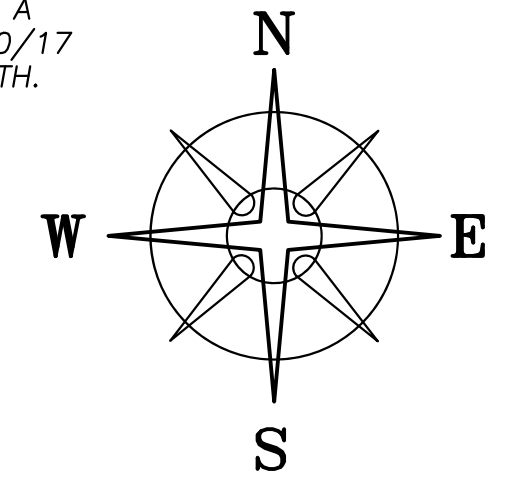


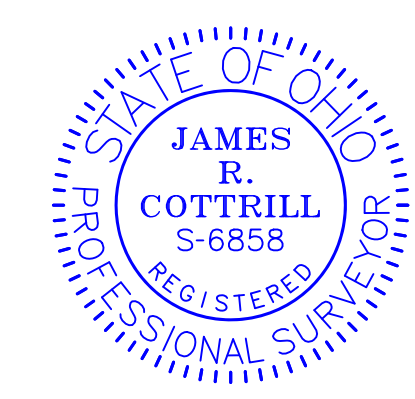
BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/20/17
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
DWIGHT ELI POWERS
OR 274 PG 885
Ⓐ 2.399 ACRES
PARCEL No. 28-00134.000
2.199 ACRES IN SOUTH SOLON
PARCEL No. 27-00247.000
0.20 ACRES IN STOKES TWP

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIPE (FOUND)
 - △ MAD. CO. MONUMENT 02-007 (FOUND)
 - ⊕ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "R.E.T. 6552" (FOUND)
 - ⊕ 3/4" IRON PIPE & ALUMINUM CAP STAMPED "N.C.B. 5969" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

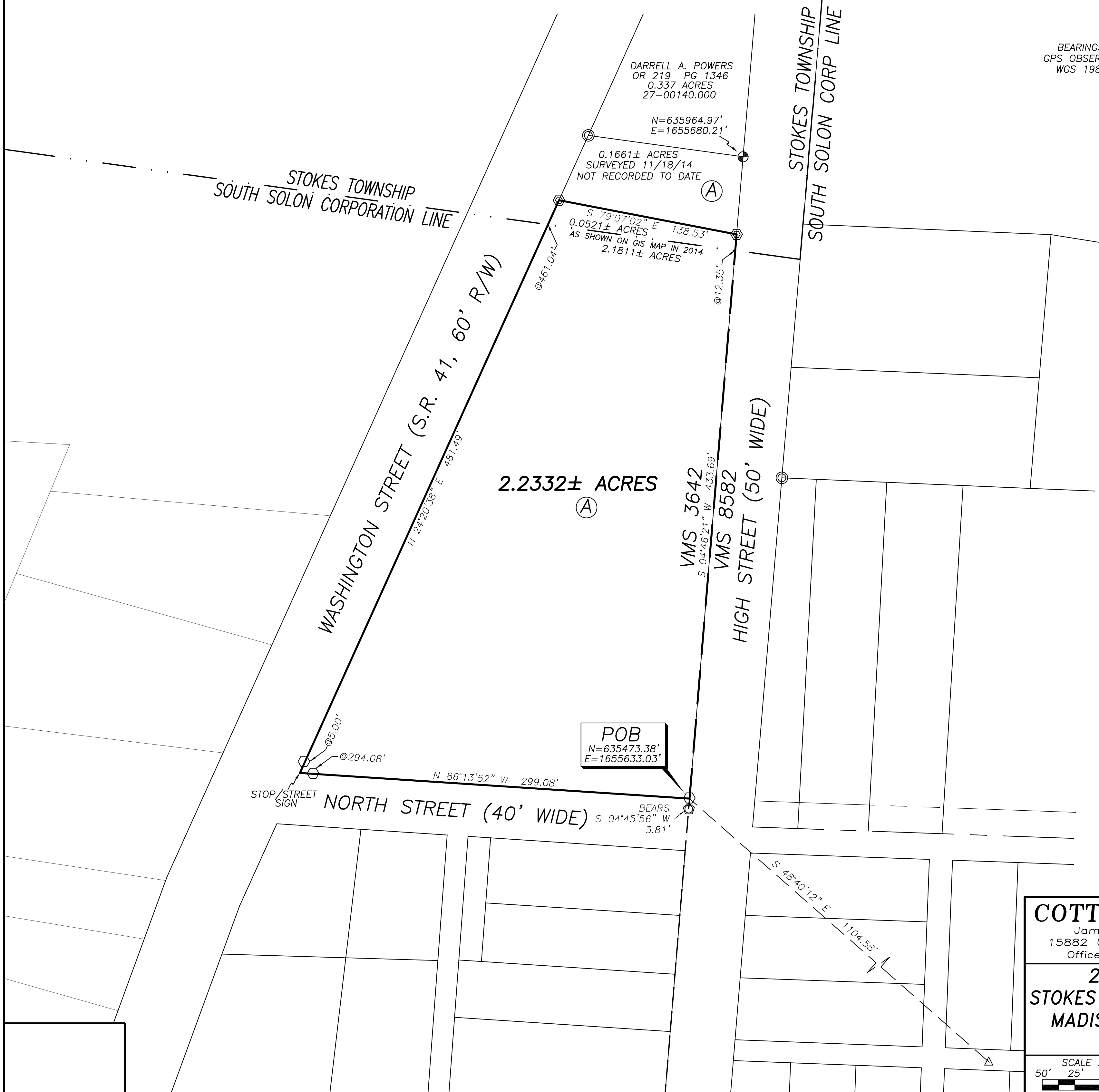


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 04/13/2021

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

2.2332 ACRES, VMS 3642
STOKES TWP, VILLAGE OF SOUTH SOLON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR POWERS

SCALE : 1" = 50'
50' 25' 0 50'
JOB No. S210326 : CREW: MW
SURVEYED 04/2021 : DWN BY: NC
DRAWN 04/2021 : CHECK: RC



COTTRILL SURVEYING, INC

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

2.2332 Acre Tract Surveyed for Powers

The following described 2.2332 acre tract is situated in the State of Ohio, Madison County, Stokes Township and Village of South Solon, VMS 3642, being part of a 2.399 acre tract (Parcel 28-00134.000, 2.199 acres in South Solon and Parcel 27-00247.000, 0.20 acres in Stokes Township) conveyed to Dwight Eli Powers by Official Record 274 page 885, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the North line of North Street (40 feet wide) and West line of High Street (50 feet wide), and being in the line between VMS 3642 and 8582, and being the Southeast corner of said 2.399 acre tract;

Thence, with the North line of North Street, **North 86° 13' 52" West**, passing an iron pin and cap set at 294.08 feet, a total distance of **299.08 feet** to the Southeast line of Washington Street (State Route 41, 60 feet right-of-way);

Thence, with the Southeast line of Washington Street, **North 24° 20' 38" East**, passing an iron pin and cap set at 5.00 feet, passing the Stokes Township/South Solon Corporation line at 461.04 feet, a total distance of **481.49 feet** to an iron pin and cap previously set at the Southwest corner of a 0.1661 acre tract previously surveyed by this surveyor November 18, 2014 (not recorded to date);

Thence, with a new line across said 2.399 acre tract (with the South line of said 0.1661 acre tract), **South 79° 07' 02" East** a distance of **138.53 feet** to an iron pin and cap previously set in the West line of High Street and in the line between VMS 3642 and 8582;

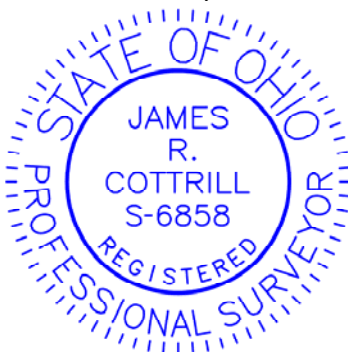
Thence, with the West line of said High Street and said VMS line, **South 04° 46' 21" West**, passing the Stokes Township/South Solon Corporation line at 12.35 feet, a total distance of **433.69 feet** returning to the **Point of Beginning**, containing **2.2332 Acres** more or less, of which 2.1811 acres more or less is in the Village of South Solon and 0.0521 acres more or less is in Stokes Township.

Bearings are based on a GPS observation on October 20, 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 Surveying"

This description is based on a field survey performed April 1, 2021 by James R. Cottrill, PS registration #6858. (Job #S210326-2.2332)




James R. Cottrill, PS #6858