

PLAT OF SURVEY

50.150 Acres (Surveyed)

with Two Tracts Split from Original 50.150 Acre Tract:

25.074 Acre Tract with 4.920 Acres in Darby Civil Township and 20.154 Acres in Canaan Civil Township
 25.076 Acre Tract with 4.482 Acres in Darby Civil Township and 20.594 Acres in Canaan Civil Township
 Madison County, Ohio
 Virginia Military Survey 7398 and 7823

LEGEND

- I.P.F. IRON PIPE FOUND
3/4" HOLLOW PIPE (Unless otherwise noted)
- I.P.S. IRON PIPE SET
(3/4" I.D. HOLLOW STEEL PIPE, 30" LONG, WITH A PLASTIC CAP STAMPED "OHIO GEOMATICS").

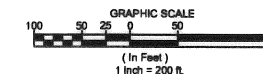
P.O.B. - POINT OF BEGINNING

BASIS OF BEARINGS:

BEARINGS ARE BASED ON NORTHEASTERLY LINE OF DELMAR W. HEADINGS AND VERNA L. HEADINGS 20.096 ACRES IN DARBY CIVIL TOWNSHIP, VOL. 286, PG. 824 WITH SAID BEARING BEING: N 13° 57' 20" E



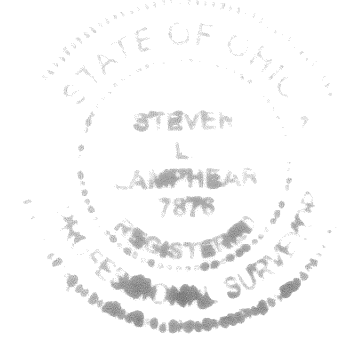
NOTES:
ALL REFERENCES HEREON ARE TO RECORDS IN THE RECORDERS OFFICE, MADISON COUNTY, OHIO, UNLESS OTHERWISE STATED.



OTHER SOURCES OF INFORMATION:
 - MADISON COUNTY GIS
 - SURVEY PLAT 40 86
 - SURVEY PLAT 110 90
 - MADISON COUNTY AERIAL TAX MAP
 - DELMAR W. HEADINGS & VERNA L. HEADINGS Vol. 285, Pg. 865
 - MADISON COUNTY AUDITOR'S OFFICE
 - MADISON COUNTY RECORDER'S OFFICE

ADJOINING PROPERTY OWNERS

- (A) Delmar W. Headings & Verna L. Headings Vol. 286, Pg. 824 48.758 Acres
- (B) Delmar W. Headings & Verna L. Headings Vol. 285, Pg. 865 1.5619 Acres
- (C) Mary E. Hochstetler & Karen G. Whitmore Instr. No.: 1995 00006352 80.9830 Acres
- (D) V.L.Y., Inc. Instr. No.: 1997 00001357 16.0480 Acres
- (E) Burl Mayer (Trustee) O.R. 0072, PG. 1060 113.0000 Acres



I DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED IN APRIL 2006 UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Steven L. Lamphear
 STEVEN L. LAMPHEAR DATE 4-18-06
 REGISTERED PROFESSIONAL SURVEYOR NO. 7876

DESCRIPTION	PLAT OF SURVEY		
LOCATION	7450 AMITY PIKE PLAIN CITY, OHIO 43064		
CLIENT	DELMAR W. HEADINGS		
Ohio Geomatics, Ltd. Surveying - GIS/GPS - Remote Sensing 7423 Hayden Run Rd. - Hilliard, OH 43026 - (614) 527-1217			
DRAWN BY:	CHECKED BY:	CREW CHIEF:	PROJECT No.
CJM	SLL	CJM	900-90
SCALE:	DATE:		SHEET:
1" = 200'	4-17-2006		1 OF 1

PROPERTY OWNER
 ① DELMAR W. HEADINGS & VERNA R. HEADINGS
 INSTR. NO.: 200600001857
 50.150 ACRES
 PARCEL #S 01-00186.003, 02-00095
 PLAIN CITY, OHIO (MADISON COUNTY)

NO.	DATE	DESCRIPTION	BY

46.06

25.074 Acres

Description of 25.074 acre tract of land split from an original 50.150 acre tract (40.748 acres in Canaan Civil Township and 9.402 acres in Darby Civil Township) surveyed in April, 2006 of which 4.920 acres are in Darby Civil Township and 20.154 acres are in Canaan Civil Township, County of Madison, State of Ohio, being located within VMS 7398 and VMS 7823, fronting Amity Pike (County Road #36) and presently in the ownership of Delmar W. Headings and Verna L. Headings by deed recorded in Instrument Number #200600001857, bounded and more particularly described as follows:

Commencing from 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), thence following the centerline tangents of Amity Pike, 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 L. Headings by deed recorded in Vol. 268 at Page 824;

Thence passing an existing 3/4 inch (no cap) pipe found at 25.00 feet and 3/4 inch capped (R.I. Baker, S 5539) pipe found at 33.14 feet, N 44 deg. 18' 30" E, a distance of 240.67 feet to a 3/4 inch capped (no name) pipe found;

Thence S 85 deg. 45' 46" E, a distance of 136.270 feet to a 3/4 inch capped (R.I. Baker, S 5539) pipe found to the southeasterly corner of 1.5619 acres owned by Delmar W. Headings and Verna L. Headings recorded in Vol. 285, Page 865;

Thence with the easterly boundary of said 1.5619 acre tract (passing a 3/4 inch capped (R.I. Baker, S 5539) pipe found, passing a found 1/2 inch (no cap) pipe at 572.60 feet) N 22 deg. 01' 25" 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' 10" E, 91.697 feet, (2) N 87 deg. 47' 45" E, 302.394 feet, (3) N 58 deg. 40' 50" E, 113.205 feet, (4) S 76 deg. 47' 05" E, 267.752 feet, thence with the fifth call N 79 deg. 11' 09" 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 W. Headings and Verna L. Headings' 29.6220 acres in Canaan Civil Township;

Thence passing a wood post at 21.5 feet and passing a found 3/4 inch capped (R.I. Baker, S 5539) pipe at 22.026 feet, N 13 deg. 57' 20" E, a distance of 1,565.632 feet to a 3/4 inch (no cap) pipe at the northeasterly corner of said Delmar W. Headings and Verna L. Headings' 20.0960 acres in Darby Civil Township, with this last call crossing in to Darby Civil Township and also being the basis for bearings used in this description;

Thence following the southerly boundary of 113.000 acres described in Official Record 0072, Page 1080, (Burl Mayer-Trustee) the same being the northerly boundary of combined VMS 7398 & 7823, S 86 deg. 03' 18" E, a distance of 314.49 feet to 3/4 inch pipe set.

Thence with a new line through said 50.150 acre tract and the west line of a 25.077 acre tract S 13 deg. 57' 20" W, (passing into Canaan Civil Township) a distance of 1,992.39 feet (passing over an open ditch known as Heafey Ditch) to a 3/4 inch iron pipe set;


Thence continuing with the new line N 85 deg. 45' 46" W, a distance of 941.42 feet to a 3/4 inch iron pipe set;

Thence continuing with the new line S 22 deg. 01' 25" W, a distance of 348.22 feet to a 3/4 inch iron pipe set;

Thence S 44 deg. 18' 30" W, a distance of 328.53 feet (passing a 3/4 inch capped R.I. Baker, S 5539 iron pipe found at 24.12 feet) to a point in the centerline of Amity Pike;

Thence following the centerline thereof N 45 deg. 41' 30" W, a distance of 322.530 feet to a buried railroad spike, with said spike also being the True Point of Beginning.

Containing 25.073 acres of land split out of the original 50.150 acre tract of which 4.920 acres are in Darby Civil Township and 20.154 acres are in Canaan Civil Township, Madison County, Ohio and being subject to all easements, legal highways, zoning and to all conditions and descriptions of record. The plat of this survey is on permanent file in the Madison County Tax Map Department and represents the tract as surveyed by Ohio Geomatics, Ltd. in April, 2006. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "Ohio Geomatics."


Steven L. Lamphear, PS 7876
Ohio Geomatics, Ltd.



25.076 Acres

Description of 25.076 acre tract of land split from an original 50.150 acre tract (40.748 acres in Canaan Civil Township and 9.402 acres in Darby Civil Township) as surveyed in April, 2006 of which 4.482 acres are in Darby Civil Township and 20.594 acres are in Canaan Civil Township, County of Madison, State of Ohio, and being located within VMS 7398 and VMS 7823, fronting Amity Pike (County Road #36) and presently in the ownership of Delmar W. Headings and Verna L. Headings by deed recorded in Instrument Number 200600001857, bounded and more particularly described as follows:

Commencing from 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), thence following the centerline tangents of Amity Pike, easterly 4,851.466 feet to a point (passing a buried railroad spike at 4,528.936 feet) to the True Point of Beginning, said spike being the most southerly corner of a 25.074 acre split from said 50.150 acres;

Thence N 44 deg. 18' 30" E, a distance of 328.53 feet (passing a 3/4 inch capped R.I. Baker, S 5539 iron pipe found at 304.41 feet and 24.12 feet along a new division line through said 50.150 acre tract) to a 3/4 inch iron pipe set;

Thence, continuing with the said new division line, N 22 deg. 01' 25" E, a distance of 348.22 feet to a 3/4 inch iron pipe set;

Thence, continuing with the said new division line, S 85 deg. 45' 46" E, a distance of 941.42 feet to a 3/4 inch iron pipe set;

Thence, continuing with the said new division line, N 13 deg. 57' 20" E, (passing into Darby Civil Township) a distance of 1,992.39 feet (passing over an open ditch known as Heafey Ditch) to a 3/4 inch iron pipe set, said set pipe also being on the southerly boundary of a 113.000 acres described in official record 72, page 1080 (Burl Mayer-Trustee) and also being the northerly boundary of the combined VMS 7398 & 7823;

Thence S 86 deg. 03' 18" E, a distance of 273.61 feet to a 3/4 inch capped (R.I. Baker, S 5539) iron pipe found 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 Instrument Number #199500006352;

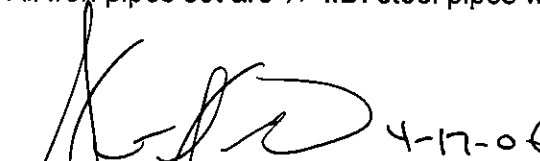
Thence following the westerly boundary of said Hochstetler and Whitmore, S 11 deg. 50' 38" W (passing into Canaan Civil Township), 2,335.75 feet to a wood end post (passing a 3/4 inch capped (R.I. Baker, S 5539) iron pipe found at 2,333.65 feet);

Thence following two boundary calls of VLY, Inc. - 16.048 acre tract as recorded in Instrument Number #199700001357, N 85 deg. 45' 46" W (this course following the north line VMS 7398 and a line of 7398 and 7823) a distance of 1,285.63 feet to a 3/4 inch capped (R.I. Baker, S 5539) iron pipe found;

Thence with the northwest line of said VLY, Inc. tract and passing a 3/4 inch pipe found at 329.94 feet, S 44 deg. 18' 30" W, a distance of 354.94 feet to a buried spike in the middle of Amity Pike;

Thence following the centerline thereof N 45 deg. 41'30" W, a distance of 60.00 feet to the True Point of Beginning.

Containing 25.076 acres of land split out of the original 50.150 acre tract of which 4.482 acres are in Darby Civil Township and 20.594 acres are in Canaan Civil Township, Madison County, Ohio and being subject to all easements, legal highways, zoning and to all conditions and descriptions of record. The plat of this survey is on permanent file in the Madison County Tax Map Department and represents the tract as surveyed by Ohio Geomatics, Ltd. in April, 2006. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "Ohio Geomatics".


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