

VICINITY MAP
NOT TO SCALE

LAND DESCRIPTION:

Situate in VMS 3642, Village of South Solon, County of Madison, State of Ohio, and being part of 0.305 acre tract of land conveyed to Celeste A. Neel by deed recorded in OR 112 page 361 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Madison County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at the northeast corner of the intersection of Cemetery Street and West Main Street;

thence along the south line of said West Main Street South ninety degrees zero minutes zero seconds East (S90°00'00"E) for two hundred one and 32/100 feet (201.32') to the northwest corner of Lot 19;

thence leaving the south line of said West Main Street along the west line of said Lot 19 South zero degrees eighteen minutes twenty-six seconds West (S00°18'26"W) for one hundred twenty-two and 91/100 feet (122.91') to an iron pin set at the TRUE POINT OF BEGINNING of the herein described tract of land;

thence leaving said west line on a new dividing line across said Lot 19 and Lot 20 South eighty-nine degrees fifty-seven minutes fourteen seconds East (S89°57'14"E) for eighty-four and 72/100 feet (84.72') to an iron pin set on the west line of a tract of land conveyed to Kenneth James Powers by deed recorded in DV 269 page 392;

thence along the west line of said Powers land South zero degrees three minutes fifty seconds West (S00°03'50"W) for fifty-two and 00/100 feet (52.00') to an iron pin found at the southwest corner thereof, said point also being on the north line of Church Street;

thence along the north line of said Church Street South eighty-nine degrees fifty-seven minutes forty-eight seconds West (S89°57'48"W) for thirty-four and 64/100 feet (34.64') to an iron pin found at the southeast corner of a tract of land conveyed to Ohio Bell Telephone by deed recorded on DV 148 page 452;

thence along the east line of said Ohio Bell Telephone land North zero degrees sixteen minutes fifty-seven seconds East (N00°16'57"E) for thirty and 09/100 feet (30.09') to an iron pin set at the northeast corner thereof;

thence along the north line of said Ohio Bell Telephone land and its westward extension, said extension being the north line of a tract of land conveyed to Ohio Bell Telephone by deed recorded in DV 124 page 433 North eighty-nine degrees fifty-nine minutes fifty-six seconds West (N89°59'56"W) for fifty and 29/100 feet (50.29') to an iron pin found at the northwest corner thereof, said point also being on the west line of said Lot 19;

thence along the west line of said Lot 19 North zero degrees eighteen minutes twenty-six seconds East (N00°18'26"E) for twenty-two and 00/100 feet (22.00') to the TRUE POINT OF BEGINNING, containing zero and 067/1000 (0.067) acres, more or less, being 0.025 acres in Lot 19 and 0.042 acres in Lot 20 subject however to all covenants, conditions, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared from a field survey performed by Woolpert LLP in August, 2001, with bearings based upon Bearing based on an assumed meridian used to denote angular reference only.

REFERENCE DOCUMENTS:

DV 112 PAGE 360
DV 7 PAGE 123

ZONING:

VILLAGE OF SOUTH SOLON DOES NOT ZONE PROPERTIES IN THE VILLAGE. CONTACT THE MAYORS OFFICE AT 937.883.2151 FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.

SURVEY DATA:

HORIZONTAL DATUM - BASED UPON AN ASSUMED MERIDIAN USED TO DENOTE ANGULAR REFERENCE ONLY.

TITLE COMMITMENT NOTES:

EASEMENT RECORDED IN DEED BOOK 148 PAGE 452 DOES NOT ENTER THE SITE - COMMITMENT ITEM NO. 3

SURVEY NOTES:

THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED BY WOOLPERT ON JULY 2001.

EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 21081830, DATED JULY 17TH, 2001 AT 7:00 AM.

THE LAND DEPICTED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (AREA NOT INCLUDED IN STUDY) AS OBTAINED AND SHOWN ON FLOOD INSURANCE RATE MAP PANEL 175, MAP NUMBER 390773 0175 B, WITH EFFECTIVE DATE FEBRUARY 6, 1991.

LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF PHYSICAL STRUCTURES. NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH O.U.P.S. AT THE TIME OF EXCAVATION.

IRON PINS SET ARE 5/8" REBAR, 30" IN LENGTH WITH A PLASTIC PLUG PLACED ON TOP INSCRIBED WITH THE NAME "WOOLPERT LLP", UNLESS OTHERWISE NOTED HEREON.

CERTIFICATION:

THIS IS TO CERTIFY TO AMERITECH AND CHICAGO TITLE INSURANCE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 9, 10, 11A, 12, 13, AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH COVERED LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

WOOLPERT LLP

STEVEN W. NEWELL
OHIO REGISTERED SURVEYOR NO. 7212

DATE 9/25/01
STEVEN WAYNE NEWELL
5-7242
PROFESSIONAL SURVEYOR

LEGEND

- FOUND IRON PIN/REBAR
- SET SOLID IRON PIN/REBAR
- DECIDUOUS TREE
- TELEPHONE/CABLE/POWER/LIGHT POLE
- CABLE/POWER POLE
- CABLE/POWER/LIGHT POLE
- TELEPHONE/CABLE POLE
- TELEPHONE/CABLE/LIGHT POLE
- TELEPHONE/LIGHT POLE
- LIGHT/CABLE POLE
- CABLE POLE
- SIGNAL POLE
- LIGHT POST (BASE ONLY)
- GUY POLE
- CHAIN LINK FENCE

REVISION		REVISION	
1		9-24	
REVISED CERTIFICATION		REVISED CERTIFICATION	
PROJECT No:	59324	DATE:	8-15-01
SCALE:	AS SHOWN	DES.:	SWN
DR.:	SWN	CKD.:	CTJ
WOOLPERT LLP 2760 Airport Drive, Suite 140 Columbus, Ohio 43219-2284 614.476.6000 614.476.6225			
0.067 ACRES - PT. LOT 19 & PT. LOT 20 PT. 7357 WEST MAIN STREET VILLAGE OF SOUTH SOLON COUNTY OF MADISON, STATE OF OHIO ALTA SURVEY			
SHEET NO. 1 of 1			

113-01

**DESCRIPTION OF
AMERITECH
SOUTH SOLON
MADISON COUNTY, OHIO
CONTAINING 0.067 ACRES
AUGUST 15, 2001**

Situate in VMS 3642, Village of South Solon, County of Madison, State of Ohio, and being part of 0.305 acre tract of land conveyed to Celest A. Neel by deed recorded in OR 112 page 361 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Madison County Recorders Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at the northeast corner of the intersection of Washington Street and West Main Street;

thence along the south line of said West Main Street South ninety degrees zero minutes zero seconds East (S90°00'00"E) for two hundred one and 32/100 feet (201.32') to the northwest corner of Lot 19;

thence leaving the south line of said West Main Street along the west line of said Lot 19 South zero degrees eighteen minutes twenty-six seconds West (S00°18'26"W) for one hundred twenty-two and 91/100 feet (122.91') to an iron pin set at the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence leaving said west line on a new dividing line across said Lot 19 and Lot 20 South eighty-nine degrees fifty-seven minutes fourteen seconds East (S89°57'14"E) for eighty-four and 72/100 feet (84.72') to an iron pin set on the west line of a tract of land conveyed to Kenneth James Powers by deed recorded in DV 269 page 392;

thence along the west line of said Powers land South zero degrees three minutes fifty seconds West (S00°03'50"W) for fifty-two and 00/100 feet (52.00') to an iron pin found at the southwest corner thereof, said point also being on the north line of Church Street;

thence along the north line of said Church Street South eighty-nine degrees fifty-seven minutes forty-eight seconds West (S89°57'48"W) for thirty-four and 64/100 feet (34.64') to an iron pin found at the southeast corner of a tract of land conveyed to Ohio Bell Telephone by deed recorded on DV 148 page 452;

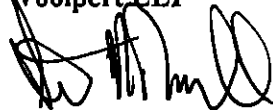
thence along the east line of said Ohio Bell Telephone land North zero degrees sixteen minutes fifty-seven seconds East (N00°16'57"E) for thirty and 09/100 feet (30.09') to an iron pin set at the northeast corner thereof;

thence along the north line of said Ohio Bell Telephone land and its westward extension, said extension being the north line of a tract of land conveyed to Ohio Bell Telephone by deed recorded in DV 124 page 433 North eighty-nine degrees fifty-nine minutes fifty-six seconds West (N89°59'56"W) for fifty and 29/100 feet (50.29') to and iron pin found at the northwest corner thereof, said point also being on the west line of said Lot 19;

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Woolpert LLP



9/25/01

Steven W. Newell

Ohio Professional Surveyor #7212

