

PLAT OF SURVEY

30.054 Acres Split from Five Existing Parcels: 16.2461 Ac. and 12.6153 Ac. (Darby) from A-1, 0.3663 Ac. from E, 0.7906 Ac. from F and 0.0357 from G; with a 20.020 Acre Remainder of Three Parcels: 12.3800 Ac. and 7.4808 Ac. (Darby) from A-1 and 0.1591 from F; and a 25.320 Acre Remainder of Three Parcels: 0.6126 Ac. from F, .000055 Ac. from G and the remainder of parcel E (24.7077 Ac.).

Madison County, Ohio
Virginia Military Survey 7398 and 7823

PROPERTY OWNER
DELMAR W. HEADINGS & VERA R. HEADINGS
PARCEL #'S 01-00186.004 (1&2), 02-00095.001 (1&2), 01-00186.003 (E), 02-00095.000 (E), 01-00186.005 (F), 01-00186.005 (G)
7430, 7450, & 7565, PLAIN CITY, OHIO (MADISON COUNTY)

NOTE:
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
- MADISON COUNTY AUDITOR'S TAX MAP
- MADISON COUNTY AUDITOR'S OFFICE
- MADISON COUNTY RECORDER'S OFFICE

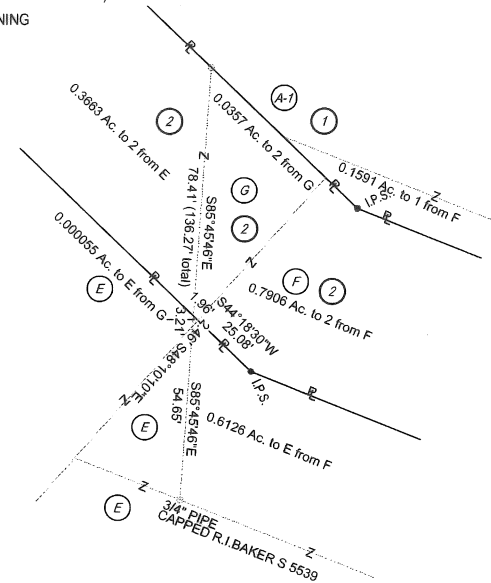
PROPERTY OWNERS

A-1: Delmar W. and Verna R. Headings, OR 268, Pg. 824, 48.718 Ac. (Deed)
PID: 01-00186.004 Cannan 28.622 Ac, 02-00095.001 Darby 20.096 Ac.
A: Delmar W. and Verna R. Headings, OR 285, Pg. 865, 1.2784 Ac. (Deed)
B: Marynell Graber, OR 282, Pg. 127, 30.662 Ac. (Deed)
C: Andrew B. Mayer, OR 282, Pg. 132, 101.879 Ac. (Deed)
D: Burl J. Mayer, Trustee of the Burl J. Mayer Trust, OR 72, Pg. 1080, 118.859 Ac. (Deed)
E: Delmar W. and Verna R. Headings, OR 214 Pg. 291, 25.074 Ac. (Deed)
PID: 01-00186.003 Cannan 20.154 Ac, 02-00095.000 Darby 4.92 Ac.
F: Delmar W. and Verna R. Headings, OR 31, Pg. 656, 1.5619 Ac. (Deed) PID: 01-00186.005 Cannan
G: Delmar W. Headings and Verna R. Headings, OR 31, Pg. 658, 0.0357 Ac. (Deed) PID: 01-00186.005 Cannan

STEVEN L. LAMPHEAR
7876
I DO HEREBY CERTIFY THAT THIS DRAWING WAS
PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED
IN APRIL 2008 UNDER MY SUPERVISION AND
IS CORRECT TO THE BEST OF MY KNOWLEDGE.
STEVEN L. LAMPHEAR DATE
REGISTERED PROFESSIONAL SURVEYOR NO. 7876

DESCRIPTION	
PLAT OF SURVEY	
LOCATION	
7430 AMITY PIKE PLAIN CITY, OHIO 43064	
CLIENT	
DELMAR W. HEADINGS	
Ohio Geomatics, Ltd.	
Surveying - Engineering - S.U.E. 8205 Smith Calhoun Rd. - Plain City, OH 43064 - (614) 620-0331	
DRAWN BY:	CHECKED BY:
CJM	SL
CREW CHIEF:	PROJECT NO.
CJM	900-80
SCALE:	DATE
1" = 240'	4-20-2007
SHEET	
1 OF 1	

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



Detail (N.T.S.)



33-07

NO.	DATE	DESCRIPTION	BY

20.020 Acres Remainder

Description of a 20.020 acre remainder of two existing tracts owned by Delmar W. and Verna R. Headings, with the first tract being 48.718 acres, O.R. 268, Pg. 824 (Tract A1) and the second tract being 1.5619 acres, O.R. 31, Pg. 656 (F), as surveyed in April, 2007, with said remainder being located within VMS 7398 and VMS 7823, County of Madison, State of Ohio, and fronting Amity Pike (County Road #36), with said remainder 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 4,132.50 feet to a steel pin, thence S 45 deg. 41' 30" E - 306.44 feet to a railroad spike, with said spike also being the True Point of Beginning;

Thence following the centerline thereof N 45 deg. 41' 30" W, a distance of 60.00 feet to a pk nail set, said pk nail also being the southeasterly corner of 1.2784 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R.285, Pg. 865;

Thence, continuing along said 1.2784 acre tract, N 44 deg. 18' 30" E, a distance of 137.43 feet to an iron pipe found, passing an iron pipe set at 25';

Thence, continuing along said 1.2784 acre tract, N 13 deg. 57' 20" E, a distance of 265.19 feet to an iron pipe found;

Thence, continuing along said 1.2784 acre tract, N 76 deg. 02' 40" W, a distance of 141.02 feet to a point, said point being the northwesterly corner of said 1.2784 acre tract and the westerly line of a 30.662 acre tract owned by Marynell Graber recorded in O.R. 282, Pg. 127 and being 0.66' easterly of and iron pipe found;

Thence, along the westerly line of said 30.662 acre tract, N 13 deg. 57' 20" E, (passing into Darby Civil Township) a distance of 1,929.88 feet to a T post found, said T post found also being the northeasterly corner of a 101.879 acre tract owned by Andrew B. Mayer recorded in O.R. 282, Pg. 132 and also being the northerly boundary of the combined VMS 7398 & 7823;

Thence S 86 deg. 03' 18" E, a distance of 466.75 feet to a 3/4 inch capped iron pipe set, said iron pin set is on the southerly line of a 118.859 acre tract owned by Burl J. Mayer, Trustee of the Burl J. Mayer Trust recorded in O.R. 72, Pg. 1080;

Thence, S 13 deg. 57' 20" W, (passing into Canaan Civil Township) a distance of 1,370.13 feet to a 3/4 inch capped iron pipe set;

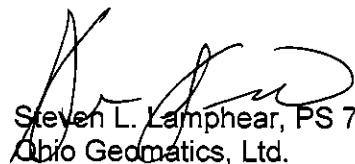
Thence, N 78 deg. 01' 32" W, a distance of 99.20 feet to a 3/4 inch capped iron pipe set;

Thence, S 13 deg. 57' 20" W, a distance of 200.97 feet to a 3/4 inch capped iron pipe set;

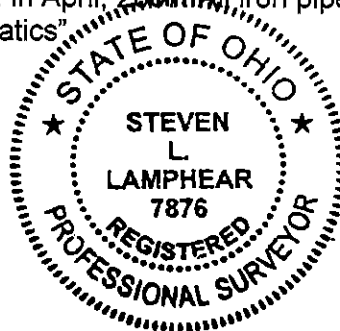
Thence, S 22 deg. 01' 25" W, a distance of 593.78 feet passing through a 1.5691 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 31, Pg. 656, to a 3/4 inch capped iron pipe set;

Thence, continuing through said 1.5691 acre tract, S 44 deg. 18' 30" W, a distance of 304.41 feet along the westerly line of a 0.0357 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 31, Pg. 658 and the westerly line of a 25.074 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 214, Pg. 291 (passing a 3/4 inch pipe at 32.74 feet and a 3/4 inch capped R.I. Baker, S 5539 iron pipe found at 63.74 feet) to the True Point of Beginning.

Containing 20.020 acres remainder of the said (A1) 48.718 acre tract and said (F) 1.5619 acre tract of which 7.481 acres are in Darby Civil Township and 12.539 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, including a 20 feet wide drainage easement as shown on the attached plat of survey, made a part of this description by this reference. 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, 2007. 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.

4-23-07



25.320 Acres

Description of 25.320 acre tract of land from three existing tracts owned by Delmar W. and Verna R. Headings: 25.074 acres, O.R. 214, Pg. 291 (E), 1.5619 acres, O.R. 31, Pg. 656 (F) and 0.0357 acres, O.R. 31, Pg. 658 (G), as surveyed in April, 2007, County of Madison, State of Ohio, and being located within VMS 7398 and VMS 7823, fronting Amity Pike (County Road #36), 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 4,132.50 feet to a steel pin, thence S 45 deg. 41' 30" E - 366.44 feet to a pk nail set, with said pk nail also being the True Point of Beginning;

Thence N 44 deg. 18' 30" E, a distance of 316.23 feet continuing through a 25.074 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 214, Pg. 291, 0.0357 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 31, Pg. 658 and a 1.5691 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 31, Pg. 656 (passing a 3/4 inch iron pipe set at 25.00 feet) to a 3/4 inch capped iron pipe set;

Thence, continuing through said 1.5619 acre tract, N 22 deg. 01' 25" E, a distance of 566.52 feet to a point;

Thence following five boundary calls are in the centerline of Heafey Ditch;

- 1) thence S 77 deg. 47' 10" E, a distance of 137.96 feet to a point;
- 2) thence N 87 deg. 47' 45" E, a distance of 302.39 feet to a point;
- 3) thence N 58 deg. 40' 50" E, a distance of 113.21 feet to a point;
- 4) thence S 76 deg. 47' 05" E, a distance of 267.75 feet to a point;
- 5) thence N 79 deg. 11' 09" E, a distance of 49.12 feet to a point;

Thence, N 13 deg. 57' 20" E, (passing into Darby Civil Township) along the westerly line of said 25.074 acre tract, a distance of 1,565.63 feet (passing a 3/4 inch capped R.I. Baker, S 5539 iron pipe found at 22.026 feet) to a 3/4 inch pipe found, said iron pipe found is on the southerly line of a 118.859 acre tract owned by Burl J. Mayer, Trustee of the Burl J. Mayer Trust recorded in O.R. 72, Pg. 1080 and also being the northerly boundary of the combined VMS 7398 & 7823;

Thence, continuing along said 118.859 acre tract and the northerly boundary of the combined VMS 7398 & 7823, S 86 deg. 03' 18" E, a distance of 314.49 feet to a 3/4 inch capped Ohio Geomatics iron pipe found, said iron pipe found is the northwest corner of a 25.076 acre tract owned by Delmar W. and Verna R. Headings recorded in Instrument Number 200600003266;

Thence, continuing along the westerly line of said 25.076 acre tract, S 13 deg. 57' 20" W, (passing into Canaan Civil Township) a distance of 1992.39 feet (passing over an open ditch known as Heafey Ditch) to a 3/4 inch capped Ohio Geomatics iron pipe found;

Thence, continuing along a north line of said 25.076 acre tract, N 85 deg. 45' 46" W, a distance of 941.42 feet to a 3/4 inch capped Ohio Geomatics iron pipe found;

Thence, continuing along the westerly line of said 25.076 acre tract, S 22 deg. 01' 25" W, a distance of 348.22 feet to a 3/4 inch capped Ohio Geomatics iron pipe found.

Thence, continuing along the westerly line of said 25.076 acre tract, 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 on the centerline of Amity Pike;

Thence, continuing along the centerline of Amity Pike, N 45 deg. 41' 30" W, a distance of 262.53 feet to the True Point of Beginning.

Containing 25.320 acres of land of the said (F) 1.5619 acre tract and (G) 0.0357 acre tract, of which 5.040 acres are in Darby Civil Township and 20.280 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.



30.054 Acres

Description of 30.054 acre tract of land split from four existing tracts owned by Delmar W. and Verna R. Headings, 48.718 acres, O.R. 268, Pg. 824 (A1), 25.074 acres, O.R. 214, Pg. 291 (E), 1.5619 acres, O.R. 31, Pg. 656 (F) and 0.0357 acres, O.R. 31, Pg. 658 (G), as surveyed in April, 2007, County of Madison, State of Ohio, and being located within VMS 7398 and VMS 7823, fronting Amity Pike (County Road #36), 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 4,132.50 feet to a steel pin, thence S 45 deg. 41' 30" E 306.44 feet to a railroad spike, with said spike also being the True Point of Beginning;

Thence N 44 deg. 18' 30" E, a distance of 304.41 feet along the westerly line of a 25.074 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 214, Pg. 291 and the westerly line of the 0.0357 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 31, Pg. 658 and passing into 1.5691 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 31, Pg. 656 (passing a 3/4 inch capped R.I. Baker, S 5539 iron pipe found at 240.67 feet and a 3/4 inch pipe at 271.67 feet) to a 3/4 inch capped iron pipe set;

Thence, continuing through said 1.591 acre tract, N 22 deg. 01' 25" E, a distance of 593.78 feet to a 3/4 inch capped iron pipe set;

Thence, N 13 deg. 57' 20" E, a distance of 200.97 feet to a 3/4 inch capped iron pipe set;

Thence, S 78 deg. 01' 32" E, a distance of 99.20 feet to a 3/4 inch capped iron pipe set;

Thence, N 13 deg. 57' 20" E, (passing into Darby Civil Township) a distance of 1,370.13 feet to a 3/4 inch capped iron pipe set, said iron pin set is on the southerly line of a 118.859 acre tract owned by Burl J. Mayer, Trustee of the Burl J. Mayer Trust recorded in O.R. 72, Pg. 1080 and also being the northerly boundary of the combined VMS 7398 & 7823;

Thence, continuing along said 118.859 acre tract and the northerly boundary of the combined VMS 7398 & 7823, S 86 deg. 03' 18" E, a distance of 787.10 to a 3/4 inch pipe found;

Thence, S 13 deg. 57' 20" W, (passing into Canaan Civil Township) along the westerly line of a 25.074 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 214, Pg. 291, a distance of 1,565.63 feet (passing a 3/4 inch capped R.I. Baker, S 5539 iron pipe found at 1,543.60 feet) to point;

Thence following five boundary calls are in the centerline of Heafey Ditch and the northerly line of said 25.074 acre tract;

- 1) thence S 79 deg. 11' 09" W, a distance of 49.12 feet to a point;
- 2) thence N 76 deg. 47' 05" W, a distance of 267.75 feet to a point;
- 3) thence S 58 deg. 40' 50" W, a distance of 113.21 feet to a point;
- 4) thence S 87 deg. 47' 45" W, a distance of 302.39 feet to a point;
- 5) thence N 77 deg. 47' 10" W, a distance of 137.96 feet to a point;

Thence, continuing through said 1.591 acre tract, S 22 deg. 01' 25" W, a distance of 566.52 feet (passing a 3/4 inch capped R.I. Baker, S 5539 iron pipe at 532.70 feet) to a 3/4 inch capped iron pipe set;

Thence, continuing through said 1.591 acre tract, said 25.074 acre tract and 0.0357 acre tract, S 44 deg. 18' 30" W, a distance of 316.23 feet (passing a 3/4 inch capped iron pipe set at 291.14 feet) to a P.K. nail set at the centerline of Amity Pike;

Thence along the centerline of Amity Pike, N 45 deg. 41' 10" W, a distance of 60.00 feet to the True Point of Beginning.

Containing 30.054 acres of land split out of the said (A1) 48.718 acre tract, said (E) 25.074 acre tract, said (F) 1.5619 acres tract and (G) 0.0357 acre tract of which 12.615 acres are in Darby Civil Township and 17.439 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, 2007. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "Ohio Geomatics, Ltd."

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

