

5-1-2023



19541 Delaware County Line Road, Marysville, OH 43040
Phone: 740-666-8902 www.guidewinkle.com

Legal Description
11.423 acres

The following described tract of land is situated in the State of Ohio, Logan County, Jefferson Township, VMS 3438, being part of Charles A. Miller's 75.5 acre tract described in Official Record 1412, page 337 and Deed Volume 313, page 587 and being more particularly described as follows:

Beginning at a MAG nail set marking the intersection of the centerline of Township Road 135 (60') with the north line of VMS 3438 and the south line of VMS 3327 and marking the northeast corner of said 75.5 acre tract;

Thence **South 20°02'34" West 2.77 feet**, following the centerline of Township Road 135 and the east line of said 75.5 acre tract to a MAG nail set (Sta. 29+28.5);

Thence **South 01°48'23" East 616.58 feet** following the centerline of Township Road 135 and the east line of said 75.5 acre tract, to a MAG nail set;

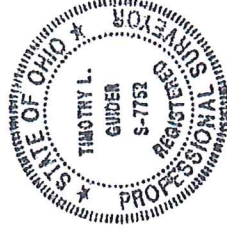
Thence **North 82°00'20" West 987.08 feet**, departing from the centerline of Township Road 135, entering said 75.5 acre tract, passing at 30.45 feet an iron pin set, to an iron pin set;

Thence **North 04°18'49" West 396.39 feet**, to an iron pin set in the north line of said 75.5 acre tract, the north line of VMS 3438, the south line of VMS 3327 and the south line of Rodney and Susan Allen's 56.623 acre tract (O.R. 857, page 573);

Thence **North 85°00'38" East 992.58 feet**, following north line of said 75.5 acre tract, the north line of VMS 3438, the south line of VMS 3327 and the south line of said 56.623 acre tract, passing at 962.53 feet a 5/8" iron pin found, to the *point of beginning*, containing **11.423 acres**, more or less, with 0.417 acres within the road right of way. 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 April 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.

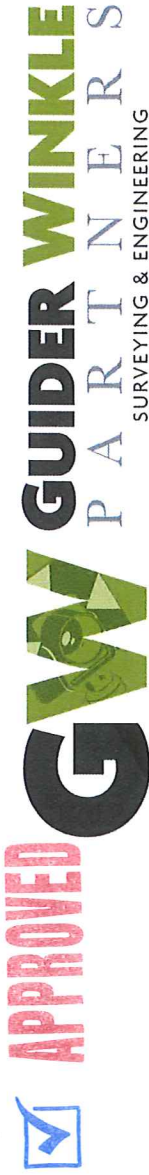
Timothy L. Guider R.S. #7752



Date: 4/10/23
Job #23037-11.423

INDEXED ON MAP
9752

5-1-2023



19541 Delaware County Line Road, Marysville, OH 43040
 Phone: 740-666-8902 www.guidewinkle.com

Legal Description
Ingress-Egress Easement

The following described ingress-egress easement is situated in the State of Ohio, Logan County, Jefferson Township, VMS 3438, being part of Charles A. Miller's 75.5 acre tract described in Official Record 1412, page 337 and Deed Volume 313, page 587 and being more particularly described as follows:

Commencing at a MAG nail set marking the intersection of the centerline of Township Road 135 (60') with the north line of VMS 3438 and the south line of VMS 3327 and marking the northeast corner of said 75.5 acre tract;

Thence South 20°02'34" West 2.77 feet, following the centerline of Township Road 135 and the east line of said 75.5 acre tract to a MAG nail set (Sta. 29+28.5);

Thence South 01°48'23" East 565.58 feet, following the centerline of Township Road 135 and the east line of said 75.5 acre tract, to the *point of beginning*;

Thence **South 01°48'23" East 51.00 feet**, following the centerline of Township Road 135 and the east line of said 75.5 acre tract, to a MAG nail set;

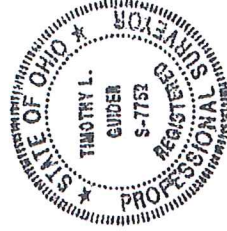
Thence **North 82°00'20" West 299.75 feet**, departing from the centerline of Township Road 135, entering said 75.5 acre tract, passing at 30.45 feet an iron pin set, to a point;

Thence **North 88°11'37" East 295.35 feet**, to the *point of beginning*. 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 April 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

Timothy L. Guider R.S. #7752



Date: 4/10/23

Job# 23037-ingress-egress easement

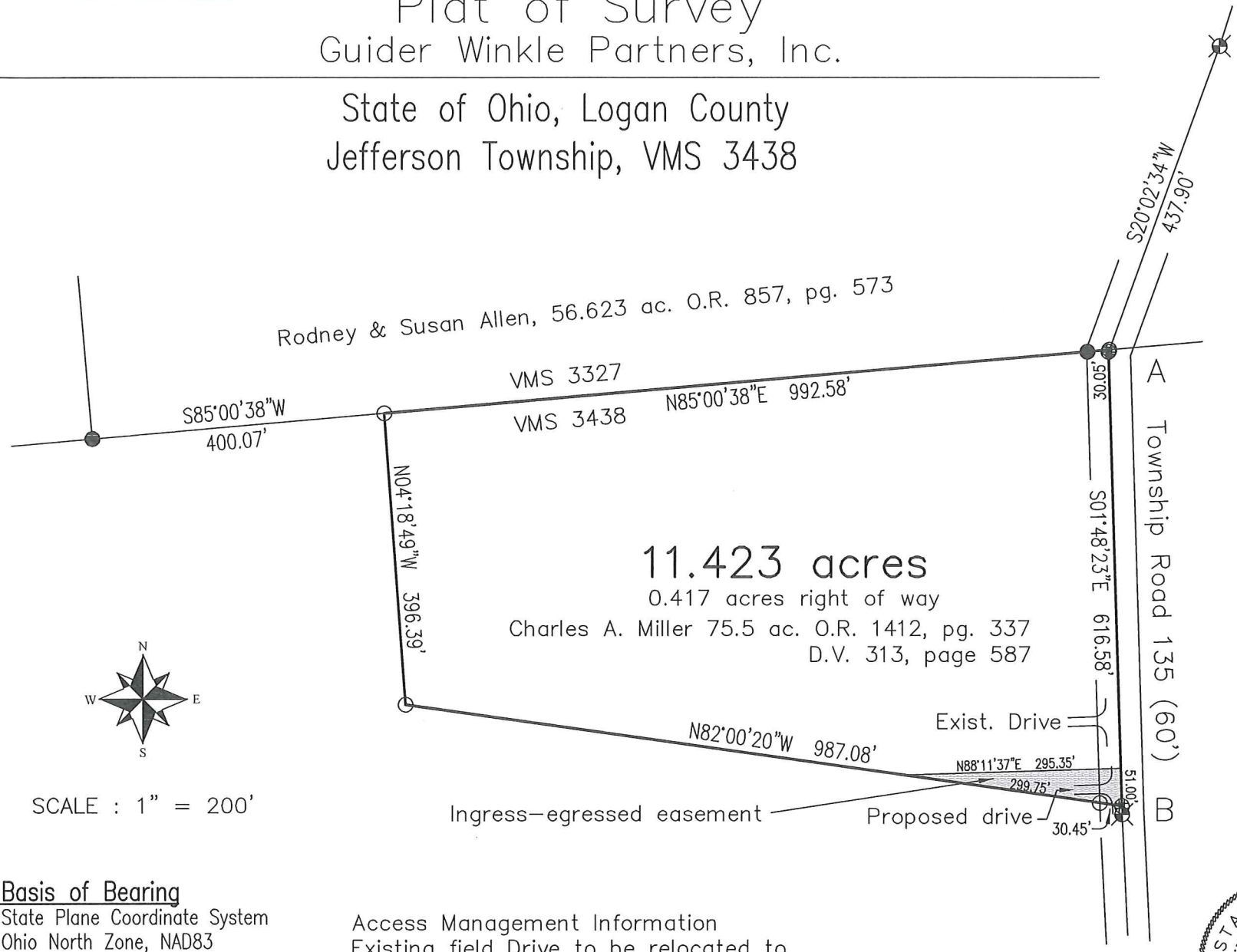
INDEXED ON MAP
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APPROVED

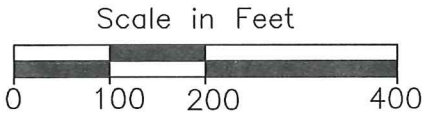
Plat of Survey Guider Winkle Partners, Inc.

State of Ohio, Logan County
Jefferson Township, VMS 3438



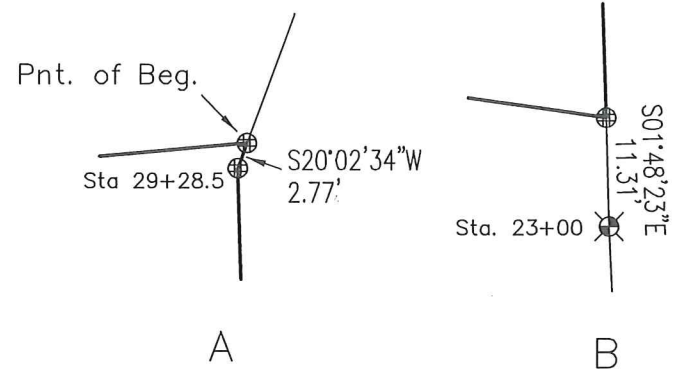
SCALE : 1" = 200'

Basis of Bearing
State Plane Coordinate System
Ohio North Zone, NAD83



Access Management Information
Existing field Drive to be relocated to proposed driveway location
Site distance from proposed driveway is 495' both directions. No other driveways within 500' on west side of TR 135

INDEXED ON MAP
9752



Legend

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

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

4/10/23

Date



Job#23037