

It is the intention of the parties to split out the sub parcels as delineated, then to subsequently combine various parcels to form a total unit then proceed to re-zone and sub-split into two separate units with one unit being re-zoned to a commercial use and the other unit is to be re-zoned to a residential use.

The 1.583 acres being 118 feet in width is to be now conveyed to Delmar W. Headings and Verna R. Headings which will be contiguous to their present 28.6216 acres.

BOTH R.I. SPIKES AND/OR RAILROAD SPIKES FOUND IN THE CENTERLINE OF AMITY PIKE AT POINTS INDICATED WITH 3/4 INCH BY 30 INCHES IRON PIPES SET OR FOUND AT ALL OFF THE ROAD CORNER POINTS AS SHOWN WITH INSERTED CAPS STAMPED R.I. BAKER S. 5539.

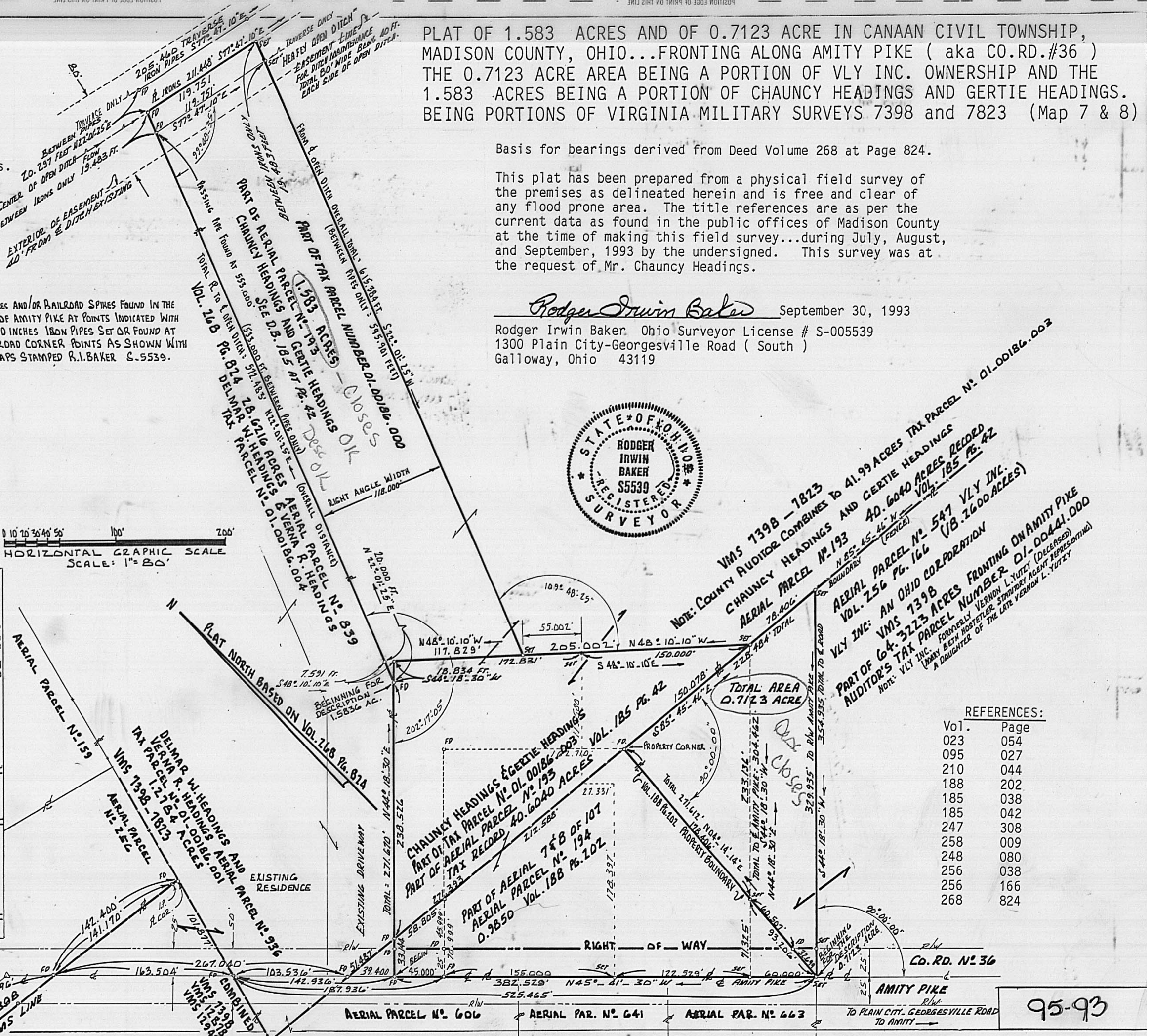
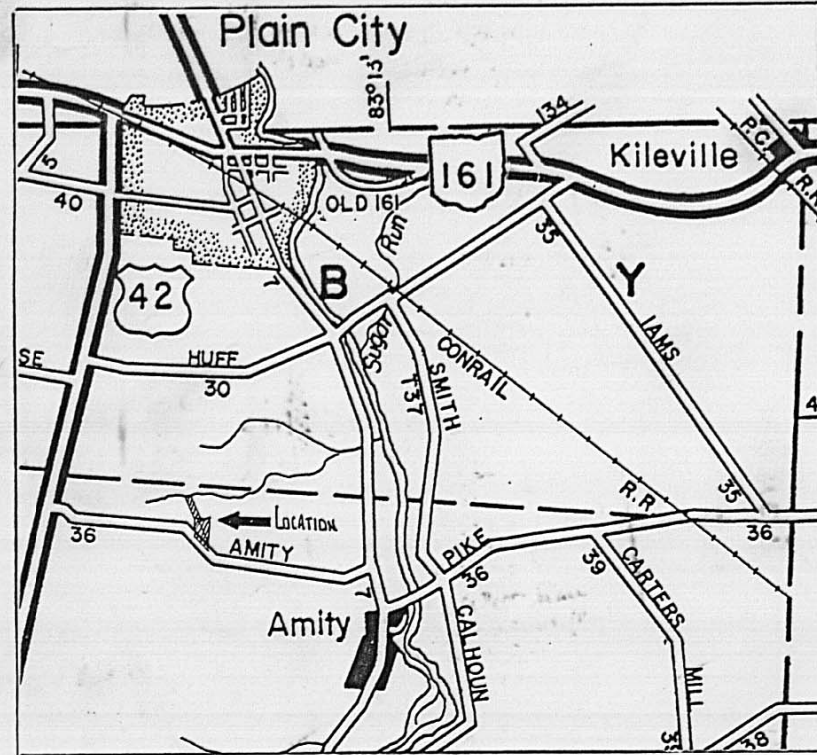
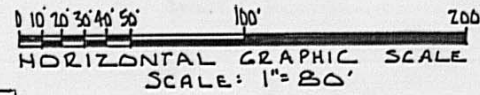
PLAT OF 1.583 ACRES AND OF 0.7123 ACRE IN CANAAN CIVIL TOWNSHIP, MADISON COUNTY, OHIO...FRONTING ALONG AMITY PIKE ( aka CO.RD.#36 ) THE 0.7123 ACRE AREA BEING A PORTION OF VLY INC. OWNERSHIP AND THE 1.583 ACRES BEING A PORTION OF CHAUNCY HEADINGS AND GERTIE HEADINGS. BEING PORTIONS OF VIRGINIA MILITARY SURVEYS 7398 and 7823 (Map 7 & 8)

Basis for bearings derived from Deed Volume 268 at Page 824.

This plat has been prepared from a physical field survey of the premises as delineated herein and is free and clear of any flood prone area. The title references are as per the current data as found in the public offices of Madison County at the time of making this field survey...during July, August, and September, 1993 by the undersigned. This survey was at the request of Mr. Chauncy Headings.

*Rodger Irwin Baker* September 30, 1993

Rodger Irwin Baker, Ohio Surveyor License # S-005539  
1300 Plain City-Georgesville Road ( South )  
Galloway, Ohio 43119



NOTE: COUNTY AUDITOR COMBINES TO 41.99 ACRES TAX PARCEL NO. 01-00186.003  
CHAUNCY HEADINGS AND GERTIE HEADINGS  
AERIAL PARCEL NO. 193 40.6040 ACRES RECORDED VOL. 185 PG. 42  
VLY INC: AN OHIO CORPORATION  
PART OF G-4-3223 ACRES FRONTING ON AMITY PIKE  
AUDITOR'S TAX PARCEL NUMBER 01-00441.000  
NOTE: VLY INC. FORMERLY VERNON L. YUTKEY (DECEASED)  
LARRY BETH HOSTETLER SURVIVOR AGENT REPRESENTING A DAUGHTER OF THE LATE VERNON L. YUTKEY

REFERENCES:

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Situated within VMS 7398-7823 in Canaan Civil Township, Madison County, State of Ohio fronting along a 28.6216 acres tract conveyed to Delmar W. Headings and Verna R. Headings of record in Volume 268 at Page 824. The following described 1.583 acres is a portion of that certain 41.99 acres shown on the county tax duplicate as tax parcel #01-00186.000 presently in the name of Chauncy Headings and Gertie Headings, the same being shown as aerial parcel #193...said 1.583 acres is 118 feet in width and is bounded and more particularly described as follows:

Commence for a point of starting reference with a nail found in the middle of U.S. Route #42 (London-Delaware Road) and in the projected centerline of Amity Pike (aka County Road #36)...then in an easterly direction measured along the middle of roadway pavement of Amity Pike 4,132.496 feet to a found steel pin and on the VMS boundary between VMS 7398 and VMS 7398-12878-12949, then continue with said centerline S 45 deg 41 min 30 sec E 163.504 feet to a spike found on the aforesaid boundary of the combined Virginia Military Surveys as stated, then again with the centerline of Amity Pike S 45 deg 41 min 30 sec E 142.936 feet to an existing railroad spike and the most southerly corner of the herein mentioned 28.6216 acres, then with the southeasterly boundary of said 28.6216 acres (passing pipes found at 25.000 feet and at 33.144 feet), N 44 deg 18 min 30 sec E a total distance of 271.670 feet to a found 3/4 inch capped pipe at the true point of beginning;

Thence: N 22 deg 01 min 25 sec E along the easterly boundary of said 28.6216 acres and passing a found 3/4 inch capped iron pipe at 553.000 feet a total distance of 572.483 feet to a found pipe in the middle of Heafey Open Ditch;

Thence: Downstream with the centerline tangent of Heafey Open Ditch...S 77 deg 47 min 10 sec E 119.751 feet to a 3/4 inch pipe set;

Thence: Passing through a set 3/4 inch capped iron pipe at 19.483 feet, S 22 deg 01 min 25 sec W 615.384 feet to a set 3/4 inch pipe;

Thence: N 48 deg 10 min 10 sec W 117.829 feet to a set 3/4 inch capped pipe;

Thence: S 44 deg 18 min 30 sec W 18.834 feet to the true point of beginning.

Containing within said bounds 1.583 acres of land.

Pipes set are 3/4 inch diameter with inserted caps stamped R.I.Baker S-5539.

Bearings based on the common course called for in Volume 268 at Page 824.

This description is based on a current field survey made by Rodger Irwin Baker, PS# S-005539.

Subject to easements, legal highways, zoning, and all conditions and restrictions of record.