

BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/12/16 WGS 1984 GEODETIC NORTH.

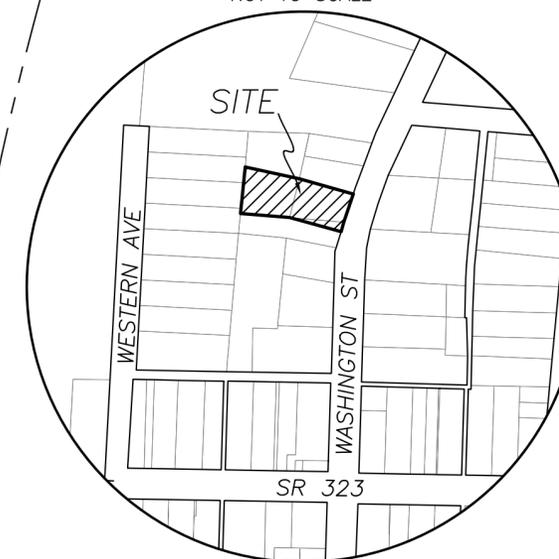
DEED REFERENCE

WELLS FARGO BANK
OR 319 PG 449

- (A) 0.147 ACRES PARCEL No. 28-00009.000 TRACT 1
- (B) 0.1638 ACRES PARCEL No. 28-00229.000 REMAINDER OF TRACT 2
- (C) 0.022 ACRES PARCEL No. 28-00008.001 TRACT 3

LOCATION MAP

NOT TO SCALE



LEGEND

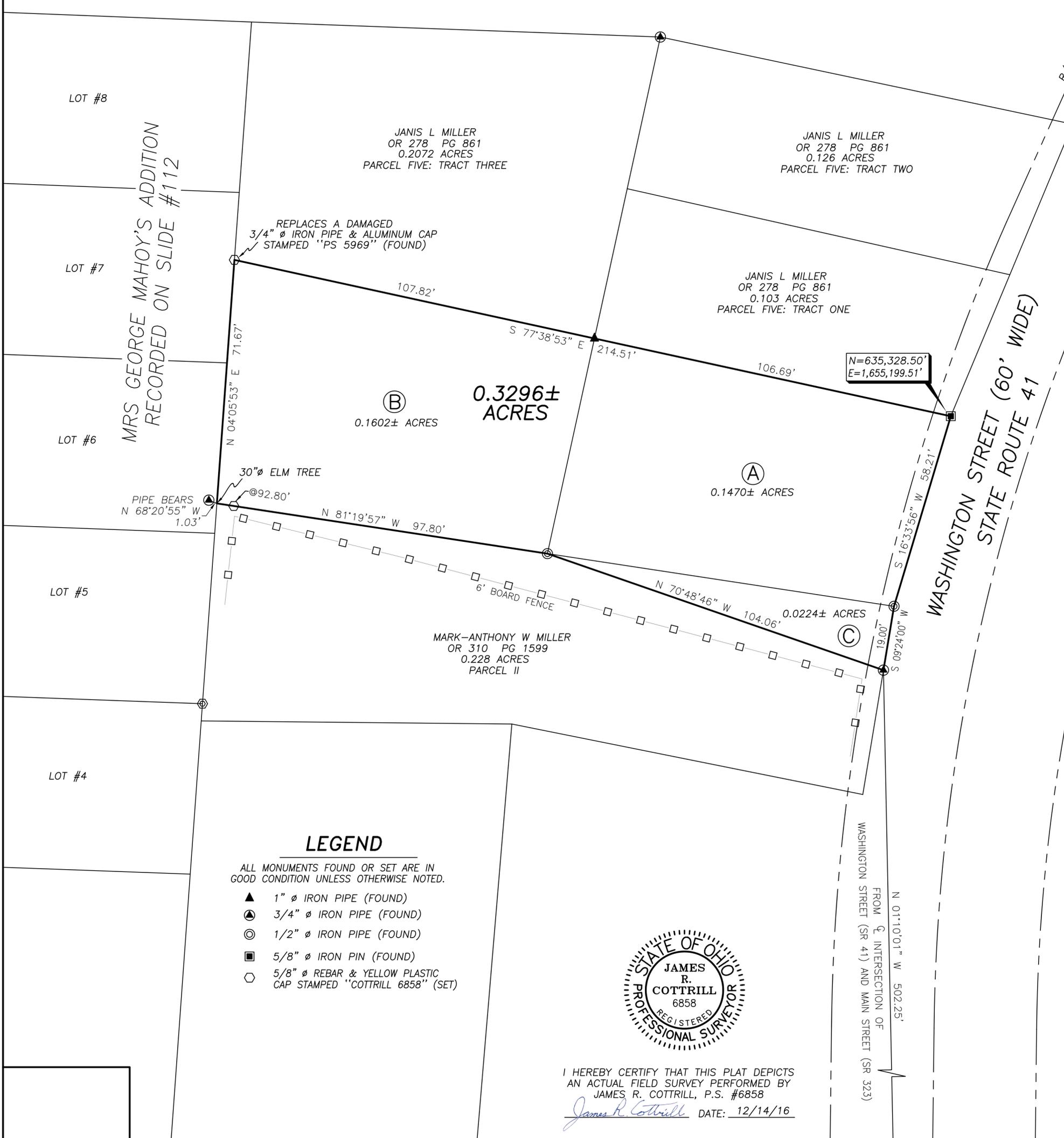
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- ▲ 1" ϕ IRON PIPE (FOUND)
- ⊕ 3/4" ϕ IRON PIPE (FOUND)
- ⊙ 1/2" ϕ IRON PIPE (FOUND)
- 5/8" ϕ IRON PIN (FOUND)
- ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 12/14/16



COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
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**0.3296 ± ACRES, VMS 3642,
VILLAGE OF SOUTH SOLON
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WELLS FARGO BANK**

| | | |
|------------------|------------------|-----------------|
| SCALE : 1" = 20' | DATES | JOB No. S161202 |
| 20' 10' 0' 20' | SURVEYED 12/2016 | CREW: MW |
| | DRAWN 12/2016 | DWN BY: NC |

COTTRILL SURVEYING, INC

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0.3296 Acre Tract Surveyed for Wells Fargo

The following described 0.3296 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, VMS 3642, and being all of a 0.147 acre tract (Parcel 28-00009.000) (Tract 1), 0.1638 acre tract (Parcel 28-00229.000) (Tract 2) and 0.022 acre tract (Parcel 28-00008.001) (Tract 3) all conveyed to Wells Fargo Bank by Official Record 319 page 449, and being more particularly described as follows:

Beginning at a 3/4-inch diameter pipe found in the West line of Washington Street (60 feet wide) (State Route 41) at the Northeast corner of a 0.228 acre tract conveyed to Mark-Anthony W Miller by Official Record 310 page 1599 and the Southeast corner of said 0.022 acre tract, said pipe bears North 01° 10' 01" West a distance of 502.25 feet from the centerline intersection of Washington Street and Main Street (State Route 323);

Thence, with the North line of said 0.228 acre tract, **North 70° 48' 46" West** a distance of **104.06 feet** to a 1/2-inch iron pipe found at the corner common to said 0.147 acre tract, said 0.1638 acre tract and said 0.022 acre tract;

Thence, continuing with the North line of said 0.228 acre tract, **North 81° 19' 57" West**, passing an iron pin and cap set at 92.80 feet, a total distance of **97.80 feet** to a 30-inch diameter elm tree in the East line of Mrs. George Mahoy's Addition as recorded on Slide #112, from said elm tree a 3/4-inch diameter iron pipe found bears North 68° 20' 55" West a distance of 1.03 feet;

Thence, with the East line of said Mrs. George Mahoy's Addition, **North 04° 05' 53" East** a distance of **71.67 feet** to an iron pin and cap set (replacing a damaged 3/4-inch iron pipe and aluminum cap stamped "PS 5969") at the Southwest corner of a 0.2072 acre tract conveyed to Janis L Miller by Official Record 278 page 861;

Thence, with the south line of said 0.2072 acre tract, **South 77° 38' 53" East**, passing a 1-inch diameter iron pipe found at the Southwest corner of a 0.103 acre tract also conveyed to Janis L Miller by Official Record 278 page 861 and the north corner common to said 0.147 acre tract and said 0.1638 acre tract at 107.82 feet, a total distance of **214.51 feet** to a 5/8-inch diameter iron pin found in the West line of Washington Street;

Thence, with the West line of Washington Street with the following two courses:

- 1) **South 16° 33' 56" West** a distance of **58.21 feet** to a 1/2-inch diameter iron pipe found at the East corner common to said 0.147 acre tract and said 0.022 acre tract;
- 2) **South 09° 24' 00" West** a distance of **19.00 feet** returning to the **Point of Beginning**, containing **0.3296 Acres more or less**, of which 0.1470 acres more or less is of the original 0.147 acre tract, 0.1602 acres more or less is of the original 0.1638 acre tract and 0.0224 acres more or less is of the original 0.022 acre tract.

Bearings are based on a GPS observation on December 12, 2016, WGS 1984 Geodetic North.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed December 13, 2016 by James R. Cottrill, PS registration #6858. (Job #S161202-0-3296AC)


James R. Cottrill, PS