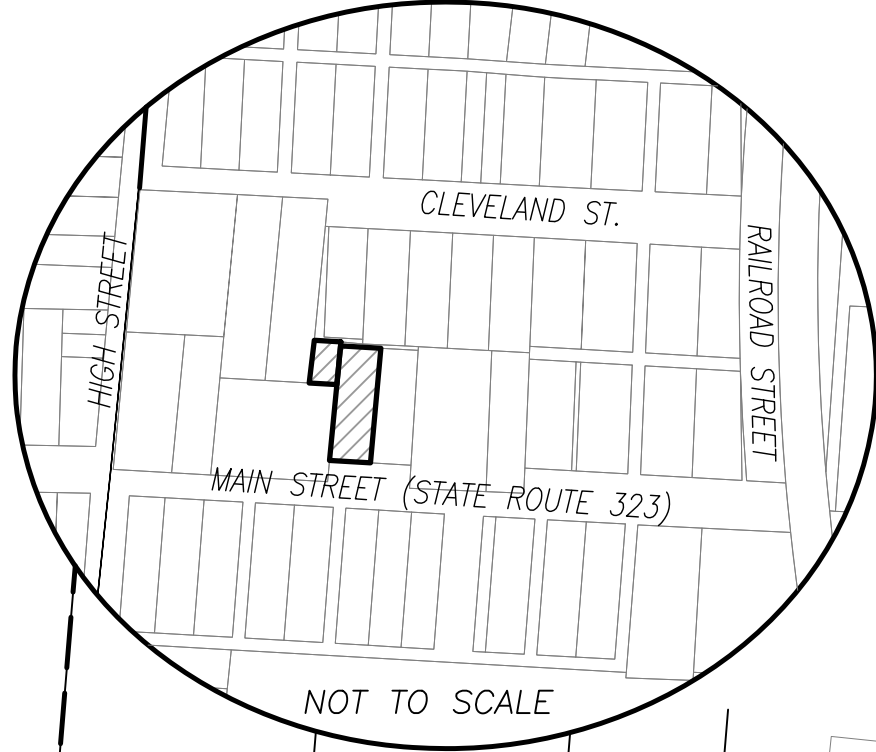
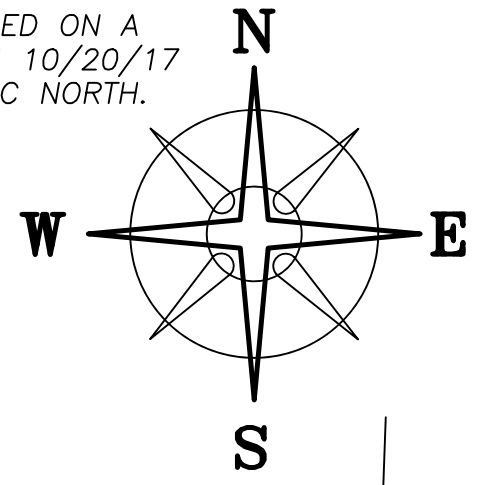


**LOCATION MAP**



NOT TO SCALE

BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/20/17 WGS 1984 GEODETIC NORTH.



VMS 3642  
VMS 8582

HIGH STREET (50')

R/W

R/W

POINT OF COMMENCEMENT

S 87°27'26" E 275.02'

MAIN STREET (STATE ROUTE 323, 60' R/W)

SOUTH LINE OF MAIN STREET

RICHARD SHANE BEXFIELD & KIMBERLY DAWN BEXFIELD JT LIVES  
OR 280 PG 2336  
0.1629 ACRES  
PLAT 49-96

ALEX M BROHARD  
OR 282 PG 216  
0.184 ACRES

CHURCH OF CHRIST IN CHRISTIAN UNION TRUSTEES OF H.L. HISEY  
DB 278 PG 50  
0.0301 ACERS

CHURCH TRUSTEES OF THE CHURCH OF CHRISTIAN UNION  
DB 121 PG 349  
0.31 ACERS

DAMAGED & BEARS  
S 68°43'14" W 2.76'

CONC. S 87°48'27" E 84.29'  
RIGHT 0.21'  
@61.44'

(B) 0.0419± ACRES

(A) 0.1761± ACRES

0.2180± ACRES

N 87°28'19" W 33.99'

15' WIDE INGRESS/EGRESS EASEMENT  
OR 315 PG 2408  
(SCALED FROM EXHIBIT "B")

GARAGE

SHED

HOUSE

THERESA K DAUGHERTY & RHONDA L ZAHRA & R DAVID GROOMS  
OR 118 PG 2620  
0.176 ACRES

TPOB

N 87°27'26" W 52.50'

S 88°34'32" E 535.22'

NORTH LINE OF MAIN STREET

**DEED REFERENCE**  
KENNETH DALE & JACKIE LYNN GLISPIE, JT LIVES  
OR 315 PG 2408  
PARCEL No. 28-00021.000

TRACT I  
(A) 0.176 ACRES  
7683 SQ FT

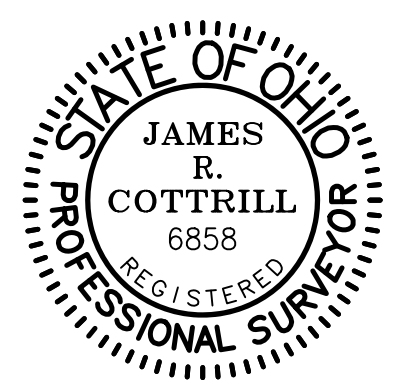
TRACT II  
(B) 0.044 ACRES  
1911 SQ FT

**LEGEND**

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

- ▣ MADISON CO. MON. (FOUND)
- ⊙ 1/2" ∅ IRON PIN (FOUND)
- 5/8" ∅ IRON PIN (FOUND)
- ⊕ 3/4" ∅ IRON PIN & YELLOW PLASTIC CAP STAMPED "LOUIS GREEN" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

MAD. MON. 02-007



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 10/30/17

**COTTRILL SURVEYING, INC**  
8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 Fax: (740) 869-3846  
www.cottrillsurveying.com

**0.2180± ACRES,**  
**VMS 8582, VILLAGE OF SOUTH SOLON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR LYNN GLISPIE**

SCALE : 1" = 20'	DATES	JOB No. S171010
20' 10' 0 20'	SURVEYED 10/2017	CREW: MW
	DRAWN 10/2017	DWN BY: NC

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **0.2180 Acre Tract**

#### *Surveyed for Lynn Glispie*

The following described 0.2180 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, VMS 8582, being all of a 0.176 acre tract (Tract I) (Parcel 28-00021.000) and all of a 0.044 acre tract (Tract II) (Parcel 28-00021.000) both conveyed to Kenneth Dale and Jackie Lynn Glispie, Joint Lives by Official Record 315 page 2408, and being more particularly described as follows:

Commencing at the centerline intersection of Main Street (State Route 323, 60 feet right-of-way) and High Street (50 feet right-of-way);

Thence, with the centerline of Main Street, South  $87^{\circ} 27' 26''$  East a distance of 275.02 feet to the Southeast corner of a 0.33 acre tract conveyed to Church Trustees of the Church of Christian Union by Deed Book 184 page 316;

Thence, with the East line of said 0.33 acre tract, North  $04^{\circ} 43' 04''$  East a distance of 30.02 feet to an iron pin and cap set in the North line of Main Street at the Southwest corner of said 0.176 acre tract and being the **True Point of Beginning**;

Thence, continuing with the East line of said 0.33 acre tract, **North  $04^{\circ} 43' 04''$  East** a distance of **95.42 feet** to an iron pin and cap set at the Northeast corner of said 0.33 acre tract and the Southeast corner of said 0.044 acre tract;

Thence, with the North line of said 0.33 acre tract, **North  $87^{\circ} 28' 19''$  West** a distance of **33.99 feet** to an iron pin and cap set at the Southeast corner of a 0.31 acre tract conveyed to Church Trustees of the Church of Christian Union by Deed Book 121 page 349;

Thence, with the East line of said 0.31 acre tract, **North  $04^{\circ} 42' 32''$  East** a distance of **53.65 feet** to an iron pin and cap set at the Southwest corner of a 0.0301 acre tract conveyed to Church of Christ in Christian Union Trustees of the H.L. Hisey by Deed Book 278 page 50;

Thence, with the South line of said 0.301 acre tract, **South  $87^{\circ} 48' 27''$  East**, passing the Northwest corner of said 0.176 acre tract at 34.01 feet, passing the Southwest corner of a 0.184 acre tract conveyed to Alex M Brohard by Official Record 282 page 216 at 56.32 feet, passing a 5/8 inch diameter iron pin found 0.21 feet right of line at 61.44 feet, a total distance of **84.29 feet** to an iron pin and cap set at the Northwest corner of a 0.176 acre tract conveyed to Theresa K Daugherty, Rhonda L Zahra and R David Grooms by Official Record 118 page 2620;

Thence, with the line between said 0.176 acre tracts, **South  $03^{\circ} 51' 42''$  West** a distance of **149.50 feet** to an iron pin and cap set in the North line of Main Street;

Thence, with the North line of Main Street, **North  $87^{\circ} 27' 26''$  West** a distance of **52.50 feet** returning to the **True Point of Beginning**, containing **0.2180 Acres** more or less, of which 0.1761 acres more or less is all of said 0.176 acre tract and 0.0419 acres more or less is all of said 0.044 acre tract.

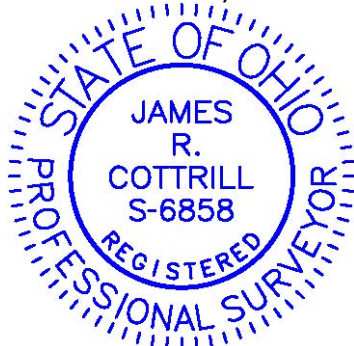
Bearings are based on a GPS observation on October 20, 2017, WGS 1984 Geodetic North.

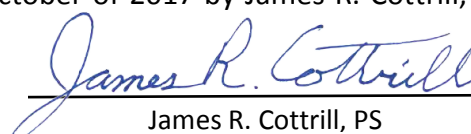
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

With the benefit of a 15 feet wide Ingress/Egress Easement as shown in "Exhibit B" of Official Record 315 page 2408.

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 October of 2017 by James R. Cottrill, PS registration #6858. (Job #S171010-0-2180AC)



  
James R. Cottrill, PS