

PLAT OF SURVEY

A 49.172 Acre Split for Delmar W. & Verna R. Headings from Four Contiguous Tracts of Land that Total 71.459 Acres leaving 22.287 Acres residue.

Madison County, Ohio
Virginia Military Survey 7398 and 7823

D. & V. Headings Area Summary of Deeds:

Tract	PID Canaan Twp	Area Canaan	PID Darby Twp	Area Darby	Total Area	Split Area	Residue Canaan	Residue Darby	Deed Record
1	01-00186.004	12.539	02-00095.001	7.481	20.020	12.315	7.705	0.000	OR 229, PG 250, 20.020 Ac.
2	01-00186.009	17.439	02-00095.003	12.615	30.054	20.767	9.287	0.000	OR 229, PG 248, 30.054 Ac.
3	01-00186.003	5.812	02-00095.000	5.040	10.852	8.298	2.555	0.000	OR 229, PG 253, Orig. 23.678 Ac.
4	01-00186.013	6.051	02-00095.002	4.482	10.533	7.792	2.741	0.000	O.R. 325 PG 2353
Totals		41.841		29.618	71.459	49.172	22.288	0.000	

- PROPERTY OWNERS**
- A 49.172 Acre Split from Delmar W. & Verna R. Headings, from contiguous Parcels 1, 2, 3, and 4 listed below and being 19.554 in Canaan Twp. and 29.618 Acres in Darby Twp., and further being:
- | | |
|--------------------------------|--|
| 4.834 ac. in PID 01-00186.004, | 7.481 ac. (all) in PID 02-00095.001, |
| 8.152 ac. in PID 01-00186.009, | 12.615 ac. (all) in PID 02-00095.003, |
| 3.258 ac. in PID 01-00186.003, | 5.040 ac. (all) in PID 02-00095.000, |
| 3.310 ac. in PID 01-00186.013, | and 4.482 ac. (all) in PID 02-00095.002. |
- DELMAR W. & VERNA R. HEADINGS, OR 229, PG 250, 20.020 AC TOTAL, 01-00186.004-12.539 Ac. in Canaan Twp. - 02-00095.001-7.481 Ac. in Darby Twp.
 - DELMAR W. & VERNA R. HEADINGS, OR 229, PG 248, 30.054 AC TOTAL, 01-00186.009-17.439 AC in Canaan Twp. - 02-00095.003-12.615 Ac. in Darby Twp.
 - DELMAR W. & VERNA R. HEADINGS, OR 229, PG 253, 13.364 AC, TOTAL (Orig. 23.678 AC), part PID 01-00186.003 - 8.324 Ac. (5.812+2.512) in Canaan Twp. - 02-00095.000-5.040 Ac. in Darby Twp.
 - DELMAR W. & VERNA R. HEADINGS, O.R. 325, PG 2353, 10.533 AC TOTAL, 01-00186.013 - 6.051 Ac. in Canaan Twp. - 02-00095.002-4.482 Ac. in Darby Twp.
 - DELMAR W. & VERNA R. HEADINGS, 8.324 Ac. (5.812+2.512) (Orig. 23.678 AC), part PID 01-00186.003, O.R. 229 PG 353
- A: 01-00186.001 Delmar W. and Verna R. Headings, OR 285, Pg. 865, 1.2784 Ac. (Deed)
 B-1: 01-00186.003 Graber, LLC, OR 293, Pg 2199, 1.276 Ac
 B-2: 01-00186.004 Graber, LLC, OR 293, Pg 2199, 1.279 Ac
 B-3: 01-00186.004 Graber, LLC, OR 293, Pg 2199, 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: 02-00168.000 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. 1408
 J: 01-00441.005 John and Wendy Lumpkin 2.412 Ac. OR 289, Pg. 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 295, Pg. 2097
 M: 01-00186.010 Travis W. and Anna C. Headings, 14.453 Ac. (Orig. 25.076 Ac) OR 322, Pg. 2361
 N: 01-00186.012 Travis W. and Anna C. Headings, 10.314 Ac. OR 325 PG 2357

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 R. 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)).

I DO HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED IN APRIL 2006, MAY 2013, NOVEMBER, 2016, AND JANUARY, 2017, UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

STEVEN L. LAMPHEAR
 REGISTERED PROFESSIONAL SURVEYOR NO. 7876

DATE: 2-13-2017

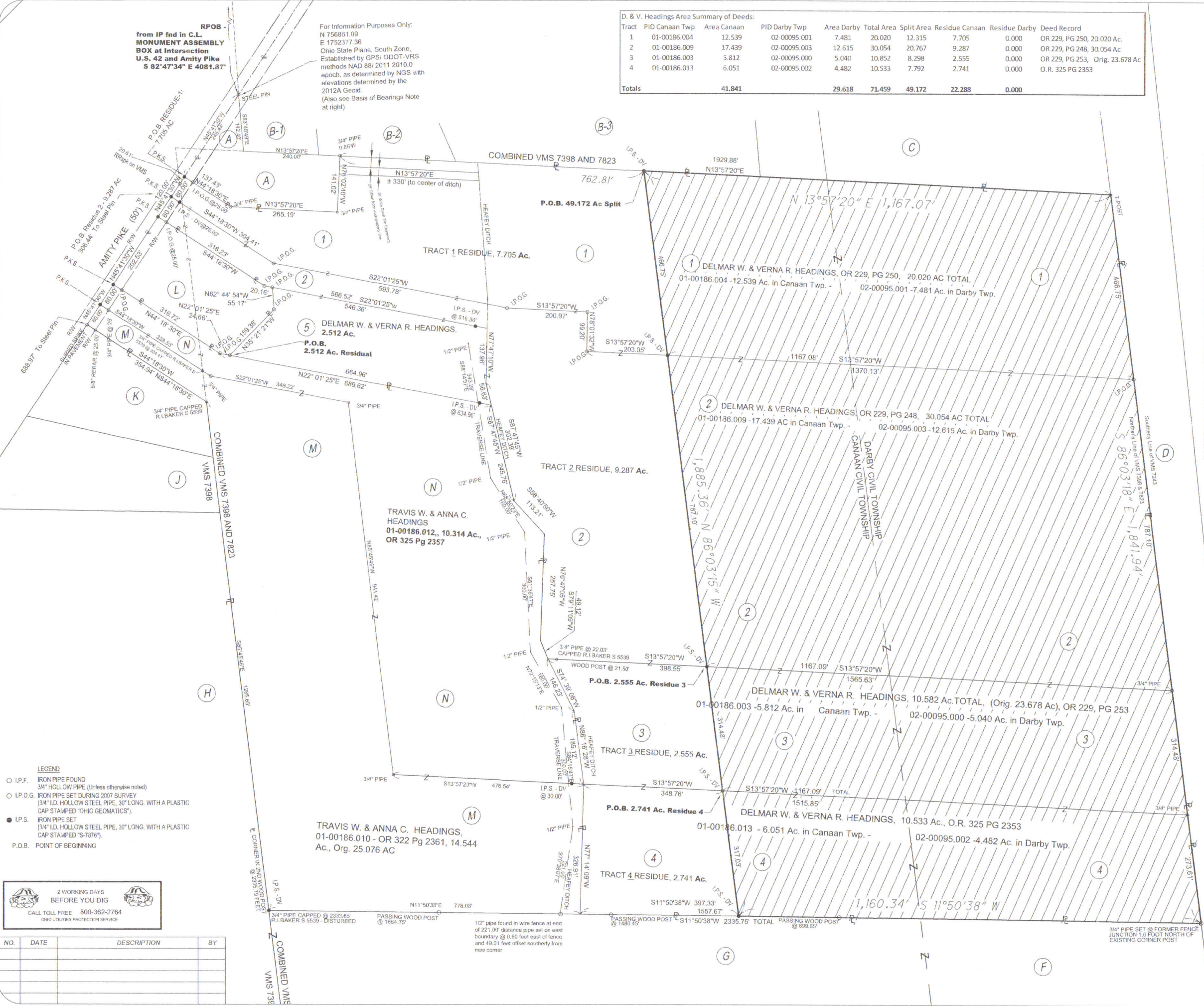
PLAT OF SURVEY

LOCATION: **7430 AMITY PIKE PLAIN CITY, OHIO 43064**

CLIENT: **DELMAR W. HEADINGS**

DIAMOND V, LLC
 Surveying - Engineering - S.U.E.
 8205 Smith Calhoun Rd. - Plain City, OH 43064 - (614) 620-0331

DRAWN BY: WAD CHECKED BY: SLL CREW CHIEF: SLL PROJECT NO: 900-80 SHEET: 1 OF 1
 SCALE: 1" = 240' DATE: 02-07-2017



NO.	DATE	DESCRIPTION	BY

49.172 Acre Split

Description of a 49.172 Acre Split from four contiguous tracts of land owned by Delmar W. and Verna R. Headings as follows:

1: Delmar W. & Verna R. Headings, OR 229, PG 250, 20.020 AC. Total, PID 01-00186.004 -12.539 ac. in Canaan Twp., 7.481 ac. in Darby Twp. PID 02-00095.001,

2: Delmar W. & Verna R. Headings, OR 229, PG 248, 30.054 ac. Total, PID 01-00186.009, 17.439 ac. in Canaan Twp., 12.615 ac. in Darby Twp. PID 02-00095.003,

3: Delmar W. & Verna R. Headings, OR 229, PG 253, 13.364 ac. Total (Orig. 23.678 ac.), PID 01-00186.003, 8.324 ac. in Canaan Twp., 5.040 ac. in Darby Twp. PID 02-00095.000,

4: Delmar W. & Verna R. Headings, O.R. 325, PG 2353, 10.533 ac., and being 6.051 ac. in Canaan Twp., PID 01-00186.013, and 4.482 ac. in Darby Twp. PID 02-00095.002.

All being in County of Madison, State of Ohio, and being located within VMS 7398 and VMS 7823, fronting Amity Pike (County Road #36). This 49.172 Acre Split 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 246.44 feet** continuing along the centerline of Amity Pike to the southwesterly corner of the original 20.020 acre Tract 1 listed above at a PK nail set, also being the southeasterly corner of a 1.2784 ac. parcel owned by Delmar W. and Verna R. Headings, OR 285, Pg. 865;

Thence **N 44 deg. 18' 30" E a distance of 137.43 feet**, passing an iron pin found with plastic cap stamped Ohio Geomatics at 25.00', along the line between the original 20.020 acre Tract 1 listed above and said Heading's 1.2784 ac. parcel to a ¾" iron pipe found;

Thence **N 13 deg. 57' 20" E a distance of 265.19 feet** along the line between the original 20.020 acre Tract 1 listed above and said Heading's 1.2784 ac. parcel to a ¾" iron pipe found;

Thence **N 76 deg. 02' 40" W a distance of 141.02 feet** along the line between the original 20.020 acre Tract 1 listed above and said Heading's 1.2784 ac. parcel to a ¾" iron pipe found in the westerly line of Combined VMS 7398 and 7823 and being also the easterly line a 1.279 ac. tract owned by Graber, LLC, OR 293, Pg. 2199;

Thence **N 13 deg. 57' 20" E a distance of 762.81 feet** along line of Combined VMS 7398 and 7823 and the line between the original 20.020 acre Tract 1 listed above and said 1.279 ac. tract owned by Graber, LLC and another tract owned by Graber, LLC, of

25.481 ac., OR 293, Pg. 2199, to an iron pin set at the southwest corner and the **True Point of Beginning** of the 49.172 Acre Split described herein;

Thence **N 13 deg. 57' 20" E a distance of 1167.07 feet** along line of Combined VMS 7398 and 7823 and the line between the original 20.020 acre Tract 1 listed above and said 25.481ac. tract owned by Graber, LLC and another 101.879 ac. (Deed) tract owned by Andrew B. Mayer, OR 282, Pg. 132, passing into Darby Township from Canaan Township, to a T-Post found in the south line of a 118.859 ac. tract owned by Burl J. Mayer, Trustee of the Burl J. Mayer Trust, OR 72, Pg. 1080, and being the northwesterly comer of the 49.172 Acre Split described herein;

Thence **S 86 deg. 03' 18" E a TOTAL distance of 1841.94 feet**, along line of between VMS 7243 and Combined VMS 7398 and 7823, the south line of the Mayer 118.859 ac. tract, and the northerly lines of the four original tracts listed above in the following segments:

S 86 deg. 03' 18" E a distance of 466.75 feet to an iron pin found with plastic cap stamped Ohio Geomatics at the northeast corner of the original 20.020 acre Tract 1 listed above;

S 86 deg. 03' 18" E a distance of 787.10 feet to a ¾" iron pipe found at the northeast corner of the original 30.054 acre Tract 2 listed above;

S 86 deg. 03' 18" E a distance of 314.48 feet to a ¾" iron pipe found at the northeast corner of the 10.582 acre Tract 3 listed above;

And, S 86 deg. 03' 18" E a distance of 273.61 feet to a ¾" iron pipe found at the northeast corner of the 10.533 acre Tract 4 listed above, 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 1160.34 feet**, along the easterly line of said original 10.533 acre Tract 4 listed above, the westerly line of Phelps Preferred Investments, LLC 15.138 Ac tract, and the westerly line of a 63.264 ac. tract of land also owned by Phelps Preferred Investments, LLC, OR 277, Pg.1419, passing into Canaan Township from Darby Township to an iron pin set at the southeasterly corner of the 49.172 Acre Split described herein;

Thence **N 86 deg. 03' 15" W a TOTAL distance of 1885.36 feet**, with a new line across the four original tracts listed above in the following segments:

N 86 deg. 03' 15" W a distance of 317.03 feet to an iron pipe set in the easterly line of the 10.582 acre Tract 3 listed above;

N 86 deg. 03' 15" W a distance of 314.48 feet to a iron pipe set in the easterly line of the original 30.054 acre Tract 2 listed above;

N 86 deg. 03' 15" W a distance of 787.10 feet to an iron pipe set in the easterly line of the original 20.020 acre Tract 1 listed above;

And, N 86 deg. 03' 15" W a distance of 466.75 feet to the **True Point of Beginning**.

Containing **49.172 acres**, 19.554 acres in Canaan Township, and 29.618 acres in Darby Township, and further being:

4.834 ac. in PID 01-00186.004,	7.481 ac. (all) in PID 02-00095.001,
8.152 ac. in PID 01-00186.009,	12.615 ac. (all) in PID 02-00095.003,
3.258 ac. in PID 01-00186.003,	5.040 ac. (all), in PID 02-00095.000,
3.310 ac. in PID 01-00186.013,	and 4.482 ac. (all) in PID 02-00095.002.

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, November, 2016 and January, 2017. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "SL-7876". Bearings are based on northeasterly line of Delmar W. Headings and Verna L. Headings 20.096 acres in Darby Township, Vol. 286, pg. 824 with said bearing being: N 13° 57' 20" E.


Steven L. Lamphear, PS 7876
Diamond V, LLC



**9.287 Acre Residue from Tract 2 of 4 Contiguous Tracts of Land
Owned by D. W. & V. R Headings Subsequent to a 49.172 Acre Split**

A split of 49.172 Acres from four contiguous tracts of land listed below owned by Delmar W. and Verna R. Headings created four residue areas of land from the tracts involved. References in this description to Headings' tracts 1 through 4 refer to the following documents and tax parcel data (PID):

- 1: Delmar W. & Verna R. Headings, OR 229, PG 250, 20.020 AC. Total, PID 01-00186.004 -12.539 ac. in Canaan Twp., 7.481 ac. in Darby Twp. PID 02-00095.001,
- 2: Delmar W. & Verna R. Headings, OR 229, PG 248, 30.054 ac. Total, PID 01-00186.009, 17.439 ac. in Canaan Twp., 12.615 ac. in Darby Twp. PID 02-00095.003,
- 3: Delmar W. & Verna R. Headings, OR 229, PG 253, 13.364 ac. Total (Orig. 23.678 ac.), PID 01-00186.003, 8.324 Ac. (5.812+2.512) in Canaan Twp., 5.040 ac. in Darby Twp. PID 02-00095.000,
- 4: Delmar W. & Verna R. Headings, O.R. 325, PG 2353, 10.533 ac., and being 6.051 ac. in Canaan Twp., PID 01-00186.013, and 4.482 ac. in Darby Twp. PID 02-00095.002.

All being in County of Madison, State of Ohio, and being located within VMS 7398 and VMS 7823, fronting Amity Pike (County Road #36). **The 9.287 Acre Residue area from Tract 2 is 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 306.44 feet** continuing along the centerline of Amity Pike to the southeasterly corner of the original 20.020 acre Tract 1 listed above at a PK nail set at the **True Point of Beginning** of the **9.287 Acre Residue 2**, also being the southwesterly corner Headings' Tract 2 referred to above;

Thence the following five courses along the lines between Headings' Tract 1 and Tract 2 listed above:

N 44 deg. 18' 30" E a distance of 304.41 feet, passing an iron pin set 25.00 feet, to an iron pin found with plastic cap stamped Ohio Geomatics;

N 22 deg. 01' 25" E a distance of 593.78 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

N 13 deg. 57' 20" E a distance of 200.97 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

S 78 deg. 01' 32" E a distance of 99.20 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

And **N 13 deg. 57' 20" E a distance of 203.05 feet** to an iron pin set in the

southerly aforementioned split of the 49.172 Acres from four contiguous Headings' tracts, and being the northwesterly corner of the of the **9.287 Acre Residue 2** described herein;

Thence **S 86 deg. 03' 15" E a distance of 787.10 feet** along a new line across Heading's Tract 2 to an iron pin set in the line between Headings' Tract 2 and Headings Tract 3 referred to above and the northeasterly corner of the of **9.287 Acre Residue 2** described herein;

Thence **S 13 deg. 57' 20" W a distance of 398.55 feet**, passing a witness post at 377.05 feet and a 3/4 inch Baker iron pipe found at 376.52 feet, along the line between Headings' Tract 2 and Headings Tract 3 to a southeasterly corner of the of the **9.287 Acre Residue 2** described herein located in the centerline of Heafey Ditch, with said corner also being in the northerly line of a 10.314 Ac. tract owned by Travis W. and Anna C. Headings, OR 325, PG 357;

Thence following four boundary calls in and along the centerline of Heafey Ditch and boundary between Headings Tract 2 and the 10.341 Ac. Travis Headings 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 245.76 feet** to the northwest corner of the said 10.314 Ac. tract owned by Travis and Anna Headings, and the northeast corner of a 2.512 Ac. parcel owned by Delmar W. & Verna R. Headings, OR 229, PG 248, (orig. 30.054 ac.), and being a non-contiguous part of PID 01-00186.009 referred to in Headings Tract 2 stated above;

Thence **S 87 deg. 47' 45" W, a distance of 56.63 feet** in and along the centerline of Heafey Ditch and boundary between Headings Tract 2 and Headings 2.512 Ac. Parcel to a point;

Thence **N 77 deg. 47' 10" W, a distance of 137.96 feet** in and along the centerline of Heafey Ditch and boundary between Headings Tract 2 and Headings 2.512 Ac. Parcel to a corner;

Thence **S 22 deg. 01' 25" W, a distance of 546.36 feet**, passing an iron pin set at 30.00 feet, along the boundary between Headings Tract 2 and Headings 2.512 Ac. Parcel to an iron pin found with plastic cap stamped Ohio Geomatics at the northwest corner of a 1.642 Ac. parcel owned by Zachary A. and Amanda R. Green, OR 295, Pg. 2097;

Thence **S 22 deg. 01' 25" W, a distance of 20.16 feet** along the boundary between Headings Tract 2 and the Green 1.642 Ac. parcel to an iron pin found with plastic cap stamped Ohio Geomatics;

Thence **S 44 deg. 18' 30" W, a distance of 316.23 feet**, passing an iron pin found with plastic cap stamped Ohio Geomatics at 291.23 feet, along the boundary between Headings Tract 2 and the Green 1.642 Ac. parcel to a PK nail set in the centerline of Amity Pike at the southeasterly corner of the Headings Tract 2 listed above;

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 of the 9.287 Acre Residue 2.

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, November, 2016 and January, 2017. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "SL-7876". Bearings are based on northeasterly line of Delmar W. Headings and Verna L. Headings 20.096 acres in Darby Township, Vol. 286, pg. 824 with said bearing being: N 13° 57' 20" E.


Steven L. Lamphear, PS 7876
Diamond V, LLC



**7.705 Acre Residue from Tract 1 of 4 Contiguous Tracts of Land
Owned by D. W. & V. R Headings Subsequent to a 49.172 Acre Split**

A split of 49.172 Acres from four contiguous tracts of land listed below owned by Delmar W. and Verna R. Headings created four residue areas of land from the tracts involved. References in this description to Headings' tracts 1 through 4 refer to the following documents and tax parcel data (PID):

- 1: Delmar W. & Verna R. Headings, OR 229, PG 250, 20.020 AC. Total, PID 01-00186.004 -12.539 ac. in Canaan Twp., 7.481 ac. in Darby Twp. PID 02-00095.001,
- 2: Delmar W. & Verna R. Headings, OR 229, PG 248, 30.054 ac. Total, PID 01-00186.009, 17.439 ac. in Canaan Twp., 12.615 ac. in Darby Twp. PID 02-00095.003,
- 3: Delmar W. & Verna R. Headings, OR 229, PG 253, 13.364 ac. Total (Orig. 23.678 ac.), PID 01-00186.003, 8.324 Ac. (5.812+2.512) in Canaan Twp., 5.040 ac. in Darby Twp. PID 02-00095.000,
- 4: Delmar W. & Verna R. Headings, O.R. 325, PG 2353, 10.533 ac., and being 6.051 ac. in Canaan Twp., PID 01-00186.013, and 4.482 ac. in Darby Twp. PID 02-00095.002.

All being in County of Madison, State of Ohio, and being located within VMS 7398 and VMS 7823, fronting Amity Pike (County Road #36). **The 7.705 Acre Residue area from Tract 1 is 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 246.44 feet** continuing along the centerline of Amity Pike to the southwesterly corner of the original 20.020 acre Tract 1 listed above at a PK nail set at the **True Point of Beginning of 7.705 Acre Residue 1**, also being the southeasterly corner of a 1.2784 ac. parcel owned by Delmar W. and Verna R. Headings, OR 285, Pg. 865;

Thence **N 44 deg. 18' 30" E a distance of 137.43 feet**, passing an iron pin found with plastic cap stamped Ohio Geomatics at 25.00', along the line between the original 20.020 acre Tract 1 listed above and said Heading's 1.2784 ac. parcel to a 3/4" iron pipe found;

Thence **N 13 deg. 57' 20" E a distance of 265.19 feet** along the line between the original 20.020 acre Tract 1 listed above and said Heading's 1.2784 ac. parcel to a 3/4" iron pipe found;

Thence **N 76 deg. 02' 40" W a distance of 141.02 feet** along the line between the original 20.020 acre Tract 1 listed above and said Heading's 1.2784 ac. parcel to a 3/4" iron pipe found in the westerly line of Combined VMS 7398 and 7823 and being also the easterly line a 1.279 ac. tract owned by Graber, LLC, OR 293, Pg. 2199;

Thence **N 13 deg. 57' 20" E a distance of 762.81 feet** along line of Combined VMS 7398 and 7823 and the line between the original 20.020 acre Tract 1 listed above and said 1.279 ac. tract owned by Graber, LLC and another tract owned by Graber, LLC, of 25.481 ac., OR 293, Pg. 2199, to an iron pin set at the southwest corner of the aforementioned split of 49.172 Acres from four contiguous Headings' tracts, and the northwesterly corner of the of **7.705 Acre Residue 1** described herein;

Thence **S 86 deg. 03' 15" E a distance of 466.75 feet** along a new line across Heading's Tract 1 to an iron pin set in the line between Headings' Tract 1 and Headings Tract 2 and the northeasterly corner of the of **7.705 Acre Residue 1** described herein;

Thence the following five courses along the lines between Headings' Tract 1 and Tract 2 listed above:

S 13 deg. 57' 20" W a distance of 203.05 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

N 78 deg. 01' 32" W a distance of 99.20 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

S 13 deg. 57' 20" W a distance of 200.97 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

S 22 deg. 01' 25" W a distance of 593.78 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

And **S 44 deg. 18' 30" W a distance of 304.41 feet**, passing an iron pin set at 279.41 feet, to a PK nail set in the centerline of Amity Pike at southeasterly corner of Headings' Tract 1;

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** of **7.705 Acre Residue 1** described herein.

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, November, 2016 and January, 2017. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "SL-7876". Bearings are based on northeasterly line of Delmar W. Headings and Verna L. Headings 20.096 acres in Darby Township, Vol. 286, pg. 824 with said bearing being: N. 13° 57' 20" E.


Steven L. Lamphear, PS 7876
Diamond V, LLC



**2.741 Acre Residue from Tract 4 of 4 Contiguous Tracts of Land
Owned by D. W. & V. R Headings Subsequent to a 49.172 Acre Split**

A split of 49.172 Acres from four contiguous tracts of land listed below owned by Delmar W. and Verna R. Headings created four residue areas of land from the tracts involved. References in this description to Headings' tracts 1 through 4 refer to the following documents and tax parcel data (PID):

- 1: Delmar W. & Verna R. Headings, OR 229, PG 250, 20.020 AC. Total, PID 01-00186.004 -12.539 ac. in Canaan Twp., 7.481 ac. in Darby Twp. PID 02-00095.001,
- 2: Delmar W. & Verna R. Headings, OR 229, PG 248, 30.054 ac. Total, PID 01-00186.009, 17.439 ac. in Canaan Twp., 12.615 ac. in Darby Twp. PID 02-00095.003,
- 3: Delmar W. & Verna R. Headings, OR 229, PG 253, 13.364 ac. Total (Orig. 23.678 ac.), PID 01-00186.003, 8.324 Ac. (5.812+2.512) in Canaan Twp., 5.040 ac. in Darby Twp. PID 02-00095.000,
- 4: Delmar W. & Verna R. Headings, O.R. 325, PG 2353, 10.533 ac., and being 6.051 ac. in Canaan Twp., PID 01-00186.013, and 4.482 ac. in Darby Twp. PID 02-00095.002.

All being in County of Madison, State of Ohio, and being located within VMS 7398 and VMS 7823, fronting Amity Pike (County Road #36). **The 2.741 Acre Residue area from Tract 4 is 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 306.44 feet** continuing along the centerline of Amity Pike to a PK nail set at the southeast corner of Headings Tract 1 and the southwesterly corner of Headings Tract 2 listed above;

Thence the following five courses along the lines between Headings' Tract 1 and Tract 2 listed above:

N 44 deg. 18' 30" E a distance of 304.41 feet, passing an iron pin set 25.00 feet, to an iron pin found with plastic cap stamped Ohio Geomatics;

N 22 deg. 01' 25" E a distance of 593.78 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

N 13 deg. 57' 20" E a distance of 200.97 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

S 78 deg. 01' 32" E a distance of 99.20 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

And **N 13 deg. 57' 20" E a distance of 203.05 feet** to an iron pin set in the southerly aforementioned split of the 49.172 Acres from four contiguous

Headings' tracts;

Thence **S 86 deg. 03' 15" E a distance of 787.10 feet** along a new line across Heading's Tract 2 to an iron pin set in the line between Headings Tract 2 and Headings Tract 3;

Thence **S 86 deg. 03' 15" E a distance of 314.48 feet** along a new line across Heading's Tract 3 to an iron pin set in the line between Headings' Tract 3 and Headings Tract 4 at the northwesterly corner of the and the **True Point of Beginning** of the **2.741 Acre Residue 4** described herein;

Thence **S 86 deg. 03' 15" E a distance of 317.03 feet** along a new line across Heading's Tract 4 to an iron pin set 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 northeast corner of the **2.741 Acre Residue 4** described herein;

Thence **S 11 deg. 50' 38" W a distance of 397.33 feet**, along the easterly line of Headings Tract 4 listed above and the westerly line of a 63.264 ac. tract of land owned by Phelps Preferred Investments, LLC, OR 277, Pg.1419, to a point in the centerline of Heafey Ditch, witnessed by a found 1/2" pipe 0.60 feet east of fence and 49.01 feet offset southerly along boundary from corner, also being the northeasterly corner of a 14.544 Ac. (Orig. 25.076 Ac) tract owned by Travis W. and Anna C. Headings, OR 322, Pg. 2361;

Thence **N 77 deg. 14' 09" W a distance of 326.91 feet** along the centerline of Heafey Ditch along the southerly line of Headings Tract 4 and said Travis and Ann Headings 14.544 Ac. tract to the northeast corner of a 10.314 Ac. tract also owned by Travis W. and Anna C. Headings, OR 325, Pg. 2357, and corner to above referenced Headings Tracts 3 and 4, at the southwesterly corner of the **2.741 Acre Residue 4** described herein, with said corner being witnessed by an Iron Pipe set S 13 deg. 57' 20" W 30.00 feet distant;

Thence **N 13 deg. 57' 20" E a distance of 348.76 feet** along the line between Headings' Tract 3 and Headings Tract 4 referenced at top to the **True Point of Beginning** of the **2.741 Acre Residue 4** described herein.

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, November, 2016 and January, 2017. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "SL-7876". Bearings are based on northeasterly line of Delmar W. Headings and Verna L. Headings 20.096 acres in Darby Township, Vol. 286, pg. 824 with said bearing being: N 13° 57' 20" E.

2-13-2017
Steven L. Lamphear, PS 7876
Diamond V, LLC



**2.555 Acre Residue from Tract 3 of 4 Contiguous Tracts of Land
Owned by D. W. & V. R Headings Subsequent to a 49.172 Acre Split**

A split of 49.172 Acres from four contiguous tracts of land listed below owned by Delmar W. and Verna R. Headings created four residue areas of land from the tracts involved. References in this description to Headings' tracts 1 through 4 refer to the following documents and tax parcel data (PID):

- 1: Delmar W. & Verna R. Headings, OR 229, PG 250, 20.020 AC. Total, PID 01-00186.004 -12.539 ac. in Canaan Twp., 7.481 ac. in Darby Twp. PID 02-00095.001,
- 2: Delmar W. & Verna R. Headings, OR 229, PG 248, 30.054 ac. Total, PID 01-00186.009, 17.439 ac. in Canaan Twp., 12.615 ac. in Darby Twp. PID 02-00095.003,
- 3: Delmar W. & Verna R. Headings, OR 229, PG 253, 13.364 ac. Total (Orig. 23.678 ac.), PID 01-00186.003, 8.324 Ac. (5.812+2.512) in Canaan Twp., 5.040 ac. in Darby Twp. PID 02-00095.000,
- 4: Delmar W. & Verna R. Headings, O.R. 325, PG 2353, 10.533 ac., and being 6.051 ac. in Canaan Twp., PID 01-00186.013, and 4.482 ac. in Darby Twp. PID 02-00095.002.

All being in County of Madison, State of Ohio, and being located within VMS 7398 and VMS 7823, fronting Amity Pike (County Road #36). **The 2.555 Acre Residue area from Tract 3 is 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 306.44 feet** continuing along the centerline of Amity Pike to a PK nail set at the southeast corner of Headings Tract 1 and the southwesterly corner of Headings Tract 2 listed above;

Thence the following five courses along the lines between Headings' Tract 1 and Tract 2 listed above:

N 44 deg. 18' 30" E a distance of 304.41 feet, passing an iron pin set 25.00 feet, to an iron pin found with plastic cap stamped Ohio Geomatics;

N 22 deg. 01' 25" E a distance of 593.78 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

N 13 deg. 57' 20" E a distance of 200.97 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

S 78 deg. 01' 32" E a distance of 99.20 feet to an iron pin found with plastic cap stamped Ohio Geomatics;

And **N 13 deg. 57' 20" E a distance of 203.05 feet** to an iron pin set in the southerly aforementioned split of the 49.172 Acres from four contiguous

Headings' tracts;

Thence **S 86 deg. 03' 15" E a distance of 787.10 feet** along a new line across Heading's Tract 2 to an iron pin set in the line between Headings' Tract 2 and Headings Tract 3 at the northwesterly corner of the and being the **True Point of Beginning** of the **2.555 Acre Residue 3** described herein;

Thence **S 86 deg. 03' 15" E a distance of 314.48 feet** along a new line across Heading's Tract 3 to an iron pin set in the line between Headings' Tract 3 and Headings Tract 4 and the northeasterly corner of the **2.555 Acre Residue 3** described herein;

Thence **S 13 deg. 57' 20" W a distance of 348.76 feet** along the line between Headings' Tract 3 and Headings Tract 4 to a southeasterly corner of the of the **2.555 Acre Residue 3** described herein located in the centerline of Heafey Ditch, with said corner also being in the northerly line of a 10.314 Ac. tract owned by Travis W. and Anna C. Headings, OR 325, PG 2357, and the northwesterly corner of a 14.544 Ac. tract of land owned by Travis W. and Anna C. Headings, OR 322, PG 2361, and witnessed by an iron pin set at S 13 deg. 57' 20" W a distance of 30.00 feet;

Thence **N 86 deg. 16' 28" W, a distance of 185.12 feet** in and along the centerline of Heafey Ditch along the line between Headings Tract 3 referred to above and said Travis and Anna Headings 10.314 Ac. tract;

Thence **S 74 deg. 39' 06" W, a distance of 146.23 feet** in and along the centerline of Heafey Ditch along the line between Headings Tract 3 referred to above and said Travis and Anna Headings 10.314 Ac. tract, to the southwest corner of the **2.555 Acre Residue 3** described herein;

Thence **N 13 deg. 57' 20" E a distance of 398.55 feet**, passing a witness post at 21.50 feet and a 3/4 inch Baker iron pipe found at 22.05 feet, along the line between Headings' Tract 2 and Headings Tract 3 to the **True Point of Beginning** of the **2.555 Acre Residue 3**.

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, November, 2016 and January, 2017. All iron pipes set are 3/4" I.D. steel pipes with a plastic cap stamped "SL-7876". Bearings are based on northeasterly line of Delmar W. Headings and Verna L. Headings 20.096 acres in Darby Township, Vol. 286, pg. 824 with said bearing being: N 13° 57' 20" E.


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 $\frac{3}{4}$ " I.D. steel pipes with a plastic cap stamped "SL-7876"

 2-13-2017
Steven L. Lamphear, PS 7876
Diamond V, LLC

