

A RE-SURVEY

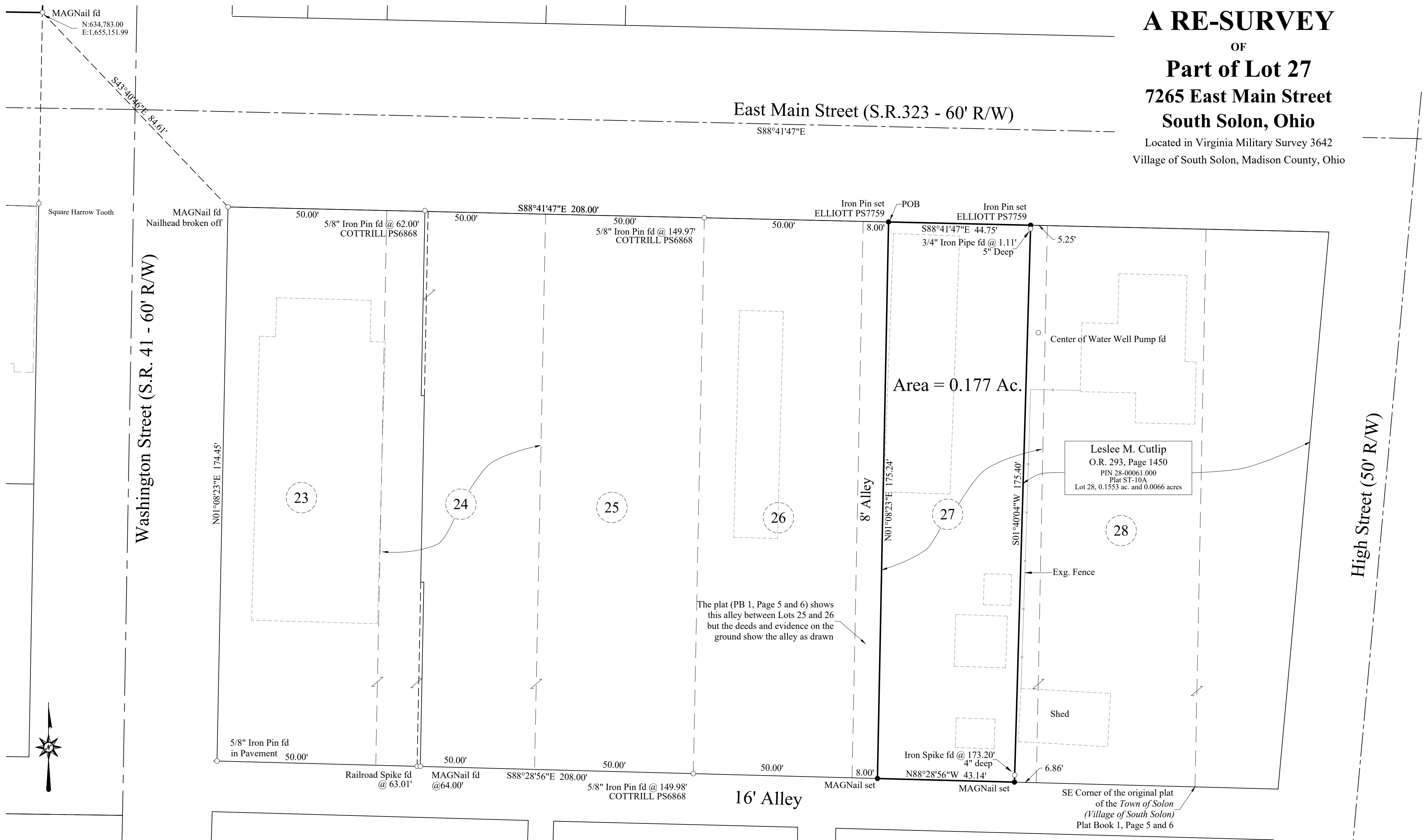
OF

Part of Lot 27

7265 East Main Street

South Solon, Ohio

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



The plat (PB 1, Page 5 and 6) shows this alley between Lots 25 and 26 but the deeds and evidence on the ground show the alley as drawn

Leslee M. Cutlip
O.R. 293, Page 1450
PIN 28-00061.000
Plat ST-10A
Lot 28, 0.1553 ac. and 0.0066 acres

LOCATION: Located at 7265 East Main Street (State Route 323 60' R/W), South Solon, Ohio 45153, Part of Lot 27 of the Original Plat of South Solon, (Plat Book 1, Pages 5 and 6, Madison County Recorder) in Virginia Military Survey 3642, Village of South Solon, Madison County, Ohio.

OWNER: Melissa K. Scragg
PRIOR DEED REFERENCE: Official Records 398, Page 1591, Madison County Recorder's Office.
PARCEL NUMBER: #28-00089.000 (Madison County Auditor)

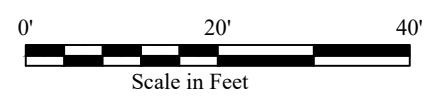
BASIS OF BEARING: S88°41'47"E - Along the south R/W of Main Street established by GPS Survey, adjusted to State Plane Coordinates 3402 SOUTH OHIO (NAD83(2011)).

SURVEYOR: Casey Elliott, PS 7759, State of Ohio
212 West High Street
London, Ohio 43140
(740)852-1300
casey.elliott@engineer.com

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 February 2022.



Casey C. Elliott
Casey C. Elliott, PS 7759, State of Ohio
21177
02/27/2022



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.

EXHIBIT A
Description of
A Part of Lot 27 of the
The Original Plat of the Town of Solon
(Village of South Solon)
A 0.177 Acre Property
In the Name of
Melissa K. Scragg

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

This description is for a 0.177 acre property, in the name of Melissa K. Scragg (Official Records 398, Page 1591, Madison County Recorder, Auditor's Property Index Number 28-00089.000), consisting of a part Lot 27 of the original plat of *The Town of Solon* (now South Solon) (Plat Book 1, Page 5 and 6), located at 7265 East Main Street (State Route 323 - 60 foot Right-of-way), in the Village of South Solon, Virginia Military Survey 3642, Madison County, Ohio and is further described as follows:

Commencing at a MAGNail™ with a missing head found at the intersection of the south R/W of said East Main St. and the east R/W of Washington Street (S.R. 41 – 60 foot R/W), said MAGNail™ is at the northwest corner of Lot 23 of the said Solon plat, and is S43°40'46"E, 84.61 feet from a MAGNail™ found at the southeast corner of Lot 8 of said Solon plat and the west R/W of said Washington Street and the north R/W of said High Street;

Thence S88°41'47"E, 208.00 feet, along the south R/W of said E. Main St., passing a 5/8 inch Iron Pin found with an ID Cap *COTTRILL PS6868* at 62.00 feet and 149.97 feet, along the north line of Lots 23 through 26 and an 8.00 foot alley of the said Solon Plat, to an Iron Pin set on the east side of the said 8.00 foot wide alley and the northwest corner of said Lot 27 at the TRUE POINT OF BEGINNING;

Thence S88°41'47"E, 44.75 feet, along the north line of said Lot 27 and the south R/W of said East High St., to an Iron Pin set in the northwest corner of a 0.0066 acre property in the name of Leslee M. Cutlip (O.R. 293, Page 1450), said Iron Pin is N88°41'47"W, 5.25 feet from the northeast corner of said Lot 27;

Thence S01°40'04"W, 175.40 feet, along the west line of the said Cutlip property, passing a 3/4 inch Iron Pipe found at 1.11 feet, buried 5 inches, passing an Iron Spike found at 173.20 feet, to a MAGNail™ set in the north line of a 16 foot alley, said MAGNail™ set is N88°28'01"W, 6.86 feet from the southeast corner of said Lot 27;

Thence N88°28'56"W, 43.14 feet, along the north line of the said alley, to an MAGNail™ set in the east line of an 8.00 foot wide alley, said Iron Pin set is S88° 28'56"E, 208.00 feet from a 5/8 inch Iron Pin found at the southwest corner of Lot 23 of the said Solon Plat;

Thence N01°08'23"E, 175.24 feet, along the east line of the said 8 foot wide alley to the TRUE POINT OF BEGINNING.

Said property contains 0.177 acres in V.M.S. 3642, Village of South Solon, Madison County, Ohio. The **Basis Of Bearing is S88°41'47"E** along the south Right-of-way of said East Main Street and the north line of the said Lots 23 through 27 of the said Solon Plat, established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83(2011)).

This description is based on a survey performed in February 2022 by Casey C. Elliott, PS7759, State of Ohio. Pins set are 5/8" diameter iron pins with identification caps engraved *ELLIOTT PS-7759* unless otherwise noted. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



 02/27/2022
Casey C. Elliott, PS 7759