of Rosedale Plain City Road, to a MAG nail found marking the northeast corner of said 13.949 acre tract and the southeast corner of Brent Nicol's 13.949 acre tract (O.R. 411, page 2191);

Thence North 57°06'18" West 339.03 feet, following the north line of said Hackney tract and the south line of said Nicol tract, to an iron pin set marking the **point of beginning**;

Thence **South 32°53'42" West 303.77 feet**, crossing said Hackney tract, to an iron pin set in the north line of JCW Land LLC's 41.857 acre tract (O.R. 413, page 2268);

Thence **North 57°06'18" West 1634.49 feet**, following the south line of said Hackney tract and the north line of said 41.857 acre tract, to a 5/8" iron pin found in the east line of Thomas L. and Sally F. Royse Trustees' 105.14 acre tract (O.R. 411, page 1569);

Thence **North 01°12'07" West 51.84 feet**, following the west line of said Hackney tract and the east line of said 105.14 acre tract, to a 3/4" iron pipe found marking the southwest corner 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 262.47 feet**, following the north line of said Hackney tract, the south line of said 106.932 acre tract and the north line of VMS 12275, to a 5/8" iron pin found marking the southwest corner of said Nicol tract;

Thence **South 57°06'18" East 1634.34 feet**, following the north line of said Hackney tract and the south line of said Nicol tract, to the **point of beginning**, containing **11.499 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 September 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
(740)666-8902



Date: 9/20/23
Job# 23165-11.499

Legal Description
20' wide drainage easement

The following described 20 foot wide drainage easement is situated in the State of Ohio, Madison County, Darby Township, VMS 12275, being part of JCW Land, LLC's 41.857 acre tract described in Official Record 413, page 2268 (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);

Thence South 28°16'09" West 961.74 feet, following the centerline of Rosedale Plain City Road, to a MAG nail found marking the southeast corner of Bailey Hackney's 13.949 acre tract (O.R. 411, page 2194) and the northeast corner of said 41.857 acre tract;

Thence North 57°06'18" West 353.20 feet, following the south line of said 13.494 tract and the north line of said 41.857 acre tract, to the **point of beginning** of the centerline of said 20' wide drainage easement;

Thence **South 49°23'38" West 1298.20 feet**, following the centerline of said 20' wide drainage easement, to the **point of termination** in the south line of said 41.857 acre tract. 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 September 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.



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Date: 9/20/23
Job#23165-drainageeasement