

BEARINGS BASED ON THE SOUTH LINE OF MAIN STREET
(EAST) AS DESCRIBED IN D.B. 282, P. 535.

MAIN STREET 60'

STATE ROUTE 41 / WASHINGTON STREET 60'



LEGEND

- IRON PIPE (FOUND)
 - 5/8" ϕ SOLID IRON PIN (SET)
 - RAIL ROAD SPIKE (SET)
 - MAG NAIL (SET)
 - ⬠ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

DEED REFERENCE

SOUTH SOLON
P.B. "1", PG. 5 & 6

ROGER L.JR. & CATHRINE M. SPARROW
OR 182, P. 744
E. 37' OF LOT 24

ROBERT F. & WENDY K. BOCZONADI
O.R. _____, P. _____
0.2531 ACRES
PART OF LOT 23 & 24



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
 DATE: 11/02/05

JAMES R. COTTRILL P.S.
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

2) 0.0013 ACRE TRACTS
 VILLAGE OF SOUTH SOLON,
 MADISON COUNTY, OHIO.
 SURVEYED FOR MADISON CO.

DATE DRAWN: 10/14/05	SCALE: 1" = 20'	CREW: MW, TB
JOB #S051008	20' 10' 0' 20'	DWN. BY: RC
F. B. # 38		CK. BY: _____

4-06

0.0013 Acre Tract
Surveyed for Madison County

The following described 0.0013 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, being part of the East 37 ft. of lot 24 of South Solon as recorded in plat book 1 pages 5 and 6, conveyed to Roger L. Jr. & Catherine M. Sparrow by Official Record 182 Page 744, and being more particularly described as follows:

Commencing at a 5/8" solid iron pin set at the intersection of the east line of Washington Street (State Route 41)(60 ft. wide) and the north line of a 16 ft. alley, said iron pin is also the southwest corner of Lot number 23 of said South Solon conveyed to Robert F. & Wendy K. Boczonadi by Official Record _____ Page _____;

Thence, with the north line of said alley North 90° 00 minutes 00 seconds East, passing the line between said lots 23 and 24 at 50.00 ft., a total distance of 63.00 ft. to a railroad spike set in the southwest corner of said Sparrow's East 37 ft. of lot #24, said railroad spike also being the true point of beginning;

Thence, with the line between said Sparrow and said 0.2531 acre tracts North 00° 21 minutes 34 seconds West a distance of 58.00 ft. to an iron pin and cap set;

Thence, with a new line through Sparrow's East 37 ft. of lot 24 the following 2 courses:

- 1) North 90° 00 minutes 00 seconds East a distance of 1.00 ft. to an iron pin and cap set;
- 2) South 00° 21 minutes 34 seconds East a distance of 58.00 ft. to a mag nail set in the north line of said 16 ft. alley;

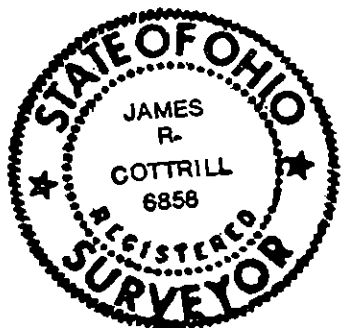
Thence, with the north line of said alley South 90° 00 minutes 00 seconds West a distance of 1.00 ft. returning to the true point of beginning containing 0.0013 acres more or less which is to become part of and contingent to Robert F. & Wendy K. Boczonadi's said 0.2531 acre tract.

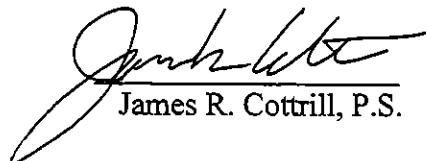
Bearings are based on the south line of Main Street (East) as described in Deed Book 282 Page 535.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed October 14, 2005 by James R. Cottrill registration #6858. (Job #S051008)




James R. Cottrill, P.S.

0.0013 Acre Tract
Surveyed for Madison County

The following described 0.0013 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, being part of lot 24 of South Solon as recorded in plat book 1 pages 5 and 6, conveyed to Robert F. & Wendy K. Boczonadi by Official Record _____ Page _____:

Commencing at a mag nail set at the intersection of the south line of Main Street (State Route 323)(60 ft. wide) and the east line of Washington Street (State Route 41)(60 ft. wide), said mag nail is also the northwest corner of said Lot number 23 of said South Solon;

Thence, with the south line of said Main Street North 90° 00 minutes 00 seconds East, passing the line between said lots 23 and 24 at 50.00 ft., a total distance of 63.00 ft. to an iron pin and cap set in the south line of Main Street and the North line of said 0.2531 acres, said iron pin and cap also being the **true point of beginning**;

Thence, continuing along the South line of Main Street North 90° 00 minutes 00 seconds East a distance of 1.00 ft. to an iron pin and cap set in the northeast corner of said Boczonadi's 0.2531 acres and the northwest corner of the East 37 ft. of Lot 24 conveyed to Roger L. Jr. & Catherine M. Sparrow by Official Record 182 Page 744;

Thence, with the line between said 0.2531 acres and the East 37 ft. of Lot #24, South 00° 21 minutes 34 seconds East a distance of 58.00 ft. to an iron pin and cap set;

Thence, with a new line through Boczonadi's 0.2531 acres the following 2 courses:

- 1) North 89° 53 minutes 07 seconds West a distance of 1.00 ft. to an iron pin and cap set;
- 2) North 00° 21 minutes 34 seconds West a distance of 58.00 ft. returning to the **true point of beginning** containing 0.0013 acres more or less.

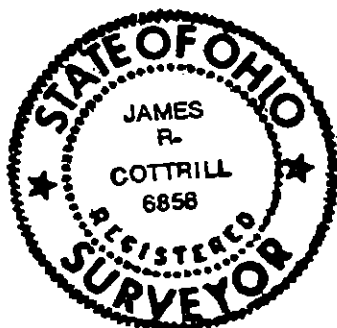
Said 0.0013 acres is to become part of and contingent to Sparrow's said East 37 ft. of Lot 24.

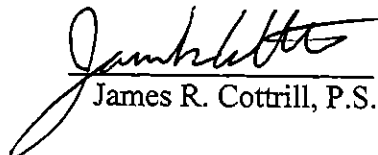
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James R. Cottrill, P.S.