

COTTRILL SURVEYING, INC

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1.6160 Acre Tract *Surveyed for Stan Hannah*

The following described 1.6160 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, VMS 8582, and being part of a 4.448 acre tract (Parcel 28-00247.000) conveyed to Stanley D and Georgialia L Hannah, Joint Lives by Deed Book 202 page 25, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of North Street (40 feet wide) at the southeast corner of a 0.615 acre tract conveyed to James Doughty by Official Record 329 page 2149, said mag nail bears South $87^{\circ} 57' 36''$ East a distance of 271.26 feet from the centerline intersection of the of North Street with the High Street (50' wide);

Thence, around said 0.615 acre tract with the following two courses:

- 1) **North $03^{\circ} 26' 55''$ East**, passing a 3/4-inch iron pipe found at 23.10 feet, a total distance of **266.54 feet** to a 5/8-inch diameter rebar found;
- 2) **North $87^{\circ} 39' 04''$ West** a distance of **49.53 feet** to a 1/2-inch diameter pinched iron pipe found at the southeast corner of a 0.3707 acre tract conveyed to Larry R Jr and Sharon Tatman by Official Record 165 page 1538;

Thence, with the east line of said 0.3707 acre tract, **North $04^{\circ} 41' 05''$ East**, passing the southeast corner of a 0.4793 acre tract conveyed to Eric S and Jacuelynn S McCoy by Official Record 312 page 1316 at 85.00 feet, and continuing with the east line of said 0.4793 acre tract a total distance of **195.04 feet** to a 3/4-inch iron pipe found at the northeast corner of said 0.4793 acre tract;

Thence, with a new line across said 4.448 acre tract, **South $80^{\circ} 54' 29''$ East** a distance of **336.84 feet** to an iron pin and cap set in the west line of a 3.7488 acre tract conveyed to Pitstick Brothers Enterprises, Inc by Official Record 59 page 865;

Thence, with the west line of said 3.7488 acre tract, **South $03^{\circ} 54' 08''$ West** a distance of **121.03 feet** to the northeast corner of a 1.059 acre tract conveyed to Richard and Maria Feeman by Official Record 329 page 1776;

Thence, with the north line of said 1.059 acre tract, **North $88^{\circ} 21' 00''$ West**, passing a 3/4-inch diameter iron pipe found at 0.49 feet, a total distance of **153.65 feet** to a 2 1/2-inch diameter metal fence post in concrete found at the northeast corner of a 0.432 acre tract conveyed to Lucinda J Current by Official Record 104 page 245;

Thence, around said 0.432 acre tract with the following two courses:

- 1) **North $84^{\circ} 59' 49''$ West** a distance of **60.71 feet** to a 3/4-inch diameter iron pipe found;
- 2) **South $05^{\circ} 07' 48''$ West**, passing a 3/4-inch diameter iron pipe found at 276.86 feet, a total distance of **301.78 feet** to a mag nail set in the centerline of North Street;

Thence, with the centerline of North Street, **North $87^{\circ} 57' 36''$ West** a distance of **65.84 feet** returning to the **Point of Beginning**, containing **1.6160 acres** more or less.

Bearings are based on a GPS observation on August 1, 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.

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 August of 2017 by James R. Cottrill, PS registration #6858. (Job #S170703-1-6160AC)


James R. Cottrill, PS