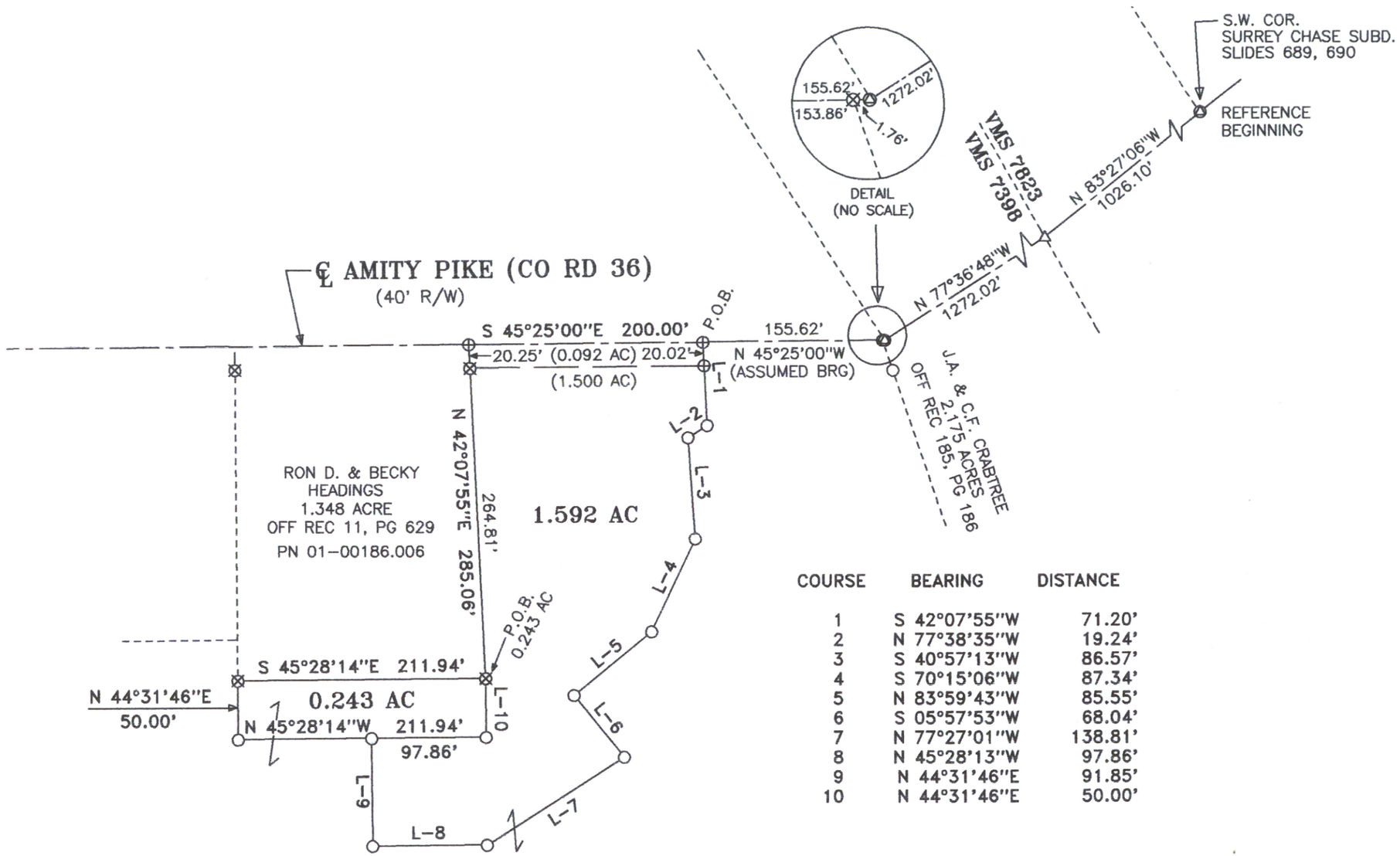
PLAT OF SURVEY FOR
FRED C. & MARY E. HEADINGS
CANAAN TWP ~ V.M.S. 7398
MADISON COUNTY, OHIO
PART OF ORIG 56.96 ACRE
DEED REC 293, PG 316



FRED C. & MARY E. HEADINGS
ORIGINAL 56.96 ACRES
DEED REC 293, PG 316
PN 01-00186.000

COURSE	BEARING	DISTANCE
1	S 42°07'55"W	71.20'
2	N 77°38'35"W	19.24'
3	S 40°57'13"W	86.57'
4	S 70°15'06"W	87.34'
5	N 83°59'43"W	85.55'
6	S 05°57'53"W	68.04'
7	N 77°27'01"W	138.81'
8	N 45°28'13"W	97.86'
9	N 44°31'46"E	91.85'
10	N 44°31'46"E	50.00'

100 0 100 200 300
GRAPHIC SCALE – FEET

NOTES:
1) ⊘ IRON ROD FOUND
2) ⊠ IRON PIPE FOUND
3) △ RAILROAD SPIKE FOUND
4) ⊕ MAG NAIL SET
5) ○ 5/8" X 30" IRON ROD
WITH PLASTIC I.D. CAP SET
6) BEARING ASSUMED FROM PLAT 113-94

STATE OF OHIO
JOSEPH P. PRIDAY
S-7277
REGISTERED PROFESSIONAL SURVEYOR

JOSEPH P. PRIDAY (S-7277)
JUN 08, 2017 JN 16-38

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY AND MONUMENTS WERE SET AS INDICATED.

PRIDAY SURVEYING INC
P.O. BOX 192
MARYSVILLE, OHIO 43040
937-642-3400

LEGAL DEED DESCRIPTION
HEADINGS
0.243 ACRE

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 7398; being part of the original 56.96 acre tract of Fred C. and Mary E. Headings (Deed Record 293, page 316, P.N. 01-00186.000); and being further bounded and described as follows:

Beginning for reference at an iron rod found in the centerline of Amity Pike (County Road 36) at the southwesterly corner of Surrey Chase Subdivision (Slides 689, 690).

Thence with three consecutive courses of said centerline of Amity Pike:
1) North 83 deg.-27'-06" West, 1026.10 feet to a railroad spike found on the east line of said V.M.S. 7398.
2) North 77 deg.-36'-48" West, 1272.02 feet to an iron rod found.
3) North 45 deg.-25'-00" West (assumed bearing), 355.62 feet (passing over an iron pipe found at 1.76 feet and a mag nail set at 155.62 feet) to a mag nail set at the most easterly corner of the 1.348 acre tract of Ron D. and Becky Headings (Official Record 11, page 629, P.N. 01-00186.006).

Thence South 42 deg.-07'-55" West, 285.06 feet along the southeasterly line of said 1.348 acre tract (passing over an iron pipe found at 20.25 feet) to an iron pipe found, being the TRUE POINT OF BEGINNING.

Thence South 44 deg.-31'-46" West, 50.00 feet to an iron rod set.

Thence North 45 deg.-28'-14" West, 211.94 feet (passing over an iron rod set at 97.86 feet) to an iron rod set.

Thence North 44 deg.-31'-46" East, 50.00 feet to an iron pipe found on the most westerly corner of said 1.348 acre tract.

Thence South 45 deg.-28'-14" East, 211.94 feet along the southwesterly line of said tract to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 113-94. The tract as described from an actual field survey performed on or about June 08, 2017, by Registered Surveyor Joseph P. Priday (S-7277), contains **0.243 acre,** more or less, subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.

LEGAL DEED DESCRIPTION
HEADINGS
1.592 ACRES

Real estate situated in Canaan Township of Madison County, Ohio; in the Virginia Military Survey number 7398; being part of the original 56.96 acre tract of Fred C. and Mary E. Headings (Deed Record 293, page 316, P.N. 01-00186.000); and being further bounded and described as follows:

Beginning for reference at an iron rod found in the centerline of Amity Pike (County Road 36) at the southwesterly corner of Surrey Chase Subdivision (Slides 689, 690).

Thence with three consecutive courses of said centerline of Amity Pike:
1) North 83 deg.-27'-06" West, 1026.10 feet to a railroad spike found on the east line of said V.M.S. 7398.
2) North 77 deg.-36'-48" West, 1272.02 feet to an iron rod found.
3) North 45 deg.-25'-00" West (assumed bearing), 155.62 feet (passing over an iron pipe found at 1.76 feet) to a mag nail set, being the TRUE POINT OF BEGINNING.

Thence South 42 deg.-07'-55" West, 71.20 feet (passing over a mag nail set at 20.02 feet) to an iron rod set.

Thence North 77 deg.-38'-35" West, 19.24 feet to an iron rod set.

Thence South 40 deg.-57'-13" West, 86.57 feet to an iron rod set.

Thence South 70 deg.-15'-06" West, 87.34 feet to an iron rod set.

Thence North 83 deg.-59'-43" West, 85.55 feet to an iron rod set.

Thence South 05 deg.-57'-53" West, 68.04 feet to an iron rod set.

Thence North 77 deg.-27'-01" West, 138.81 feet to an iron rod set.

Thence North 45 deg.-28'-13" West, 97.86 feet to an iron rod set.

Thence North 44 deg.-31'-46" East, 91.85 feet to an iron rod set.

Thence South 45 deg.-28'-14" East, 97.86 feet to an iron rod set.

Thence North 44 deg.-31'-46" East, 50.00 feet to an iron pipe found at the most southerly corner of the 1.348 acre tract of Ron D. and Becky Headings (Official Record 11, page 629, P.N. 01-00186.006).

Thence North 42 deg.-07'-55" East, 285.06 feet along the southeasterly line of said 1.348 acre tract (passing over an iron pipe found at 264.81 feet) to a mag nail set in said centerline of Amity Pike.

Thence South 45 deg.-25'-00" East, 200.00 feet along said centerline to the TRUE POINT OF BEGINNING.

Bearing was assumed from Plat 113-94. The tract as described from an actual field survey performed on or about June 08, 2017, by Registered Surveyor Joseph P. Friday (S-7277), contains **1.592 acres,** more or less (of which 0.092 acre is within the road right-of-way), subject to all previous easements and rights-of-way of record. All iron rods set are 5/8" x 30" with plastic I.D. caps. The plat of survey is on file in the map room of the Madison County Engineer.