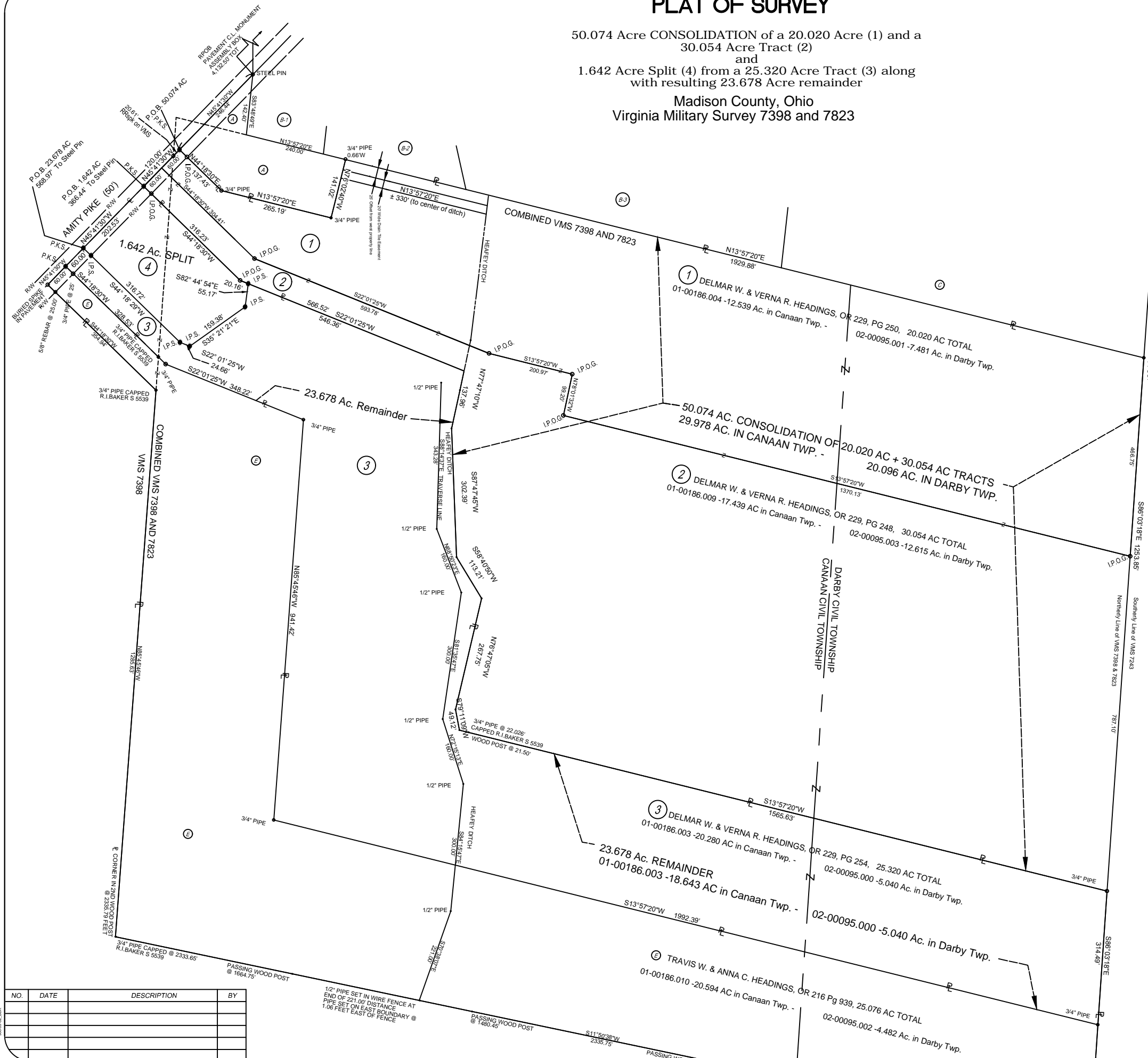


# PLAT OF SURVEY

50.074 Acre CONSOLIDATION of a 20.020 Acre (1) and a 30.054 Acre Tract (2) and 1.642 Acre Split (4) from a 25.320 Acre Tract (3) along with resulting 23.678 Acre remainder  
 Madison County, Ohio  
 Virginia Military Survey 7398 and 7823



**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  
 - SURVEY PLAT - OHIO GEOMATICS 2007  
 - MADISON COUNTY AERIAL TAX MAP  
 - MADISON COUNTY AUDITOR'S TAX MAP  
 - MADISON COUNTY AUDITOR'S OFFICE  
 - MADISON COUNTY RECORDER'S OFFICE

**ADJOINING PROPERTY OWNERS**

- A: 01-00186.001 Delmar W. and Verna R. Headings, OR 285, Pg. 865, 1.2784 Ac. (Deed)
- B-1: 01-00162.003 Benjamin Graber Trustee of the Jay E Graber Trust Agreement dated 2/22/11, OR 280, Pg 1258, 1.276 AC
- B-2: 01-00162.000 Benjamin Graber Trustee of the Jay E Graber Trust Agreement dated 2/22/11, OR 280, Pg 1258, 1.279 AC
- B-3: 01-00162.004 Benjamin Graber Trustee of the Jay E Graber Trust Agreement dated 2/22/11, OR 280, Pg 1258, 25.481 AC
- C: Andrew B. Mayer, OR 282, Pg. 132, 101.879 Ac. (Deed), 01-00445.000 Canaan 45.759 Ac, 02-00282.000 Darby 56.12 Ac.
- D: 02-00168.000 Burl J. Mayer, Trustee of the Burl J. Mayer Trust, OR 72, Pg. 1080, 118.859 Ac. (Deed)
- E: Travis W. and Anna C. Headings, OR 216, Pg. 939, 25.076 Ac. (Deed)  
 01-00186.010 Cannaan 20.594 Ac, 02-00095.002 Darby 4.482 Ac.

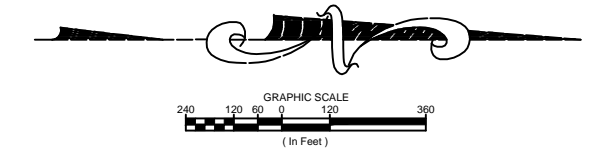
I DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED IN APRIL 2006 AND MAY 2013 UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

*Steven L. Lamphear*  
 09-06-2013

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			
<b>DIAMOND V, LLC</b> Surveying - Engineering - S.U.E. 8205 Smith Calhoun Rd. - Plain City, OH 43064 - (614) 620-0331				
DRAWN BY:	CHECKED BY:	CREW CHIEF:	PROJECT No.	SHEET
WAD	SLL	SLL	900-83	1 OF 1
SCALE: 1" = 240'		DATE: 09-06-2013		

- LEGEND**
- I.P.F. IRON PIPE FOUND  
3/4" HOLLOW PIPE (Unless otherwise noted)
  - I.P.O.G. IRON PIPE SET DURING 2007 SURVEY  
(3/4" I.D. HOLLOW STEEL PIPE, 30" LONG, WITH A PLASTIC CAP STAMPED "OHIO GEOMATICS").
  - I.P.S. IRON PIPE SET  
(3/4" I.D. HOLLOW STEEL PIPE, 30" LONG, WITH A PLASTIC CAP STAMPED "S-7876").
  - 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

2 WORKING DAYS  
 BEFORE YOU DIG  
 CALL TOLL FREE 800-362-2764  
 OHIO UTILITIES PROTECTION SERVICE

NO.	DATE	DESCRIPTION	BY

1/2" PIPE SET IN WIRE FENCE AT  
 END OF 221.00 DISTANCE  
 PIPE SET ON EAST BOUNDARY @  
 1.06 FEET EAST OF FENCE

### 1.642 Acres Split

Description of a 1.642 acre tract being split from a 25.320 acre tract of land owned by Delmar W. and Verna R. Headings: 25.320 acres, O.R. 229, Pg. 254 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 (as recited in a deed to Delmar W. and Verna R. Headings recorded in O.R.285, Pg. 865) to a steel pin;

Thence S 45 deg. 41' 30" E a distance of 366.44 feet to a PK nail set at the corner of the original 25.320 acre tract, and being the True Point of Beginning of the 1.642 acre split described herein, and being S 45 deg. 41' 30" E a distance of 99.39 feet from a RR spike found at the intersection of the centerline of Amity Pike with the line between VMS 7398 and Combined VMS 7398 & 7823;

Thence N 44 deg. 18' 30" E, a distance of 316.23 feet (passing a 3/4 inch iron pipe found at 25.00 feet capped Ohio Geomatics) along the westerly line of said 25.320 acre tract and the easterly line of a 30.054 acre tract owned by Delmar W. and Verna R. Headings, O.R. 229, Pg. 248 as surveyed in April, 2007, to a 3/4 inch capped Ohio Geomatics iron pipe found;

Thence N 22 deg. 01' 25" E, a distance of 20.16 feet along the westerly line of said 25.320 acre tract and the easterly line of said 30.054 acre tract to an iron pipe set at a new northerly corner of the 1.642 acre split described herein;

Thence the following four courses through the original 25.320 acre tract along the new boundary:

- 1) thence S 82 deg. 44' 54" E a distance of 55.17 feet to an iron pipe set;
- 2) thence S 35 deg. 21' 21" E a distance of 159.38 feet to an iron pipe set;
- 3) thence S 22 deg. 01' 25" W a distance of 24.66 feet to an iron pipe set;
- 4) Thence S 44 deg. 18' 29" W a distance of 316.72 feet, passing an iron pin set at 291.72 feet, to a PK nail set in the centerline of Amity Pike;

Thence N 45 deg. 41' 30" W a distance of 202.53 feet along the centerline of Amity Pike and the southwesterly line of the original 25.320 acre tract to a PK nail at the True Point of Beginning of the 1.642 acre tract described herein.

Containing 1.642 acres split from a 25.320 acre tract of land, 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 Diamond V, LLC, in August, 2013. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "SL-7876"



Steven L. Lamphear, PS 7876  
9/6/2013  
Diamond V, LLC



### 23.678 Acres Residue

Description of a 23.678 acre tract being residue after a 1.642 acre split from a 25.320 acre tract of land owned by Delmar W. and Verna R. Headings: 25.320 acres, O.R. 229, Pg. 254 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 (as recited in a deed to Delmar W. and Verna R. Headings recorded in O.R.285, Pg. 865) to a steel pin;

Thence S 45 deg. 41' 30" E a distance of 366.44 feet to a PK nail set at the corner of the original 25.32 acre tract;

Thence S 45 deg. 41' 30" E a distance of 202.53 feet continuing along the centerline of Amity Pike and the southwesterly line of the original 25.320 acre tract to a PK nail set at a new corner, and the True Point of Beginning of the 23.678 acre tract described herein, and being S 45 deg. 41' 30" E a distance of 301.92 feet from a RR spike found at the intersection of the centerline of Amity Pike with the line between VMS 7398 and Combined VMS 7398 & 7823;

Thence the following four courses through the original 25.320 acre tract along the new boundary:

- 1) thence N 44 deg. 18' 29" E a distance of 316.72 feet, passing an iron pin set at 25.00', to an iron pipe set;
- 2) thence N 22 deg. 01' 25" E a distance of 24.66 feet to an iron pipe set;
- 3) thence N 35 deg. 21' 21" W a distance of 159.38 feet to an iron pipe set;
- 4) thence N 82 deg. 44' 54" W a distance of 55.17 feet to an iron pipe set in the northwesterly line of the original 25.320 acre tract;

Thence N 22 deg. 01' 25" E, a distance of 546.36 feet along the line between original 25.320 acre tract and a 30.054 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 229, Pg. 248, to a point in the centerline of Heafey Ditch;

Thence following five boundary calls are in the centerline of Heafey Ditch and said boundary of said 30.054 acre tract;

- 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 original 25.320 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 iron pipe found, said iron pipe found is the northwest corner of a 25.076 acre tract owned by Travis W. and Anna C. Headings recorded in OR 216, Page 939;

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 and a 3/4 inch pipe found at 303.53 feet) to a PK nail set on the centerline of Amity Pike;

Thence, continuing along the centerline of Amity Pike, N 45 deg. 41' 30" W, a distance of 60.00 feet to a PK nail set at the True Point of Beginning.

Containing 23.678 acres residue from a 25.320 acre tract of land, of which this residue is 5.040 acres are in Darby Civil Township and 18.643 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 Diamond V, LLC, in August, 2013. All iron pipes set are  $\frac{3}{4}$ " I.D. steel pipes with a plastic cap stamped "SL-7876"



Steven L. Lamphear, PS 7876  
9/6/2013  
Diamond V, LLC



### 50.074 Acre Consolidation

Description of a 50.074 acre consolidation of two existing tracts owned by Delmar W. and Verna R. Headings, with the first tract being 20.020 acres, O.R. 229, Pg. 250 (Tract 1) and the second tract being 30.054 acres, O.R. 229, Pg. 248 (Tract 2), as surveyed in August, 2013, being located within combined VMS 7398 and VMS 7823, County of Madison, State of Ohio, and fronting Amity Pike (County Road #36), being further 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 (as recited in a deed to Delmar W. and Verna R. Headings recorded in O.R.285, Pg. 865) to a steel pin;

Thence S 45 deg. 41' 30" E a distance of 246.44 feet to a PK nail set at the True Point of Beginning, being N 45 deg. 41' 30" W a distance of 20.61 feet from a RR spike found at the intersection of the centerline of Amity Pike with the line between VMS 7398 and Combined VMS 7398 & 7823, and 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, and the southwesterly corner with mentioned 20.020 acre consolidated tract;

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 1.279 acre tract Benjamin Graber Trustee of the Jay E Graber Trust Agreement dated 2/22/11, OR 280, Page 1258 and being 0.66' easterly of and iron pipe found;

Thence, along the westerly line of said 20.020 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 1253.85 feet to a 3/4 inch iron pipe found at the northeasterly corner of the mentioned 30.054 acre consolidated tract, and passing at 466.75 feet a 3/4 inch iron pipe set in 2007 with "Ohio Geomatics" cap, 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 the corner between the two tracts herein consolidated;

Thence, S 13 deg. 57' 20" W, (passing into Canaan Civil Township) along the easterly line of said 30.054 consolidated tract and the westerly line of a 25.320 acre tract owned by Delmar W. and Verna R. Headings recorded in O.R. 229, Pg. 254, 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 25.320 acre tract and southerly line of said 30.054 consolidated 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, S 22 deg. 01' 25" W, a distance of 566.52 feet continuing along the line between said 30.054 acre and 25.320 acre parcels to a 3/4 inch iron pipe set in 2007 with "Ohio Geomatics" cap;

Thence, S 44 deg. 18' 30" W, a distance of 316.23 feet continuing along the line between said 30.054 acre and 25.320 acre parcels (passing a 3/4 inch iron pipe set in 2007 with "Ohio Geomatics" cap 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' 30" W, a distance of 120.00 feet to the True Point of Beginning.

Containing 50.074 ACRES, consolidating a 30.054 acre tract and a 20.020 acre tract of which 29.978 acres are in Darby Civil Township and 20.096 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 Diamond V, LLC, in August, 2013. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "SL-7876"



Steven L. Lamphear, PS 7876  
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