



- IRON PIN FOUND BENT - REPLACED WITH IRON PIN
- ⊙ RAILROAD SPIKE FOUND LAYING FLAT - REPLACED WITH RAILROAD SPIKE
- IRON PIN FOUND
- x "T" FENCE POST
- CONCRETE FENCE CORNER POST
- 4" STEEL CORNER POST
- RAILROAD SPIKE SET
- IRON PIN SET 5/8" x 30" REROD WITH I.D. CAP MARKED "CLAPSADDLE, RS #6140"

REFERENCE DEEDS SHOWN ON PLAT

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

ACREAGE BREAKDOWN:

PART OF 74.93 ACRE TRACT	
DARBY TWP, VMS 7398	30.22 AC.
CANAAN TWP, VMS 7398	11.72 AC.
" " " VMS 7303	1.20 AC.
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PART OF 58.89 ACRE TRACT	
DARBY TWP, VMS 7398	24.70 AC.
" " " VMS 7398	1.09 AC.
" " " VMS 7303	1.20 AC.
" " " VMS 7398	5.72 AC.
" " " VMS 7398	58.78 AC.



I HEREBY CERTIFY THAT THE HEREON PLATTED PROPERTY WAS PREPARED FROM A FIELD SURVEY MEASURED TO ACCEPTABLE SURVEY STANDARDS.

Paul R. Clapsaddle R.S. #6140
 PAUL R. CLAPSADDLE, REGISTERED SURVEYOR # 6140

CLAPSADDLE & ASSOCIATES	
SURVEY FOR: ALVIN WALKER	
SURVEY OF 101.924 ACRES, PART OF ALVIN J. WALKER ETAL'S 74.93 ACRE AND 58.89 ACRE TRACTS BOTH DESCRIBED IN D.V. 221, PG. 160 CANAAN TWP. & DARBY TWP. MADISON COUNTY, OHIO	
PRC	3-4-89
SCALE 1"=30'	

The following described tract of land is situated in the State of Ohio, County of Madison, Township of Darby and Canaan, V.M.S. 7398, V.M.S. 7303, and V.M.S. 7398/12878/12984, said tract being part of Alvin Walker et al's 74.93 acre and 58.89 acre tract, both described in deed volume 221, page 160, being more particularly described as follows:

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

thence North $12^{\circ}16'11''$ East (bearing based on an assumed meridian with all other bearings herein indicated based on angles turned in the field) 1002.12 feet, following the east line of said 1.276 acre tract, east line of Marynell Graber's 1.279 acre tract described in deed volume 158, page 506, passing an iron pin set at the northeast corner of said tract at 438.47 feet, continuing with the east line of said original 74.93 acre tract, also following the west line of said 49.985 acre tract, to an iron pin set and marking the place of beginning;

thence North $83^{\circ}34'32''$ West 1367.28 feet, entering said 74.93 acre tract, to an iron pin set;

thence South $12^{\circ}16'11''$ West 1029.09 feet, passing an iron pin set for reference at 969.09 feet, to a railroad spike set in the north line of Jay E. and Marynell Graber's 1.199 acre tract described in deed volume 247, page 310, said spike being in the west bound lane of Amity Pike (50.00 feet wide);

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

thence North $86^{\circ}39'50''$ West 1341.92 feet, following the centerline of Amity Pike and south line of said 74.93 acre tract and said 58.89 acre tract, to a railroad spike found laying down and replaced with another railroad spike, said spike marking the southwest corner of said 58.89 acre tract and southeast corner of Mary Lou Rihl's 72.08 acre tract described in deed volume 247, page 635;

thence North $12^{\circ}11'32''$ East 2271.41 feet, following the west line of said 58.89 acre tract and east line of said 72.08 acre tract, passing the Darby-Canaan Township line at approximately 1230 feet, passing an iron pin set for reference at 25.30 feet, to an iron pin set in the south line of Richard E. Witter's 97.832 acre tract described in deed volume 253, page 272;

thence South $79^{\circ}11'04''$ East 1303.00 feet, following the south line of said 97.832 acre tract, south line of Abraham Farmwald's 45.04 acre Tract Two, Parcel A, described in deed volume 251, page 768, and north line said 58.89 acre tract and a segment of the north line of said 74.93 acre tract, to a 4" steel corner post;

thence South $86^{\circ}55'25''$ East 203.78 feet, continuing with the south line of said 45.04 acre tract and north line of said 74.93 acre tract, to a concrete fence corner post marking the southwest corner of Mary Martha Zwick's 56 acre tract described in deed volume 268, page 833;

thence South $87^{\circ}48'52''$ East 1214.92 feet, following the north line of said 74.93 acre tract and south line of said 56 acre tract and south line of Burl Mayer's 120.092 acre tract described in deed volume 248, page 80, to a "T" fence post marking the northwest corner of said Headings' 49.985 acre tract and northeast corner of said 74.93 acre tract;

thence South $12^{\circ}16'11''$ West 1167.07 feet, following the west line of said 49.985 acre tract and east line of said 74.93 acre tract, passing the Darby-Canaan Township line at approximately 830 feet, to the place of beginning, containing 101.924 acres, more or less, and subject to all valid easements and restrictions of record.

Of the above described 101.924 acre tract, the following is a breakdown of acreage part of said original 74.93 acre tract: 30.22 acres is in Darby Township, V.M.S. 7398; 11.72 acres is in Canaan Township, V.M.S. 7398; and 1.20 acres is in Canaan Township, V.M.S. 7303. Also, of the above described 101.924 acre tract, the following is a breakdown of acreage being part of said original 58.89 acre tract: 24.704 acres is in Darby Township, V.M.S. 7398; 1.09 acres is in Darby Township, V.M.S. 7398/12878/12984; 7.17 acres is in Canaan Township, V.M.S. 7303; 20.10 acres is in Canaan Township, V.M.S. 7398; and 5.72 acres is in Canaan Township, V.M.S. 7398/12878/12984.

The above description was prepared from a field survey completed in March 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 R.S.#6140
Paul R. Clapsaddle, Registered Surveyor #6140
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