

A LAND SURVEY

OF 12906 Washington Street, South Solon, Ohio

Located in Virginia Military Survey 3642
Village of South Solon, Madison County, Ohio

LOCATION: Located at 12906 Washington Street (State Route 41), South Solon, Ohio 45153, Parts of Lot 7 and 8 of the Original Plat of South Solon, (Cabinet 1, Slides 6 and 7, Madison County Recorder) in Virginia Military Survey 3642, Village of South Solon, Madison County, Ohio.

PRIOR DEED REFERENCE: Official Records 328, Page 2284, Madison County Recorder's Office.

PARCEL NUMBER: #28-00020.000, 28-00085.000, 28-00086.000
(Madison County Auditor)

OWNER: Federal National Mortgage Association

BASIS OF BEARING: $N89^{\circ}13'38''W$ - Centerline of Main Street established by GPS Survey, adjusted to State Plane Coordinates 3402 SOUTH OHIO (NAD83(2011)).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300

LEGEND

Road Centerline	U.S. 42
Property Line (offsite)	-----
Property Line	-----
Right of Way	ROW
Easement	Easement
Existing Monument	○ Iron Pin found
New Monument	● Iron Pin set

Monuments found are described. Monuments set are 5/8" diameter rebar with plastic ID caps labeled ELLIOTT PS7759 unless otherwise described.

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in October, 2000.

Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

06/15/2017

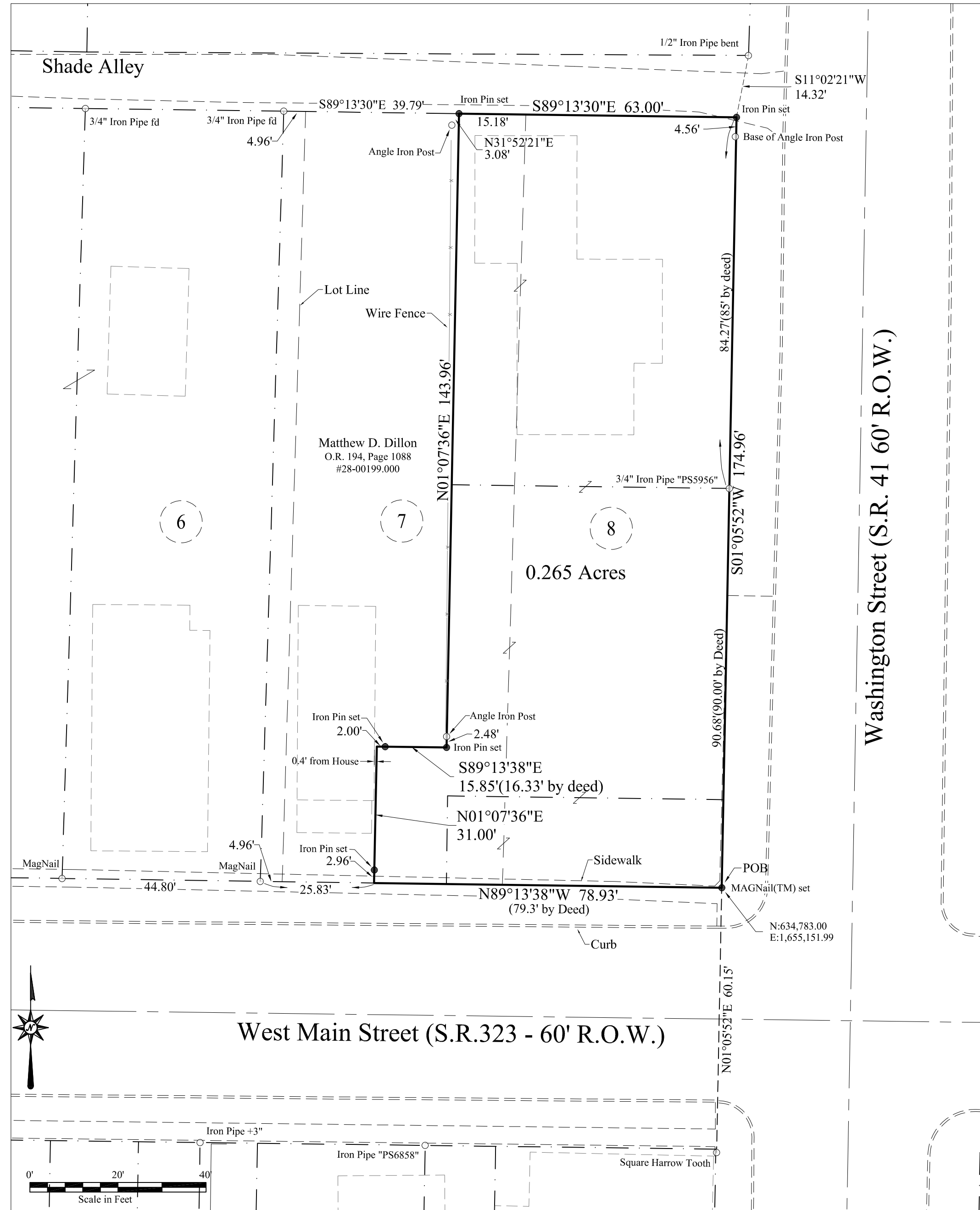
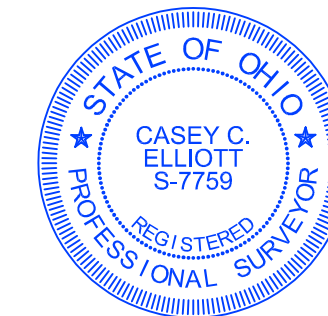


EXHIBIT A
DESCRIPTION
Of a PROPERTY at
12906 Washington Street

In Virginia Military Survey 3642
Village of South Solon, Madison County, Ohio

This description is for a re-survey of a property in the name of the *Federal National Mortgage Corporation* (Official Records 328, Page 2284, Madison County Recorder), and includes all of Lot 8 and part of Lot 7 of the original plat of *Solon* (now *South Solon*, Plat Cabinet 1, Slides 6 and 7), (Madison County Auditor's Parcels 28-00020.000, 28-00085.000, and 28-00086.000), located in Virginia Military Survey 3642, at 12906 Washington Street (State Route 41, 60 foot Right-of-way), Village of South Solon, Madison County, Ohio and is further described as follows:

COMMENCING at a Square Harrow Tooth found at the intersection of the south ROW of West Main Street (State Route 323, 60 foot ROW) and the west ROW of said Washington Street, thence N01°05'52"E, 60.15 feet, to a MAGNail™ set at the southeast corner of said Lot 8 at the TRUE POINT OF BEGINNING;

Thence N89°13'38"W, 78.93 feet, along the north ROW of said West Main Street and the south line of Lots 8 and 7, passing into Lot 7 at 50 feet, to a point in line with a MagNail™ found at 25.83 feet ;

Thence N01°07'36"E, 31.00 feet, passing an iron pin set at 2.96 feet, to a point;

Thence S89°13'38"E, 15.85 feet, passing an iron pin set at 2.00 feet, to a another iron pin set;

Thence N01°07'36"E, 143.96 feet, passing an angle iron fence post with a diagonal brace to the north at 2.48 feet, to an iron pin set in the south ROW of Shade Alley (ROW undetermined), said iron pin set is N31°52'21"E, 3.08 feet, from an angle iron fence post with a diagonal brace to the south;

Thence S89°13'30"E, 63.00 feet, along the south line of said Shade Alley and the north line of Lots 7 and 8, passing into lot 8 at 15.18 feet, to an iron pin set, said iron pin is S11°02'21"W, 14.32 feet from a 1/2 inch iron pipe found bent;

Thence S01°05'52"W, 174.96 feet, passing the base of a missing angle iron fence post at 4.56 feet, and a 3/4 inch Iron Pipe with an aluminum cap engraved *PS5969* at 84.27 feet, to the TRUE POINT OF BEGINNING.

The property contains 0.265 acres within Virginia Military Survey 3642 and the Village of South Solon and is subject to all easements and rights-of-way of record. The **BASIS OF BEARINGS is N01°05'52"E** along the west ROW of said Washington Street between the said Square Harrow Tooth and the said 3/4 inch Iron Pipe with a cap engraved *PS5969* established by Global Positioning System survey adjusted to State Plane Coordinates 3402 SOUTH OHIO (NAD83(2011)). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise described. This description is based on a survey performed in June 2017 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey Elliott
Casey C. Elliott, PS 7759, State of Ohio

06/15/2017