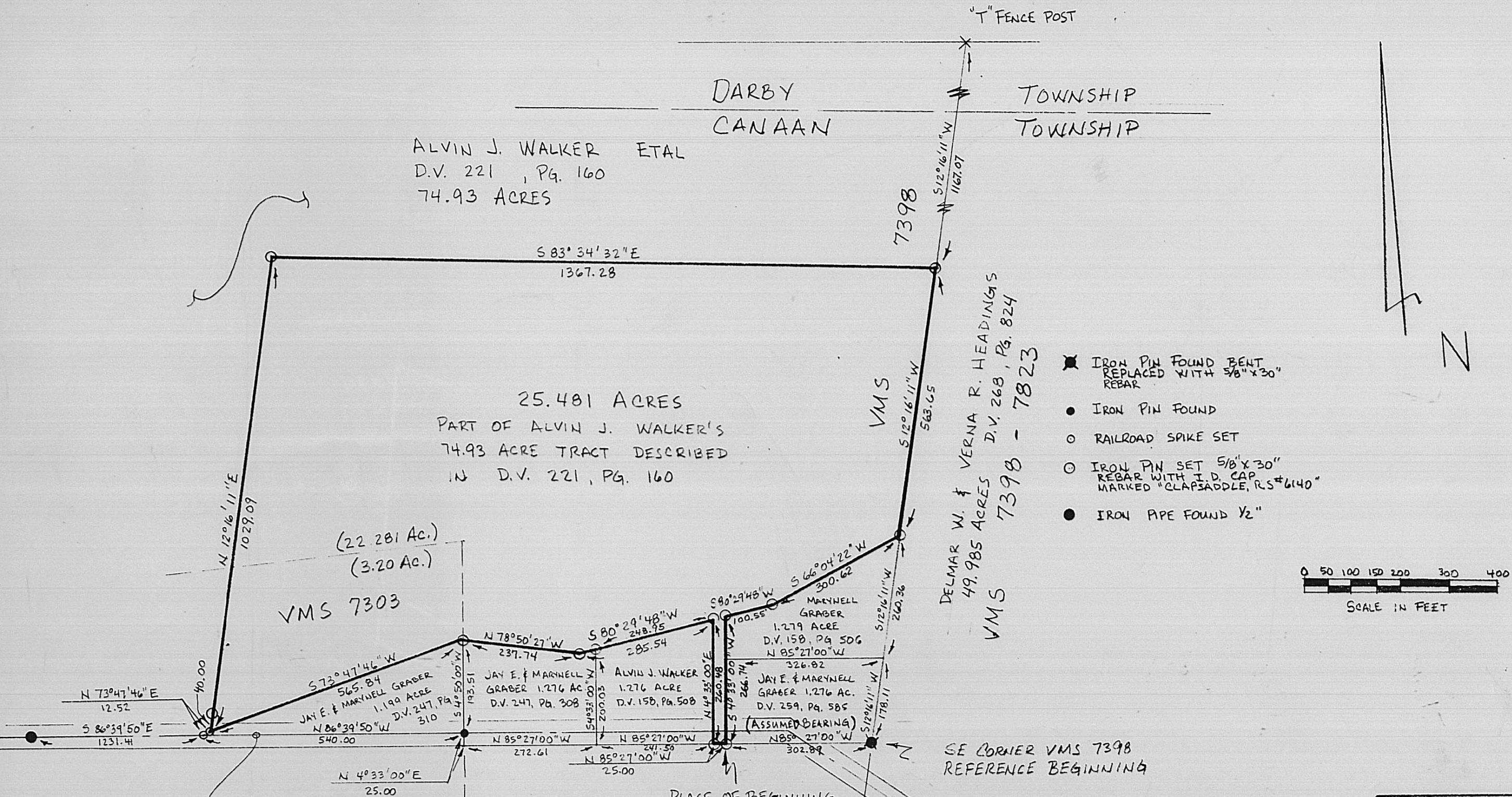


ALVIN J. WALKER ETAL
 D.V. 221, Pg. 160
 74.93 ACRES

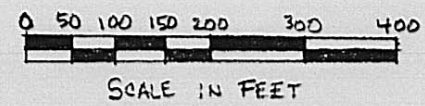
DARBY
 CANAAN

TOWNSHIP
 TOWNSHIP

25.481 ACRES
 PART OF ALVIN J. WALKER'S
 74.93 ACRE TRACT DESCRIBED
 IN D.V. 221, PG. 160



- ☒ IRON PIN FOUND BENT REPLACED WITH 5/8" X 30" REBAR
- IRON PIN FOUND
- RAILROAD SPIKE SET
- ⊙ IRON PIN SET 5/8" X 30" REBAR WITH I. D. CAP MARKED "CLAPSADDLE, R.S.#6140"
- IRON PIPE FOUND 1/2"



AMITY PIKE (50')

SE CORNER VMS 7398
 REFERENCE BEGINNING



I DO HEREBY CERTIFY THAT THIS PLAT WAS BASED UPON AN ACTUAL SURVEY OF THE PREMISES IN FEBRUARY, 1989, BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

Paul R. Clapsaddle
 PAUL R. CLAPSADDLE R. S. # 6140

CLAPSADDLE & ASSOCIATES	
SURVEY FOR: ALVIN WALKER	
SURVEY OF 25.481 ACRES OUT OF ALVIN J. WALKER ETAL'S 74.93 ACRE TRACT DESCRIBED IN D.V. 221, PG. 160 CANAAN TWP, VMS 7398 & 7303 MADISON COUNTY, OHIO	
PRC	2-20-89
SCALE 1" = 200'	6-3-18

The following described tract of land is situated in the State of Ohio, County of Madison, Township of Canaan, V.M.S. 7398 and V.M.S. 7303, said tract being part of Alvin J. Walker et al's 74.93 acre tract described in deed volume 221, page 160, said tract being more particularly described as follows:

Beginning for reference at an iron pin found bent and replaced, said pin being at the southeast corner of V.M.S. 7398, southeast corner of Jay E. and Marynell Graber's 1.276 acre tract described in deed volume 259, page 585, and in the west line of Delmar W. and Verna R. Headings' 49.985 acre tract described in deed volume 268, page 824;

thence North $85^{\circ}27'00''$ West (bearing based on an assumed meridian with all other bearings indicated herein based on angles turned) 302.89 feet, following the easterly extension of the south right of way line of Amity Pike (50 feet wide) and with said south right of way line, to an iron pin set at the southeast corner of said 1.276 acre tract and marking the place of beginning;

thence North $85^{\circ}27'00''$ West 25.00 feet, continuing with the south right of way line of Amity Pike and with the south line of V.M.S. 7398, to an iron pin set at the southeast corner of Alvin J. Walker's 1.276 acre tract described in deed volume 158, page 508;

thence North $4^{\circ}33'00''$ East 260.48 feet, crossing Amity Pike and with the east line of said Walker's 1.276 acre tract, to an iron pin set at the northeast corner of said tract;

thence South $80^{\circ}29'48''$ West 285.54 feet, following the north line of said Walker's 1.276 acre tract, passing the northwest corner of said Walker's 1.276 acre tract at 248.95 feet and continuing with a segment of the north line of Jay E. and Marynell Graber's 1.276 acre tract described in deed volume 247, page 308, to an iron pin set;

thence North $78^{\circ}50'27''$ West 237.74 feet, continuing with another segment of the north line of said last described 1.276 acre tract, to an iron pin set at the northeast corner of Jay E. and Marynell Graber's 1.199 acre tract described in deed volume 247, page 310, also being in the east line of V.M.S. 7303;

thence South $73^{\circ}47'46''$ West 565.84 feet, following the north line of said 1.199 acre tract, to a railroad spike set and being North $73^{\circ}47'46''$ East 12.52 feet from a railroad spike set in the centerline of Amity Pike at the southwest corner of said 1.199 acre tract;

thence North $12^{\circ}16'11''$ East 1029.09 feet, passing an iron pin set for reference at 40.00 feet and passing the north line of V.M.S. 7303 at approximately 340 feet, to an iron pin set;

thence South $83^{\circ}34'32''$ East 1367.28 feet to an iron pin set in the east line of said 74.93 acre tract and in the west line of said 49.985 acre tract;

thence South $12^{\circ}16'11''$ West 563.65 feet, following the line common to said 49.985 acre tract and said 74.93 acre tract, to an iron pin set at the northeast corner of Marynell Graber's 1.279 acre tract described in deed volume 158, page 506;

thence South $66^{\circ}04'22''$ West 300.62 feet, following the north line of said 1.279 acre tract, to an iron pin set;

thence South $80^{\circ}29'48''$ West 100.55 feet, continuing with the north line of said 1.279 acre tract, to an iron pin set;

thence South $4^{\circ}33'00''$ West 266.74 feet, following the west line of said 1.279 acre tract and west line of said Graber's 1.276 acre tract described in deed volume 259, page 585, crossing Amity Pike, to the place of beginning, containing 25.481 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 25.481 acre tract, 3.20 acre is part of V.M.S. 7303 and 22.281 acre is part of V.M.S. 7398.

The above description was prepared from a field survey completed in February of 1989 by Paul R. Clapsaddle, Registered Surveyor #6140. Iron pins set are 5/8" by 30" reinforcing rods with I.D. caps marked "CLAPSADDLE, R.S. #6140."

ATTEST: Paul R. Clapsaddle
Paul R. Clapsaddle, Registered Surveyor #6140
19019 W. Darby Rd.
Marysville, Ohio 43040
(513) 747-2599

