



DESCRIPTION OF 50.150 ACRE OF LAND SURVEYED IN SEPTEMBER, 1999 OF WHICH 9.402 ACRE ARE IN DARBY CIVIL TOWNSHIP AND 40.748 ACRES ARE IN CANAAN CIVIL TOWNSHIP, COUNTY OF MADISON, STATE OF OHIO, BEING IN VMS 7398 AND VMS 7823, FRONTING ON AMITY PIKE (COUNTY ROAD #36) PRESENTLY IN THE OWNERSHIP OF CHAUNCY HEADINGS (GERTIE HEADINGS DECEASED), BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A STARTING REFERENCE COMMENCE WITH A MONUMENT ASSEMBLY BOX IN THE MIDDLE OF U.S. ROUTE #42 (LONDON-DELAWARE ROAD) AND THE PROJECTED CENTERLINE OF AMITY PIKE (COUNTY ROAD #36 50 FEET WIDE RIGHT OF WAY WIDTH), THEN FOLLOWING THE CENTERLINE TANGENTS OF AMITY PIKE GO EASTERLY 4,528.936 FEET TO A BURIED RAILROAD SPIKE AT THE TRUE POINT OF BEGINNING, SAID SPIKE BEING THE MOST SOUTHERLY CORNER OF 28.6216 ACRES ACQUIRED BY DELMAR W. HEADINGS AND VERNA R. HEADINGS BY DEED RECORDED IN VOL. 268 AT PG. 824;

THENCE: PASSING EXISTING 3/4 INCH PIPES AT 25.00 FEET AND AT 33.14 FEET, GO N 44 DEG. 18 MIN. 30 SEC. E 240.670 FEET TO A FOUND 3/4 INCH PIPE;

THENCE: S 85 DEG. 45 MIN. 46 SEC. E 136.270 FEET TO THE SOUTHEASTERLY CORNER OF 1.5619 ACRES OF RECORD IN VOL. 285 PG. 865 BELONGING TO SAID HEADINGS;

THENCE: WITH THE EASTERLY BOUNDARY OF DELMAR AND VERNA HEADINGS (PASSING A 3/4 INCH PIPE SET AT 532.70 FEET, PASSING A FOUND 1/2 INCH PIPE AT 572.60 FEET) N 22 DEG. 01 MIN. 25 SEC. E 579.943 FEET TO THE MIDDLE OF OPEN DITCH KNOWN AS HEAFEY DITCH;

THENCE: FOLLOWING THE MIDDLE OF SAID OPEN DITCH IN A DOWNSTREAM DIRECTION WITH THE FOLLOWING COURSES AND DISTANCES (1) S 77 DEG. 47 MIN. 10 SEC. E 91.697 FEET, (2) N 87 DEG. 47 MIN. 45 SEC. E 302.394, (3) N 58 DEG. 40 MIN. 50 SEC. E 113.205 FEET, (4) S 76 DEG. 47 MIN. 05 SEC. E 267.752 FEET, THENCE WITH THE FIFTH CALL GO N 79 DEG. 11 MIN. 09 SEC. E 49.115 FEET TO A 3/4 INCH PIPE FOUND IN THE MIDDLE OF SAID HEAFEY OPEN DITCH AND BEING THE SOUTHEASTERLY CORNER OF AFORESAID DELMAR AND VERNA HEADINGS' 29.6220 ACRES IN CANAAN CIVIL TOWNSHIP;

THENCE: PASSING A WOOD POST AT 21.5 FEET AND PASSING A FOUND 3/4 PIPE AT 22.026 FEET, GO N 13 DEG. 57 MIN. 20 SEC. E 1565.632 FEET TO A SET 3/4 INCH PIPE AT THE NORTHEASTERLY CORNER OF SAID HEADINGS' 20.0960 ACRES IN DARBY CIVIL TOWNSHIP, THIS LAST CALL CROSSING IN TO DARBY TOWNSHIP AND IS THE BASIS FOR BEARINGS USED IN THIS DESCRIPTION;

THENCE: FOLLOWING ALONG THE SOUTHERLY BOUNDARY OF 113.000 ACRES DESCRIBED IN OFFICIAL RECORD 0072 AT PAGE 1080 (BURL MAYER-TRUSTEE) THE SAME BEING THE NORTHERLY BOUNDARY OF COMBINED VMS 7398 & 7823, S DEG. 03 MIN. 18 SEC. E 588.100 FEET TO A SET 3/4 INCH PIPE IN A FENCE CORNER AND IN A PILE OF ROCKS AND BEING THE NORTHWESTERLY CORNER OF LANDS OWNED BY MARY E. HOCHSTETLER AND KAREN G. WHITMORE RECORDED IN OFFICIAL RECORD 0028 AT PAGE 0335;

THENCE: FOLLOWING THE WESTERLY BOUNDARY OF SAID HOCHSTETLER AND WHITMORE AND THE EASTERLY BOUNDARY OF CHAUNCY HEADINGS (GERTIE HEADINGS DECEASED), TO S 11 DEG. 50 MIN. 38 SEC. W (PASSING INTO CANAAN CIVIL TOWNSHIP), 2335.748 FEET TO A WOOD END POST (PASSING A SET 3/4 INCH PIPE AT 2333.65 FEET);

THENCE: FOLLOWING TWO BOUNDARY CALLS OF VLY, INC. 16.0480 ACRES VOL. 256 PG 166, AND THE COMMON BOUNDARY FOR CHAUNCY HEADINGS (FENCE REMOVED), N 85 DEG. 45 MIN. 46 SEC. W (THIS COURSE FOLLOWING THE NORTH LINE VMS 7398 AND A LINE OF 7398 AND 7823) A DISTANCE OF 1285.626 FEET TO A FOUND 3/4 INCH PIPE;

THENCE: WITH THE SECOND CALL (PASSING A SET 3/4 INCH PIPE AT 329.94 FEET), S 44 DEG. 18 MIN. 30 SEC. W 354.935 FEET TO A BURIED SPIKE IN THE MIDDLE OF AMITY PIKE;

THENCE: FOLLOWING THE CENTERLINE THEREOF N 45 DEG. 41 MIN. 30 SEC. W 382.529 FEET TO THE POINT OF BEGINNING.