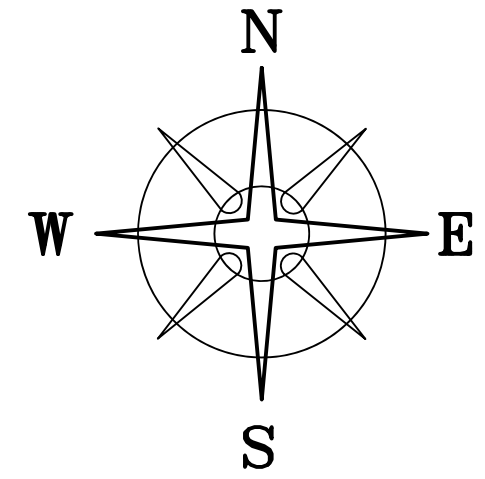


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/12/16
WGS 1984 GEODETIC NORTH.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	605.58'	9.21'	9.21'	S 01°26'20" W	0°52'17"

MARK-ANTHONY W MILLER
0.48 ACRES
OR 310 P 1599
28-00049.000
PARCEL IV

MARK-ANTHONY W MILLER
0.145 ACRES
OR 310 P 1599
28-00189.000

0.2538± ACRES
Ⓐ

N 03°46'55" E 117.00'

S 79°34'26" E 100.92'

S 01°00'11" W 89.59'

N 01°00'11" E

N 89°50'09" W 105.17'

POB
N 635,068.067
E 1,655,161.375

ROGER RITTENHOUSE
0.45 ACRES
OR 2 P 476
28-00165.000

10' ALLEY

LOT 5

LOT 6

LOT 7

LOT 8

MAIN STREET 60'

WASHINGTON STREET 60'
STATE ROUTE 41

Ⓐ 0.256 ACRES PARCEL No. 28-00072.000
PARCEL III

DEED REFERENCE

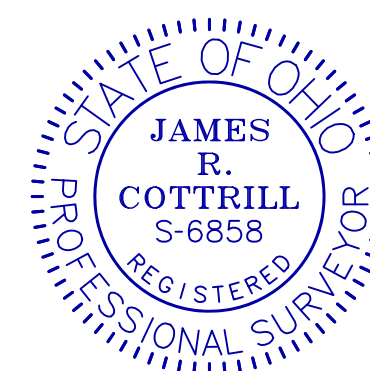
MARK-ANTHONY W MILLER
OR 310 PG 1599

N 76°21'13" W 1334.63'

LEGEND

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

- ▲ MADISON COUNTY MONUMENT 02-007 (FOUND)
- ⊕ BOLT (FOUND)
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- ⊖ 3/4" Ø IRON PIPE (FOUND)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS 7759" (FOUND)
- ⊘ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 05/14/2021

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

**0.2538± ACRES, VMS 3642,
VILLAGE OF SOUTH SOLON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MILLER**

SCALE : 1" = 20'
20' 10' 0 20'

JOB No. S210408 CREW: MW
SURVEYED 05/2021 DWN BY: JRC
DRAWN 05/2021 CHECK: NC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.2538 Acre Tract Surveyed for Miller

The following described 0.2538 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, VMS 3642, being all of a 0.256 acre tract (Parcel 28-00072.000, Parcel III) conveyed to Mark-Anthony W Miller by Official Record 310 page 1599, and being more particularly described as follows:

Beginning at an iron pin and cap set in the West line of Washington Street (60 feet wide, State Route 41) at the Northeast corner of a 0.45 acre tract conveyed to Roger Rittenhouse by Official Record 2 page 476 and the Southeast corner of said 0.256 acre tract said mag nail bears North 76° 21' 13" West a distance of 1334.63 feet from Madison County Monument 02-007;

Thence, with the North line of said 0.45 acre tract, **North 89° 50' 09" West**, passing a bolt found at 3.17 feet, a total distance of **105.17 feet** to an iron pin and cap set at a corner to a 0.48 acre tract conveyed to Mark-Anthony W Miller by Official Record 310 page 1599;

Thence, with the East line of said 0.48 acre tract, **North 03° 46' 55" East** a distance of **117.00 feet** to an iron pin and cap set at the Southwest corner of a 0.145 acre tract conveyed to Mark-Anthony W Miller by Official Record 310 page 1599;

Thence, with the South line of said 0.145 acre tract, **South 79° 34' 26" East** a distance of **100.92 feet** to an iron pin and cap set in the West line of Washington Street;

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

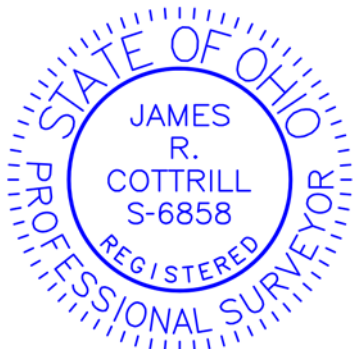
- 1) with a **curve to the left, radius of 605.58 feet, arc length of 9.21 feet**, Delta angle 0° 52' 17", chord bears South 01° 26' 20" West a distance of 9.21 feet to an iron pin and cap set;
- 2) **South 01° 00' 11" West** a distance of **89.59 feet** returning to the **Point of Beginning**, containing **0.2538 Acres** more or less.

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 May of 2021 by James R. Cottrill, PS registration #6858. (Job #S210408-0.2538)




James R. Cottrill, PS #6858