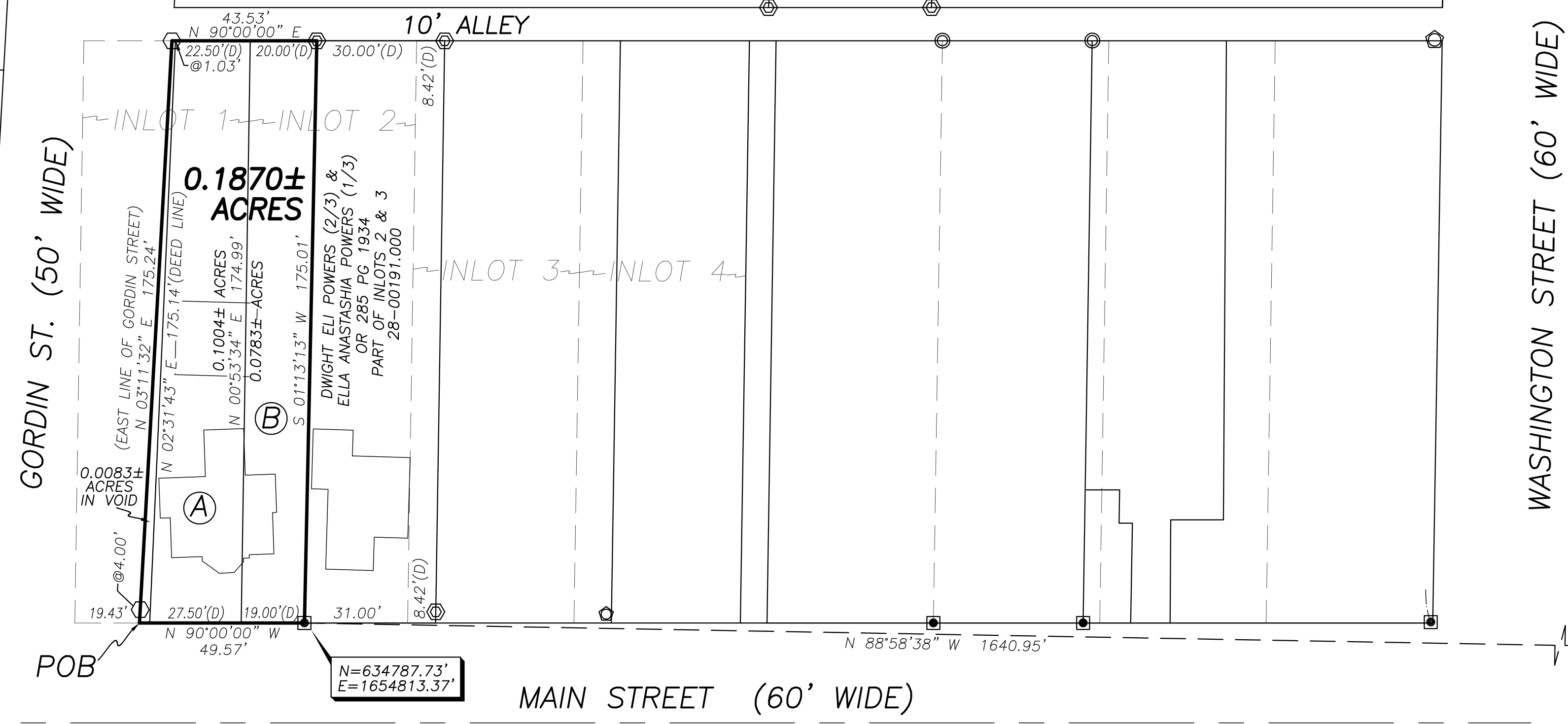


BEARINGS ARE BASED ON THE SOUTH LINE OF MAIN STREET AS DESCRIBED IN DB 276 PG 507.

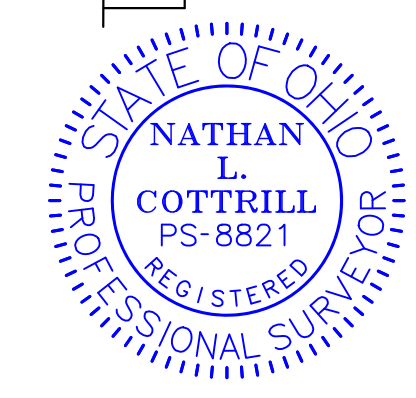


LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ ANGLE IRON FENCE POST (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - ⊙ 1/2" Ø IRON PIPE (FOUND)
 - △ MADISON CO. MON. 02-007 (FOUND)
 - MAG NAIL IN CONCRETE WALK (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS 7759" (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

DEED REFERENCE
TIMBERHAVEN LLC
OR 400 PG 47

- Ⓐ 0.12 ACRES (AUDITOR)
PART OF INLOT 1
PARCEL No. 28-00015.000
- Ⓑ 0.08 ACRES (CALC)
PART OF INLOT 1
PARCEL No. 28-00016.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 03/30/23

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

0.1870± ACRES,
VMS 3642, VILLAGE OF SOUTH SOLON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TIMBERHAVEN LLC

SCALE : 1" = 30'
 30' 15' 0 30'

JOB No. S230317 : CREW: MW,AM
 SURVEYED 03/24/23 : DWN BY: NC
 DRAWN 03/27/23 : CHECK: RC

COTTRILL SURVEYING, INC

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

0.1870 Acre Tract *Surveyed for Timberhaven LLC*

The following described 0.1870 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, VMS 3642, being all of a 0.12 acre tract (Parcel 28-00015.000, part of In-Lot 1 in the Village of South Solon) and all of a 0.08 acre tract (Parcel 28-00016.000, part of In-Lot 2) both conveyed to Timberhaven LLC by Official Record 400 page 47, and being more particularly described as follows:

Beginning at the intersection of the North line of Main Street (60 feet wide) and the East line of Gordin Street (50 feet wide), said point being North 90° 00' 00" East a distance of 19.43 feet from the Southwest corner of said In-Lot 1;

Thence, with the East line of Gordin Street, **North 03° 11' 32" East** a distance of **175.24 feet** to an iron pin and cap set in the South line of a 10 feet wide alley;

Thence, with the South line of said alley, **North 90° 00' 00" East** (East), passing the Northwest corner of said 0.12 acre tract at 1.03 feet, passing the Northwest corner of said 0.08 acre tract in the Northwest corner of said In-Lot 2 at 23.53 feet, a total distance of **43.53 feet** to an iron pin and cap previously set at the Northwest corner of part of In-Lot 2 as conveyed to Dwight Eli Powers (2/3) and Ella Anastashia Powers (1/3) by Official Record 285 page 1934, said iron pin and cap bears South 90° 00' 00" West a distance of 30.00 feet from the Northeast corner of said In-Lot 2;

Thence, with the West line of said Power's part of In-Lot 2, **South 01° 13' 13" West** a distance of **175.01 feet** to a mag nail (in concrete walk) in the North line of Main Street, said mag nail bears North 90° 00' 00" West a distance of 31.00 feet from the Southeast corner of said In-Lot 2;

Thence, with the North line of said Main Street, **North 90° 00' 00" West** (West), passing the Southeast corner of said 0.12 acre tract and In-Lot 1 at 1 at 19.00 feet, passing the Southwest corner of said 0.12 acre tract at 46.50 feet, a total distance of **49.57 feet** returning to the **Point of Beginning**, containing **0.1870 Acres** more or less, of which 0.1004 Acres more or less is all of said 0.12 acre tract, 0.0783 acres more or less is all of said 0.08 acre tract and 0.0083 acres more or less is all of the void between the East line of Gordin Street and the West line of said 0.12 acre tract.

Bearings are based on the South line of Main Street (West) as described in Deed Book 276 page 507.

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 Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on March 24, 2023.



A handwritten signature in blue ink that reads "Nathan L. Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S230317-0.1870)