

8-12-23
 **APPROVED**



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

Legal Description
43.571 acres

The following described tract of land is situated in the State of Ohio, Logan County, Bloomfield Township, Northeast ¼ Section 29, Town 7 South, Range 8 East, being part of Emily M. Davis' 40 acre Tract I and Tract II described in Official Record 947, page 389 and Official Record 557, page 623, and being more particularly described as follows:

Commencing at a 1" iron pin found marking the intersection of County Road 60 with the centerline of Township Road 53 (60');

Thence South 00°36'44" West 1096.11 feet, following the centerline of T.R. 53, to a 1" iron pin found at Station 84+00 (F.B. 657, page 45);

Thence South 00°17'52" West 3057.12 feet, following the centerline of T.R. 53, to a MAG nail set marking the west line of said Tract I, the centerline of Brandywine Creek and the **point of beginning**;

Thence entering said Tract I, crossing said Tract II and following the centerline of Brandywine Creek the following courses;

North 59°20'22" East 739.75 feet, to a point;

South 86°35'28" East 451.39 feet, to a point;

South 48°16'21" East 316.18 feet, to a point in the west line of VelDale Acres LLC's 41.369 acre Tract III (O.R. 1341, page 418);

Thence **South 00°19'04" West 1325.02 feet**, following the east line of said Tract I and the west line of said 41.369 acre tract, passing at 43.59 feet an iron pin set, to an iron pin set marking the northeast corner of Richard A. Cron Trustee and Sheila M. Cron Trustee's 36.5 acre tract (O.R. 460, page 563, O.R. 460, page 570);

Thence **North 89°19'20" West 1321.72 feet**, following the south line of said Tract I and the north line of said 36.5 acre tract, passing at 1304.72 feet a 6" I-beam post found, to a 1" iron pin found in the centerline of Township Road 53;

Thence **North 00°17'52" East 1169.42 feet**, following the centerline of Township Road 53 and the west line of said Tract I, to the **point of beginning**, containing **43.571 acres**, more or less with 3.855 acres out of said Tract II and 39.716 acres out of Tract I and 0.811 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 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



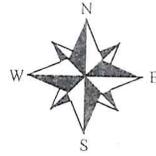
INDEXED ON MAP
9/10/25

Date: 7/30/25
Job 25124-43.571

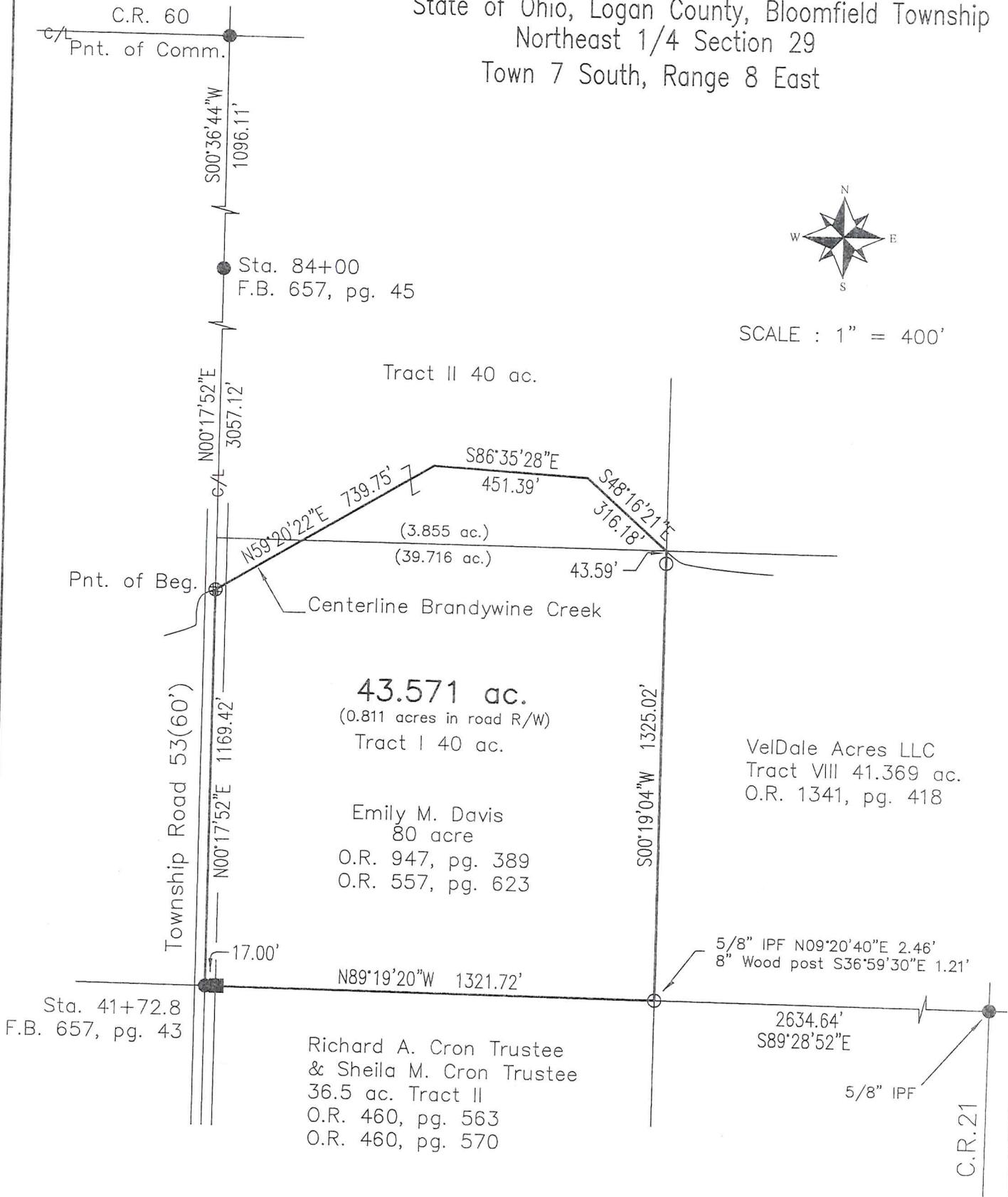
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Plat of Survey Guider Winkle Partners, Inc.

State of Ohio, Logan County, Bloomfield Township
Northeast 1/4 Section 29
Town 7 South, Range 8 East



SCALE : 1" = 400'



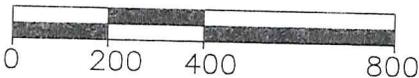
Legend

- - 6" I-beam post found
- ⊕ - MAG nail set
- - 1" Iron pin found, or 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

Scale in Feet

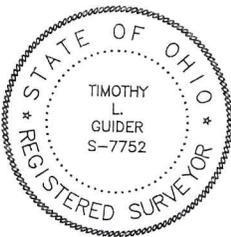


Access Management

T.R. 53 is a local road
minimum driveway spacing is 250'
Minimum site distance is 495'
No planned driveway at this time.

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)-816-0886

7/30/25

Date

INDEXED ON MAP
9163

Job#25124