

Jeffery Daniels
28-00037.000
Lots 13 & 14
South Solon

Situated in the State of Ohio, County of Madison, in the Township of Stoke, being all of Lot 13 and Lot 14 of the South Solon Plat, found in Plat book 1, page 5, also being all of the property described in the name of Jeffery Daniels found in Instrument 201600001465 or Official Record 316, page 1945, located in the Madison County Recorder's Office, being more particularly described as follows:

Commencing at a P.K. Nail found where the southern right of way line of Main Street (also State Route 38), being 60 feet wide, meets the eastern right of way line of Washington Street (also State Route 41) being 60 feet wide;

thence with the eastern right of way line of said Washington Street, N01°48'33"E, a distance of 60 feet, to a MAG Nail Set, in the northern right of way line of said Main Street, also being the south western corner of Lot 9 of the Plat of South Solon, found in Plat Book 1, Page 5;

thence with northern right of way line of said Main Street, also being the southern line of Lots, 9,10,11, and 12 of said South Solon Plat, N88°12'08"W, 209.58 feet, to a **Rail Road Spike Set**, at the south west corner of Lot 13 of said South Solon Plant, also being the south easterly corner of an Alley differing from said South Solon Plat, (Alley, agreeing with a set of Plans for S.H. 658 (now S.R. 38 from 1932, also agreeing with deeds of all the lots in the block)), also being the **TRUE POINT OF BEGINNING**;

thence with easterly line of said Alley and westerly line of said Lot 13, **N01°48'33"E, 175.46 feet**, to a **Rail Road Spike Set**, in the northern line of said South Solon Plat;

thence with the southerly line of a 0.250 acre tract in the name of Michelle Sullivan found in Instrument number 201200001042, **S88°16'53"E, 98.00 feet**, to and **Iron Pin Set**, in the southern line of said 0.250 acre tract, also being the north westerly corner of a 1710 square foot parcel in the name of Michelle Sullivan found in said Instrument number 201200001042, also being the north easterly corner of lot 14 in said South Solon Plat;

thence with the western line of said 1710 square foot parcel, also with a western line of a 0.018 acre tract in the name of Daniel S. Andrews found in Instrument 200500006285, **S01°48'33"W, 175.60 feet**, to a **MAG NAIL SET**, at the south western corner of said 0.018 acre tract, also being the south eastern corner of said lot 14 and in the northern right of way line of said Main Street;

thence with the northern right of way line of said Main Street, also being the southern line of said Lots 13 and 14, N88°12'08"W, 98.00 feet back to the TRUE POINT OF BEGINNING;

Containing 0.395 acres acres more or less, however subject to all legal road right of way and prior easements of record. All Iron Pins Set are 5/8" inch diameter and 30" long with a pink cap stamped "Grand Lake P.S. 8468". This description was written from an actual field survey in July of 2022 by Grand Lake Surveying LLC.

Bearings are based on Ohio State Plane NAD 83 South Zone (2011) Scaled to the ground at 0,0 with a scale factor of 1.000009313 using GEOID 18.

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 Date: 7/12/2022
TIMOTHY A. BURKHOLDER P.S. 8468
original signature in blue ink

