

# PLAT OF SURVEY

**A 10.314 Acre Split for Delmar W. & Verna R. Headings from a 23.678 Acre Tract (3), leaving two residue parcels: 10.852 Acres residue North and 2.512 Acres residue East,**

**and**

**A 10.533 Acre Split for Travis W. and Anna C. Headings from a 25.076 Ac. (Deed) Tract (4), leaving 14.544 Acres residue.**

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.

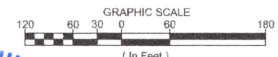
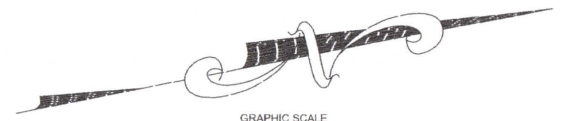
OTHER SOURCES OF INFORMATION:  
- MADISON COUNTY GIS - SURVEY PLAT 40 86  
- SURVEY PLAT 110 90  
- SURVEY PLAT - OHIO GEOMATICS 2007  
- MADISON COUNTY AERIAL TAX MAP  
- MADISON COUNTY AUDITOR'S TAX MAP  
- MADISON COUNTY AUDITOR'S OFFICE  
- MADISON COUNTY RECORDER'S OFFICE

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. (To convert Bearings shown to Ohio State Plane, South Zone Grid directions, rotate bearings +01°15'32" (CW)).

**ADJOINING PROPERTY OWNERS**

- 4: 01-00186.010 Canaan 20.594 Ac, 02-00095.002 Darby 4.482 Ac, Travis W. and Anna C. Headings, OR 216, Pg. 939, 25.076 Ac. (Deed)
- A: 01-00186.001 Delmar W. and Verna R. Headings, OR 229, Pg. 865, 1,278.4 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, 1.279 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: 02-00282.000 Andrew B. Mayer, OR 282, Pg. 132, 101.879 Ac. (Deed), 01-00445.000 Canaan 45.759 Ac, Darby 56.12 Ac.
- D: 02-00186.000 Burl J. Mayer, Trustee of the Burl J. Mayer Trust, OR 72, Pg. 1080, 118.859 Ac. (Deed)
- F: 02-00310.000 PHELPS PREFERRED INVESTMENTS LLC 15.138 Ac. OR 277, Pg. 1408
- G: 01-00521.000 PHELPS PREFERRED INVESTMENTS LLC 63.264 Ac. OR 277, Pg. 1419
- H: 01-00441.004 PHELPS PREFERRED INVESTMENTS LLC 40.164 Ac. OR 277, Pg. 1419
- J: 01-00441.005 John and Wendy Lumpkin 2.412 Ac. OR 288, Ps. 135
- K: 01-00441.006 Brian Keith and Lori Lynn Phelps, 1.841 Ac. OR 286, Pg. 502
- L: 01-00186.011 Zachary A. and Amanda R. Green, 1.642 Ac. OR 286, Pg. 2097

-  A 10.314 Acre Split from Delmar W. & Verna R. Headings, OR 229, PG 253, 23.678 Ac., 01-00186.003 Canaan 18.638 Ac., 02-00095.000 Darby 5.040 Ac., OR 216, Pg. 939, to be transferred to Travis W. and Anna C. Headings leaving two residue parcels: 10.852 Acres residue North and 2.512 Acres residue West.
-  A 10.533 Acre Split from Travis W. and Anna C. Headings 25.076 Ac. (Deed) Tract, 01-00186.010 Canaan 20.594 Ac., 02-00095.002 Darby 4.482 Ac., OR 216, Pg. 939, to be transferred to Delmar W. and Verna R. Headings, leaving 14.544 Acres residue.

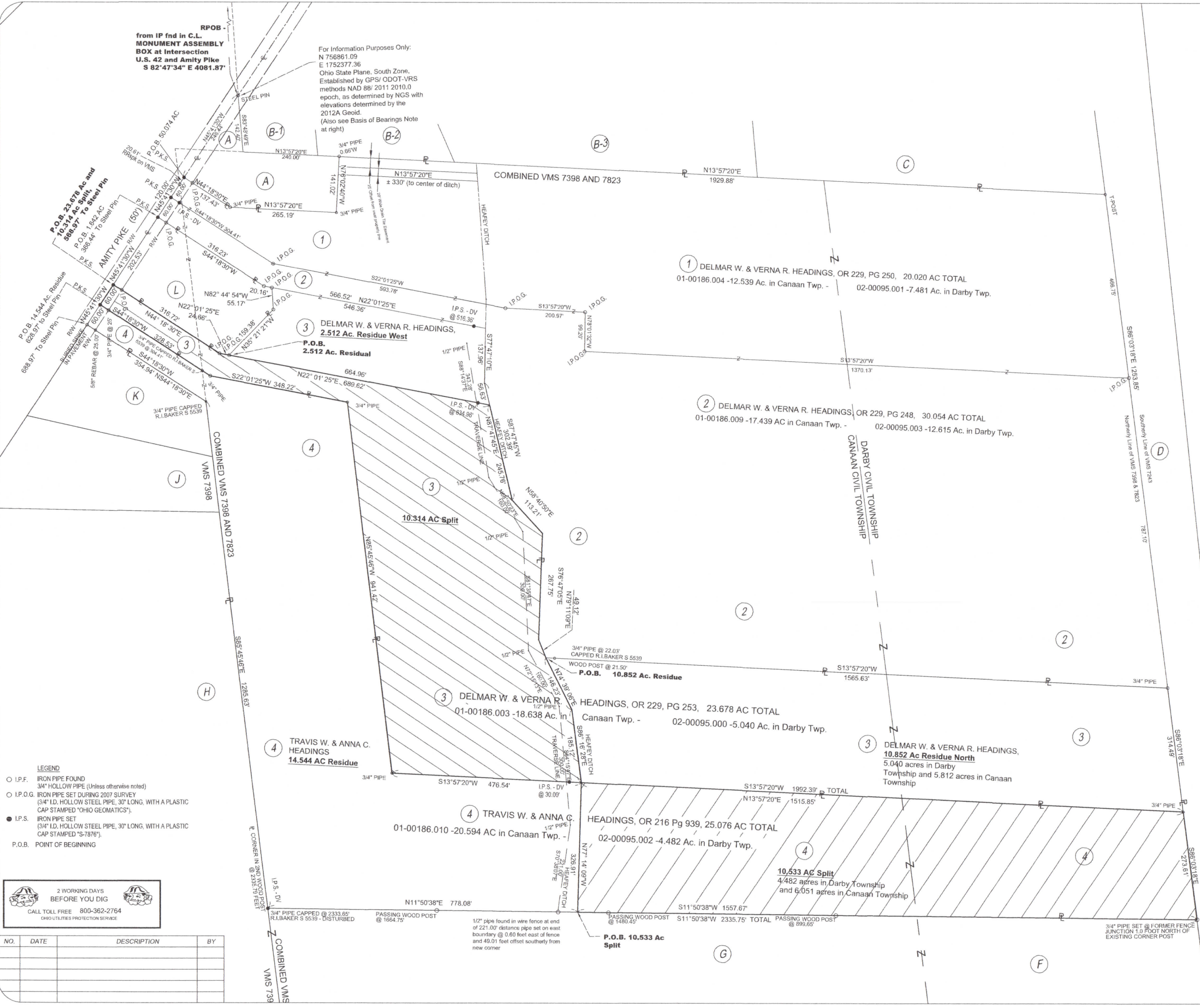


STATE OF OHIO  
**STEVEN L. LAMPHEAR**  
 70795  
 REGISTERED PROFESSIONAL ENGINEER

I DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED IN APRIL 2006, MAY 2013, AND NOVEMBER, 2016 UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STEVEN LAMPHEAR DATE 12-1-2016  
 REGISTERED PROFESSIONAL SURVEYOR NO. 7876

PLAT OF SURVEY				
LOCATION	<b>7430 AMITY PIKE PLAIN CITY, OHIO 43064</b>			
CLIENT	<b>DELMAR W. HEADINGS, and TRAVIS W. HEADINGS</b>			
<b>DIAMOND V, LLC</b> Surveying - Engineering - S.U.E. 8205 Smith Calhoun Rd. - Plain City, OH 43064 - (614) 620-0331				
DRAWN BY: <b>WAD</b>	CHECKED BY: <b>SLL</b>	CREW CHIEF: <b>SLL</b>	PROJECT NO. <b>900-83</b>	SHEET <b>1 OF 1</b>
SCALE: <b>1" = 240'</b>	DATE: <b>12-01-2016</b>			



- 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

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

NO.	DATE	DESCRIPTION	BY

For Information Purposes Only:  
 N 756861.09  
 E 1752377.36  
 Ohio State Plane, South Zone,  
 Established by GPS/ ODOT-VRS  
 methods NAD 83/ 2011 2010.0  
 epoch, as determined by NGS with  
 elevations determined by the  
 2012A Geoid.  
 (Also see Basis of Bearings Note  
 at right)

RPOB -  
 from IP fnd in C.L.  
 MONUMENT ASSEMBLY  
 BOX at Intersection  
 U.S. 42 and Amity Pike  
 S 82°47'34" E 4081.87'

DRAWING DATE

### 14.544 Acres Residue

Description of 14.544 Acres Residue from a 25.076 (deed) acre tract of land owned by Travis W. and Anna C. Headings recorded in OR 216, Page 939, Canaan Township, County of Madison, State of Ohio, and being located within VMS 7398 and VMS 7823, Parcel # 01-00186.010, fronting Amity Pike (County Road #36), bounded and more particularly described as follows:

Commencing for reference at an iron pin found in a monument assembly box in the middle of U.S. Route #42 (London-Delaware Road) at the intersection of the centerline of Amity Pike (County Road #36, 50 feet wide right-of-way width);

Thence with a straight line **S 82 deg. 47' 34" E a distance of 4,081.87 feet** to a steel pin found in the centerline of Amity Pike at the westerly corner of a 1.2784 Ac. parcel owned by Delmar W. and Verna R. Headings, as recorded in OR 285, Pg. 865;

Thence **S 45 deg. 41' 30" E a distance of 628.97 feet** continuing along the centerline of Amity Pike to a corner of the original 25.076 acre tract at a PK nail set, also being the southeasterly corner of a 23.678 ac. tract owned by Delmar W. and Verna R. Headings, O.R. 229, Pg. 253, and **True Point of Beginning** of the 14.544 acre Residue described herein;

Thence, **N 44 deg. 18' 30" E, a distance of 328.53 feet** along the line between the original 25.076 acre tract and Delmar W. and Verna R. Headings 23.678 acre tract (passing  $\frac{3}{4}$  inch pipe found at 25.00 feet and a  $\frac{3}{4}$  inch capped R.I. Baker, S 5539 iron pipe found at 304.41 feet) to a  $\frac{3}{4}$ " IP found;

Thence, **N 22 deg. 01' 25" E, a distance of 348.22 feet** along the line between the original 25.076 acre tract and Delmar W. and Verna R. Headings 23.678 acre tract to a  $\frac{3}{4}$ " Iron Pipe found;

Thence, **S 85 deg. 45' 46" E, a distance of 941.42 feet** along the line between the original 25.076 acre tract and Delmar W. and Verna R. Headings 23.678 acre tract to a  $\frac{3}{4}$ " IP found;

Thence, **N 13 deg. 57' 20" E, a distance of 476.54 feet** along the line between the original 25.076 acre tract and Delmar W. and Verna R. Headings 23.678 acre tract to a new corner in the center of Heafey Ditch and passing a witness Iron Pipe set at 446.54 feet;

Thence **S 77 deg. 14' 09" E a distance of 326.91 feet** along the centerline of Heafey Ditch with a new line across said original 25.076 ac. tract to a new corner, witnessed by a 1/2" pipe found 0.60 feet east of fence and 49.01 feet offset southerly along boundary from new corner, in the westerly line of a 63.264 ac. tract of land owned by Phelps Preferred Investments, LLC, OR 277, Pg. 1419, and being the northeasterly corner of the 14.544 acre residue herein described;

Thence **S 11 deg. 50' 38" W a distance of 778.08 feet** along the line between the line of the original 25.076 ac. tract and 63.264 Ac. tract owned by Phelps Preferred Investments to a disturbed wood post found and an Iron Pipe set at the southeasterly corner of the original 25.076 acre tract and also being an interior corner of the 63.264 ac. tract of land owned by Phelps Preferred Investments and in the line between VMS

7398 and Combined VMS 7398 and 7823;

Thence **N85 deg. 45' 46" W a distance of 1285.63 feet** along the line between VMS 7398 and Combined VMS 7398 and 7823 and the line between the of the original 25.076 ac. tract and the northerly line of a 40.164 Ac. tract owned by Phelps Preferred Investments, LLC, OR 277, Pg. 1408, and the northerly line of a 2.412 ac. tract owned by John and Wendy Lumpkin, OR 289, Pg. 135, and the northerly line of a 1.841 ac. tract owned by Brian Keith and Lori Lynn Phelps, as recorded in OR 286, Pg. 502, to a  $\frac{3}{4}$ " IP found capped "Baker" in the line between VMS 7398 and Combined VMS 7398 and 7823 at a corner of the original 25.076 acre tract;

Thence **S 44 deg. 18' 30" W a distance of 354.94 feet**, passing an  $\frac{5}{8}$ " rebar found at 329.94', along the line between the original 25.076 ac. tract and the Phelps 1.841 acre tract to a spike found in the centerline of Amity Pike at the southeasterly corner of the original 25.076 acre tract;

Thence **N 45 deg. 41' 30" W a distance of 60.00 feet** along the centerline of Amity Pike to the **True Point of Beginning**.

Containing 14.544 acres residue from a 25.076 (deed) acre tract of land. 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, and November 2016. All iron pipes set are  $\frac{3}{4}$ " I.D. steel pipes with a plastic cap stamped "SL-7876"

  
Steven L. Lamphear, PS 7876  
Diamond V, LLC



### 10.852 Acre Residue

Description of a 10.852 Acre residue from a 23.678 acre tract of land owned by Delmar W. and Verna R. Headings, O.R. 229, Pg. 253, Parcel # 02-00095.000 Darby Township and Parcel # 01-00186.003 Canaan Township, County of Madison, State of Ohio, and being located within VMS 7398 and VMS 7823, fronting Amity Pike (County Road #36). This 10.852 acre residue tract along with a 2.512 acre residue tract being remainder areas after a 10.314 acre split from the original 23.678 acre tract mentioned above. The other residue area of 2.512 acres and the 10.314 acre split are described separately and this 10.852 acre tract being more particularly described as follows:

Commencing for reference at an iron pin found in a monument assembly box in the middle of U.S. Route #42 (London-Delaware Road) at the intersection of the centerline of Amity Pike (County Road #36, 50 feet wide right-of-way width);

Thence with a straight line **S 82 deg. 47' 34" E a distance of 4,081.87 feet** to a steel pin found in the centerline of Amity Pike at the westerly corner of a 1.2784 Ac. parcel owned by Delmar W. and Verna R. Headings, as recorded in OR 285, Pg. 865;

Thence **S 45 deg. 41' 30" E a distance of 568.97 feet** continuing along the centerline of Amity Pike to the southwesterly corner of the original 23.678 acre tract at a PK nail set, also being the southeasterly corner of a 1.642 Ac. Tract owned by Zachary A. and Amanda R. Green, OR 295, Pg. 2097;

Thence **N 44 deg. 18' 30" E a distance of 316.72 feet**, passing an Ohio Geomatics iron pin found at 25.00', along the line between the original 23.678 ac. tract and the Green 1.642 ac. tract to Ohio Geomatics iron pin found;

Thence **N 22 deg. 01' 25" E a distance of 24.66 feet** along the line between the original 23.678 ac. tract and the Green 1.642 ac. tract to an Ohio Geomatics iron pin found;

Thence **N 35 deg. 21' 21" W a distance of 159.38 feet** along the line between the original 23.678 ac. tract and the Green 1.642 ac. tract to an Ohio Geomatics iron pin found;

Thence **N 82 deg. 44' 54" W a distance of 55.17 feet** along the line between the original 23.678 ac. tract and the Green 1.642 ac. tract to an Ohio Geomatics iron pin found in an easterly line of a 30.054 ac. tract of land owned by Delmar W. and Verna R. Headings, O.R. 229, Pg. 248;

Thence **N 22 deg. 01' 25" E, a distance of 546.36 feet**, along the westerly line of said original 23.678 ac. tract and the easterly line said 30.054 ac. tract, both owned by Delmar W. and Verna R. Headings, to a corner in the centerline of Heafey Ditch and passing a witness Iron Pipe set at 516.36 feet;

Thence following five boundary calls in and along the centerline of Heafey Ditch along the line between said original 23.678 ac. and 30.054 ac. tracts:

- 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 corner of the original 23.678 Ac. Tract, and being the southwest corner and **True Point of Beginning** of the 10.852 acre residue described herein;

Thence **N 13 deg. 57' 20" E a distance of 1565.63 feet** along the line between the line of the original 23.678 ac. and the 30.054 ac. tracts owned by Delmar W. and Verna R. Headings, crossing the line from Canaan Township to Darby Township, 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 and being the northwesterly corner of the 10.852 acre residue described herein and passing a witness post at 21.5 feet and a 3/4 inch Baker iron pipe found at 22.03 feet;

Thence **S 86 deg. 03' 18" E, a distance of 314.49 feet**, along the southerly line of said 118.859 acre tract and the northerly boundary of the combined VMS 7398 & 7823, to a 3/4 inch iron pipe found at the northwesterly corner line of a 25.076 acre tract owned by Travis W. and Anna C. Headings recorded in OR 216, Page 939, and being the northeasterly corner of the 10.852 acre residue described herein;

Thence **S 13 deg. 57' 20" W a distance of 1515.85 feet** along the line between the line of the original 23.678 ac. tract owned by Delmar W. and Verna R. Headings, and the 25.076 acre tract owned by Travis W. and Anna C. Headings, crossing the line from Darby Township to Canaan Township, to the southeasterly corner of the 10.852 acre residue described herein in the centerline of Heafey Ditch, with said southeasterly corner being witnessed by an Iron Pipe set S 13 deg. 57' 20" W a distance of 30.00 feet;

Thence following two boundary calls in and along the centerline of Heafey Ditch with new lines across said original 23.678 Ac. Tract:

1) thence **N 86 deg. 16' 28" W, a distance of 185.12 feet** to a new corner in Heafey Ditch;

2) thence **S 74 deg. 39' 06" W, a distance of 146.23 feet** to the **True Point of Beginning**.

Containing 10.852 acres from a 23.678 acre tract of land, 5.040 acres in Darby Township and 5.812 acres in Canaan Township, 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, and November 2016. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "SL-7876"

12-1-2016  
Steven L. Lamphear, PS 7876  
Diamond V, LLC



### 10.533 Acres Split

Description of a 10.533 Acre Split from a 25.076 (deed) acre tract of land owned by Travis W. and Anna C. Headings recorded in OR 216, Page 939, Parcel 01-00186.010 Canaan Township and Parcel 02-00095.002 Darby Township, 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 for reference at an iron pin found in a monument assembly box in the middle of U.S. Route #42 (London-Delaware Road) at the intersection of the centerline of Amity Pike (County Road #36, 50 feet wide right-of-way width);

Thence with a straight line **S 82 deg. 47' 34" E a distance of 4,081.87 feet** to a steel pin found in the centerline of Amity Pike at the westerly corner of a 1.2784 Ac. parcel owned by Delmar W. and Verna R. Headings, as recorded in OR 285, Pg. 865;

Thence **S 45 deg. 41' 30" E a distance of 688.97 feet** continuing along the centerline of Amity Pike to a corner of the original 25.076 acre tract at a spike found, also being the southeasterly corner of a 1.841 Ac. Tract owned by Brian Keith and Lori Lynn Phelps, as recorded in OR 286, Pg. 502,

Thence **N 44 deg. 18' 30" E a distance of 354.94 feet**, passing an 5/8" rebar found at 25.00', along the line between the original 25.076 Ac. Tract and the Phelps 1.841 acre tract to a 3/4" IP found capped "Baker" in the line between VMS 7398 and Combined VMS 7398 and 7823 at a corner of the original 25.076 acre tract;

Thence **S 85 deg. 45' 46" E a distance of 1285.63 feet** along the line between the of the original 25.076 Ac. Tract and the northerly line of the Phelps 1.841 acre tract, the northerly line of a 2.412 Ac. Tract owned by John and Wendy Lumpkin, OR 289, Pg. 135, and the northerly line of a 40.164 Ac. tract owned by Phelps Preferred Investments, LLC, OR 277, Pg. 1408, to a disturbed wood post found and an Iron Pipe Set at the southeasterly corner of the original 25.076 acre tract and also being an interior corner of a 63.264 Ac. Tract of land owned by Phelps Preferred Investments, LLC, OR 277, Pg. 1419;

Thence **N 11 deg. 50' 38" E a distance of 778.08 feet** along the line between the line of the original 25.076 Ac. Tract and 63.264 Ac. tract owned by Phelps Preferred Investments to a new corner in the center of Heafey Ditch, at the southeasterly corner and **True Point of Beginning** of the 10.533 acre Split described herein, witnessed by a found 1/2" pipe 0.60 feet east of fence and 49.01 feet offset southerly along boundary from new corner;

Thence **N 77 deg. 14' 09" W a distance of 326.91 feet** along the centerline of Heafey Ditch with a new line across said original 25.076 Ac. Tract to a new corner in the westerly line of the original Travis W. and Anna C. Headings 25.076 Ac. Tract and the easterly line of a 23.678 Ac. Tract owned by Delmar W. and Verna R. Headings, O.R. 229, Pg. 253, and being the southwestly corner of the 10.533 acre Split described herein with said new corner being witnessed by and Iron Pipe set S 13 deg. 57' 20" W 30.00 feet from said new corner;

Thence **N 13 deg. 57' 20" E a distance of 1515.85 feet** along the line between the line

of the original 25.076 Ac. Tract and the 23.678 Ac. Tract owned by Delmar W. and Verna R. Headings, crossing the line from Canaan Township to Darby Township, 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 **S 86 deg. 03' 18" E, a distance of 273.61 feet**, continuing along said 118.859 acre tract and the northerly boundary of the combined VMS 7398 & 7823, to a 3/4 inch iron pipe found, said iron pipe found is the northeast corner of original 25.076 acre tract owned by Travis W. and Anna C. Headings and the northeast corner of the 10.533 acre Split described herein, and the northwest corner of a 15.138 Ac tract owned by Phelps Preferred Investments, LLC. OR 277, Pg. 1408;

Thence **S 11 deg. 50' 38" W a distance of 1557.67 feet**, along the easterly line of said 25.076 acre tract, the westerly line of Phelps Preferred Investments, LLC 15.138 Ac tract, and the westerly line of the previously mentioned 63.264 Ac. tract of land also owned by Phelps Preferred Investments, LLC, crossing the line from Darby Township to Canaan Township, to the **True Point of Beginning**.

Containing 10.533 acres, 4.482 acres in Darby Township and 6.051 acres in Canaan Township, split from a 25.076 (deed) acre tract of land, and leaving 14.544 acres residue. 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, and November 2016. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "SL-7876"

  
Steven L. Lamphear, PS 7876  
Diamond V, LLC



## 2.512 Acre Residue

Description of a 2.512 Acre residue from a 23.678 acre tract of land owned by Delmar W. and Verna R. Headings, O.R. 229, Pg. 253, Parcel 01-00186.003 Canaan Township, County of Madison, State of Ohio, and being located within VMS 7398 and VMS 7823, fronting Amity Pike (County Road #36). This 2.512 acre residue tract along with a 10.852 acre residue tract being remainder areas after a 10.314 acre split from the original 23.678 acre tract mentioned above. The other residue area of 10.852 acres and the 10.314 acre split are described separately and this 2.512 acre tract being more particularly described as follows:

Commencing for reference at an iron pin found in a monument assembly box in the middle of U.S. Route #42 (London-Delaware Road) at the intersection of the centerline of Amity Pike (County Road #36, 50 feet wide right-of-way width);

Thence with a straight line **S 82 deg. 47' 34" E a distance of 4,081.87 feet** to a steel pin found in the centerline of Amity Pike at the westerly corner of a 1.2784 Ac. parcel owned by Delmar W. and Verna R. Headings, as recorded in OR 285, Pg. 865;

Thence **S 45 deg. 41' 30" E a distance of 568.97 feet** continuing along the centerline of Amity Pike to the southwesterly corner of the original 23.678 acre tract at a PK nail set, also being the southeasterly corner of a 1.642 ac. tract owned by Zachary A. and Amanda R. Green, OR 295, Pg. 2097;

Thence **N 44 deg. 18' 30" E a distance of 316.72 feet**, passing an iron pin found with plastic cap stamped Ohio Geomatics at 25.00', along the line between the original 23.678 ac. tract and the Green 1.642 ac. tract to an iron pipe found with plastic cap stamped Ohio Geomatics;

Thence **N 22 deg. 01' 25" E a distance of 24.66 feet** along the line between the original 23.678 ac. tract and the Green 1.642 ac. tract to an iron pin found with plastic cap stamped Ohio Geomatics and being the **True Point of Beginning** of the 2.512 acre Residue described herein;

Thence **N 35 deg. 21' 21" W a distance of 159.38 feet** along the line between the original 23.678 ac. tract and the Green 1.642 ac. tract to an iron pin found with plastic cap stamped Ohio Geomatics at a corner of the 2.512 acre Residue described herein;

Thence **N 82 deg. 44' 54" W a distance of 55.17 feet** along the line between the original 23.678 ac. tract and the Green 1.642 ac. tract to an iron pin found with plastic cap stamped Ohio Geomatics at the southwesterly corner of the 2.512 acre Residue described herein, also being in an easterly line of a 30.054 ac. tract of land owned by Delmar W. and Verna R. Headings, O.R. 229, Pg. 248;

Thence **N 22 deg. 01' 25" E, a distance of 546.36 feet**, along the westerly line of said original 23.678 ac. tract and the easterly line said 30.054 ac. tract, both owned by Delmar W. and Verna R. Headings, to the northwesterly corner of the 2.512 acre Residue described herein in the centerline of Heafey Ditch and passing an Iron Pipe set at 516.36 feet;

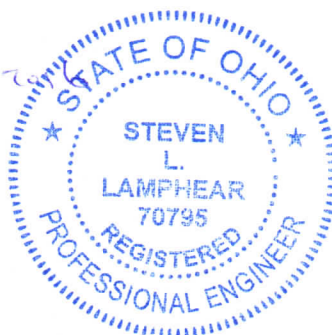
Thence **S 77 deg. 47' 10" E a distance of 137.96 feet** with Heafey Ditch along the line between said original 23.678 ac. and 30.054 ac. tracts to a corner;

Thence **N 87 deg. 47' 45" E a distance of 56.63 feet** with Heafey Ditch along the line between said original 23.678 ac. and 30.054 ac. tracts to a new corner at the northeasterly corner of the 2.512 acre Residue described herein with said corner being witnessed by and iron Pipe Set S 22 deg. 01' 25" W 30.00 feet;

Thence **S 22 deg. 01' 25" W, a distance of 664.96 feet**, with a new line across the original 23.678 ac. tract to the **True Point of Beginning** and passing a witness Iron Pipe set at 30.00 feet.

Containing 2.512 acres from a 23.678 acre tract of land, 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, and November 2016. All iron pipes set are ¾" I.D. steel pipes with a plastic cap stamped "SL-7876"

  
Steven L. Lamphear, PS 7876  
Diamond V, LLC



### 10.314 Acres Split

Description of a 10.314 Acre Split from a 23.678 acre tract of land owned by Delmar W. and Verna R. Headings, O.R. 229, Pg. 253, Parcel 01-00186.003 Canaan Township, 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 for reference at an iron pin found in a monument assembly box in the middle of U.S. Route #42 (London-Delaware Road) at the intersection of the centerline of Amity Pike (County Road #36, 50 feet wide right-of-way width);

Thence with a straight line **S 82 deg. 47' 34" E a distance of 4,081.87 feet** to a steel pin found in the centerline of Amity Pike at the westerly corner of a 1.2784 Ac. parcel owned by Delmar W. and Verna R. Headings, as recorded in OR 285, Pg. 865;

Thence **S 45 deg. 41' 30" E a distance of 568.97 feet** continuing along the centerline of Amity Pike to the southwesterly corner of the original 23.678 acre tract at a PK nail set, also being the southeasterly corner of a 1.642 Ac. Tract owned by Zachary A. and Amanda R. Green, OR 295, Pg. 2097, and being the **True Point of Beginning** of the 10.314 acre Split described herein;

Thence **N 44 deg. 18' 30" E a distance of 316.72 feet**, passing an iron pipe found with plastic cap stamped Ohio Geomatics at 25.00', along the line between the original 23.678 Ac. Tract and the Green 1.642 Ac. Tract to an iron pipe found with plastic cap stamped Ohio Geomatics;

Thence **N 22 deg. 01' 25" E a distance of 24.66 feet** along the line between the original 23.678 Ac. Tract and the Green 1.642 Ac. Tract to an iron pipe found with plastic cap stamped Ohio Geomatics;

Thence **N 22 deg. 01' 25" E a distance of 664.96 feet** with a new line across the original 23.678 Ac. Tract to a point in the centerline of Heafey Ditch and the northerly line of the original 23.678 Ac. Tract and the northwesterly corner of the 10.314 acre Split described herein and passing a witness Iron Pipe Set at 634.96 feet;

Thence following four boundary calls in and along the centerline of Heafey Ditch and boundary of said original 23.678 Ac. Tract:

- 1) thence **N 87 deg. 47' 45" E, a distance of 245.76 feet** to a point;
- 2) thence **N 58 deg. 40' 50" E, a distance of 113.21 feet** to a point;
- 3) thence **S 76 deg. 47' 05" E, a distance of 267.75 feet** to a point;
- 4) thence **N 79 deg. 11' 09" E, a distance of 49.12 feet** to a corner of the original 23.678 Ac. Tract;

Thence following two boundary calls in and along the centerline of Heafey Ditch with new lines across said original 23.678 Ac. Tract:

- 1) thence **N 74 deg. 39' 06" E, a distance of 146.23 feet** to a point;
- 2) thence **S 86 deg. 16' 28" E, a distance of 185.12 feet** to a new corner in the easterly line of said original 23.678 Ac. Tract and in the westerly line of a 25.076 acre

tract owned by Travis W. and Anna C. Headings recorded in OR 216, Page 939, and being the northeasterly corner of the 10.314 acre Split described herein and being witnessed by and Iron Pipe Set, S 13 deg. 57' 20" W – 30.00' from said new corner;

Thence **S 13 deg. 57' 20" W a distance of 476.54 feet** along the easterly line of the original 23.678 Ac. Tract and the westerly line of the 25.076 acre tract owned by Travis W. and Anna C. Headings to a 3/4 inch iron pipe found at the southeasterly corner of the 10.314 acre Split described herein and passing said witness Iron Pipe Set at 30.00 feet;

Thence **N 85 deg. 45' 46" W, a distance of 941.42 feet**, along a north line of said Travis W. and Anna C. Headings 25.076 acre tract, to a 3/4 inch iron pipe found;

Thence **S 22 deg. 01' 25" W, a distance of 348.22 feet**, along the westerly line of said Travis W. and Anna C. Headings 25.076 acre tract, to a 3/4 inch iron pipe found;

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 and a 3/4 inch pipe found at 303.53 feet) continuing along the westerly line of said Travis W. and Anna C. Headings 25.076 acre tract, to a PK nail set on the centerline of Amity Pike;

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

Containing 10.314 acres from a 23.678 acre tract of land, and leaving a 10.852 acre residue on the north and a 2.512 acre residue on the west 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, and November 2016. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "SL-7876"

  
Steven L. Lamphear, PS 7876  
Diamond V, LLC

