



19541 Delaware County Line Road, Marysville, OH 43040  
 Phone: 740-666-8902 [www.guidewinkle.com](http://www.guidewinkle.com)

**Legal Description**  
**51.293 acres**

The following described tract of land is situated in the State of Ohio, Logan County, Bloomfield Township, Section 26, Town 2 South, Range 8 East, being part of VelDale Acres LLC's 95.12 acre Tract I (being part of the 75 acre tract, all of the remainder of the 14.95 acre tract, all of the 0.50 acre tract, all of the 4.67 acre tract and all of the 0.60 acre tract) described in Official Record 1341, page 418, and being more particularly described as follows:

Commencing at a 1" iron pin found marking the intersection of County Road 59 with the centerline of County Road 21 (60');

Thence South 00°16'31" East 1823.28 feet, following the centerline of County Road 21, to an iron pin set at Station 153+13 (F.B. 572, page 15);

Thence South 29°52'40" West 978.23 feet, following the centerline of County Road 21, to an iron pin set marking the northeast corner of said 0.50 acre tract, the southeast corner of FRD Knief LLC's 104.00 acre tract (O.R. 734, page 591) and marking the *point of beginning*;

Thence **South 29°52'40" West 37.77 feet**, following the centerline of County Road 21 and the east line of said 0.5 acre and 0.60 acre tracts, to an iron pin set at Station 142+97 (F.B. 572, page 15) marking the northeast corner of WIZ Holdings LLC's Parcel V 28.27 acre Tract 1 (O.R. 1418, page 3271);

Thence **North 89°14'25" West 1593.23 feet**, following the south line of said 0.60 acre tract and the north line of said 28.27 acre tract, to an iron pin set;

Thence **South 00°35'49" West 749.18 feet**, following the east line of said 4.67 acre tract and the west line of said 28.27 acre tract, to an 8" cedar post found in the north line of WIZ Holdings LLC's 59.95 acre Parcel II (O.R. 1418, page 3271);

Thence **South 89°13'58" West 1088.65 feet**, following the south line of said 4.67 acre tract, the remainder of said 14.95 acre tract and the north line of said 59.95 acre tract, to an iron pin set in the east line of Steven Mark Hammond's 37.689 acre tract (O.R. 1299, page 70);

Thence **North 00°28'56" East 514.48 feet**, following the west line of the remainder of said 14.95 acre tract and the east line of said 37.689 acre tract, to a 5/8" iron pin found in the south line of Beth A. Overs Trustee and John E. Shroyer Trustee's 57.575 acre tract Parcel 1, Tract 1 (O.R. 1065, page 691);

Thence **South 89°45'47" East 96.43 feet**, following a north line of the remainder of said 14.95 acre tract and the south line of said 57.575 acre tract, to a 5/8" iron pin found;

Thence **North 00°07'40" East 1377.99 feet**, following the west line of the remainder of said 14.95 acre tract, the west line of said 75 acre tract and the east line of said 57.575 acre tract, to an iron pin set;

Thence **South 89°49'28" East 1232.57 feet**, crossing said 75 acre tract, passing at 1231.57 feet an iron pin set to a point in a 24" Walnut tree in the east line of said 75 acre tract, the west line of said 104.00 acre tract and in the north/south half section line of Section 26;

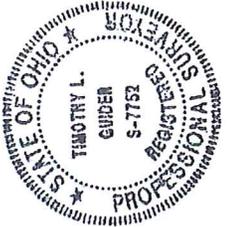
Thence **South 00°05'04" West 1094.72 feet**, following the east line of said 75 acre tract, the west line of said 104.51 acre tract and the north/south half section line, to an iron pin set;

Thence South 89°14'26" East 1373.60 feet, following the north line of said 0.5 acre tract and the south line of said 104.51 acre tract, to the *point of beginning*, containing **51.293 acres**, more or less, having 0.026 acres within the road right of way. Said 51.293 acres is comprised of 31.276 acres from said 75 acre tract, 0.518 acre from said 0.50 acre tract, 0.605 acres from said 0.60 acre tract, 4.388 acres from said 4.67 acre tract and 14.506 acres from the remainder of said 14.95 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 July 2025 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: 7/30/25  
Job 25123-51.293

INDEXED ON MAP  
8935

# Plat of Survey

## Guider Winkle Partners, Inc.

State of Ohio, Logan County  
 Bloomfield Township, Section 26  
 Town 2 South, Range 8 East

### Legend

- ⊗ - 24" Walnut Tree
- ⊙ - 8" Cedar post found
- ⊕ - MAG nail found
- ⊗ - Railroad spike found
- - Iron pin found, Size as noted
- - 5/8" x 30" Iron pin set with cap marked "GUIDER S 7752"

### Basis of Bearing

State Plane Coordinate System  
 Ohio North Zone, NAD83

Access Management Information  
 C.R. 21 is a local Road  
 Minimum driveway spacing is 250'  
 Minimum site distance is 495'  
 existing driveway on C.R. 21

### Surveyor's Certification

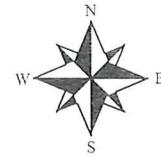
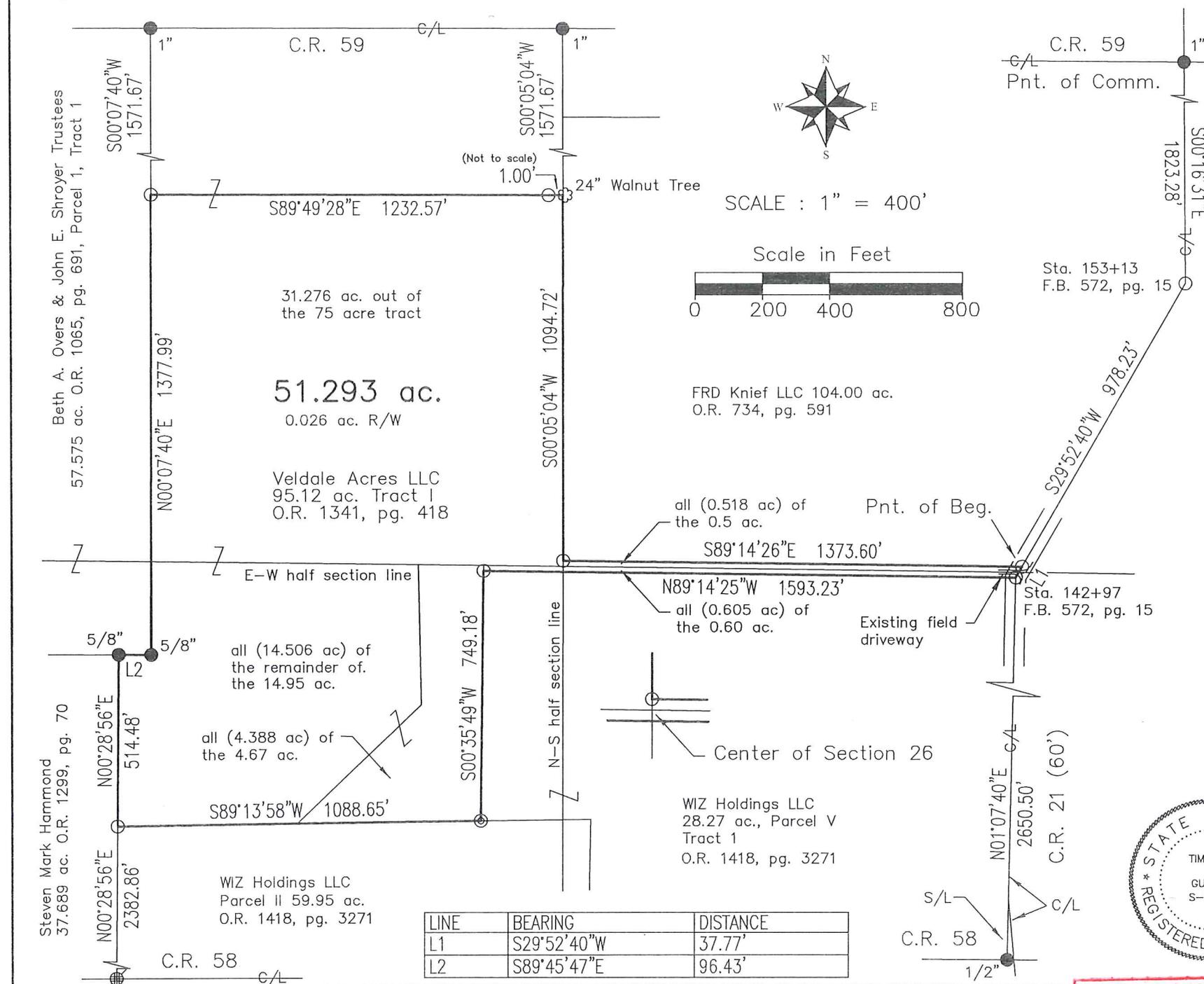
I hereby certify that this plat is an accurate representation of a field survey made by me and is correct to the best of my knowledge.

*Timothy L. Guider*

7/30/25

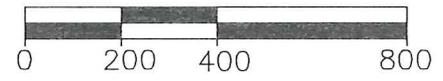
Timothy L. Guider R.S. #7752  
 Guider Winkle Partners, Inc.  
 19541 Delaware County Line Road  
 Marysville, Ohio 43040  
 (740)-816-0886

Job#25123

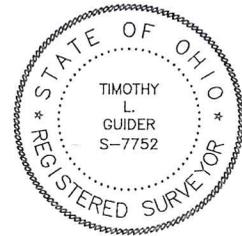


SCALE : 1" = 400'

Scale in Feet



| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S29°52'40"W | 37.77'   |
| L2   | S89°45'47"E | 96.43'   |



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 8935