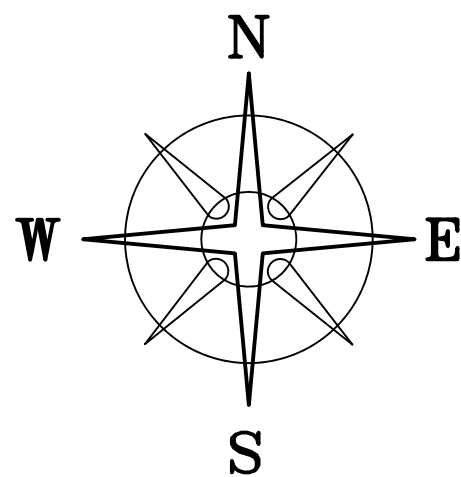


BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/20/17
WGS 1984 GEODETIC NORTH.



WASHINGTON STREET (60' WIDE) (STATE ROUTE 41)

ROBERT COMBS &
MELISSA DAVIDSON, JT LIVES
OR 330 PG 1148
0.24 ACRES

JEFFREY LEE GLISPIE
OR 58 PG 641
0.23 ACRES

MICHAEL ALLEN BELL
OR 316 PG 2670
0.312 ACRES
PLAT 51-16

0.06 ACRES

N=635081.63'
E=1655425.63'

S 88°55'37" E
42.59'

MELISSA DAVIS
OR 348 PG 2443
0.1848 ACRES

N 01°18'37" E 73.67'

(B) 0.0729± AC

TPOB 43.67'

S 00°28'23" W 73.64'

N 88°58'08" W

N 01°18'37" E 73.67'

S 00°28'23" W 73.64'

N 88°58'08" W

N 01°18'37" E 73.67'

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N 88°58'08" W

N 01°18'37" E 73.67'

S 00°28'23" W 73.64'

N 88°58'08" W

(A) 0.1448± ACRES

N 89°09'00" W 156.21'

MICHELLE SULLIVAN
OR 274 PG 2255
0.25 ACRES

8' ALLEY

VMS 3642
VMS 8582

HIGH STREET (50')

CLEVELAND STREET (66')

POB
N=635041.99
E=1655592.01

DEED REFERENCE
TIMBERHAVEN LLC
OR 412 PG 830

PARCEL No. 28-00104.000

(A) 0.14 ACRES (6020 SQ. FT.)
PARCEL 1

PARCEL No. 28-00103.000

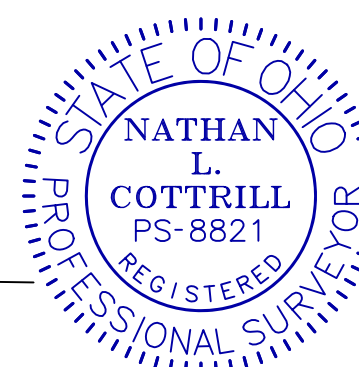
(B) 0.07 ACRES (3120 SQ. FT.)
PARCEL 2

LEGEND

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

- ▲ MAD. CO. MONUMENT 02-007 (FOUND)
- △ 1/2" IRON PIN (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- 1/2" IRON ELEC. CONDUIT (FOUND)
- 5/8" Ø IRON REBAR (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL SET IN CONCRETE
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
-

MAIN STREET (60')



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821

Nathan L. Cottrill DATE: 09/18/23

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

0.1448± ACRES, VMS 6342,
VILLAGE OF S. SOLON, STOKES TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TIMBERHAVEN LLC

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

JOB No. S230820 CREW: MW
SURVEYED 9/20/23 DWN BY: JRC
DRAWN 9/06/23 CHECK: NC

COTTRILL SURVEYING, INC

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

0.0729 Acre Tract Surveyed for Timberhaven LLC

The following described 0.0729 acre tract is situated in the State of Ohio, Madison County, Stokes Township, Village of South Solon, VMS 6342, being all of a 0.07 acre tract (Parcel 28-00103.000) conveyed to Timberhaven LLC by Official Record 412 page 830, and being more particularly described as follows:

Commencing at an iron pin and cap set in the West line of High Street (50 feet wide) and in the line between VMS 3642 and VMS 8582, being the Northeast corner of a 0.25 acre tract conveyed to Michelle Sullivan by Official Record 274 page 2255 and the Southeast corner of a 0.14 acre tract conveyed to Timberhaven LLC by Official Record 412 page 830, said iron pin bears North 04° 43' 17" East a distance of 230.53 feet from a mag nail set at the intersection of the West line of High Street with the North line of Main Street (60 feet wide);

Thence, with the North line of said 0.25 acre tract, North 89° 09' 00" West a distance of 156.21 feet to an iron pin and cap set in the East line of an alley;

Thence, across said alley, North 78° 48' 53" West a distance of 8.14 feet to an iron pin and cap set in the West line of said alley, being the Northeast corner of a 0.312 acre tract conveyed to Michael Allen Bell by Official Record 316 page 2670 and the Southeast corner of said 0.07 acre tract and being the **True Point of Beginning**;

Thence, with said 0.312 acre tract with the following two courses:

- 1) **North 88° 58' 08" West** a distance of **43.67 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 01° 18' 37" East**, passing a 3/4 inch diameter iron pipe found at the Southeast corner of a 0.23 acre tract conveyed to Jeffrey Lee Glispie by Official Record 58 page 641 at 12.06 feet, continuing with the East line of said 0.23 acre tract, a total distance of **73.67 feet** to a 3/4 inch diameter iron pipe found at the Southeast corner of a 0.24 acre tract and the Southwest corner of a 0.06 acre tract both conveyed to Robert Combs and Melissa Davidson, Joint Lives by Official Record 330 page 1148;

Thence, with the South line of said 0.06 acre tract, **South 88° 55' 37" East** a distance of **42.59 feet** to an iron pin and cap set in the West line of said alley;

Thence, with the East line of said alley, **South 00° 28' 23" West** a distance of **73.64 feet** returning to the **True Point of Beginning**, containing **0.0729 Acres** more or less.

Bearings are based on a GPS observation on October 20, 2017, WGS 1984 Geodetic North.

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 September of 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230820-0.0729)

COTTRILL SURVEYING, INC

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

0.1448 Acre Tract *Surveyed for Timberhaven LLC*

The following described 0.1448 acre tract is situated in the State of Ohio, Madison County, Stokes Township, Village of South Solon, VMS 6342, being all of a 0.14 acre tract (Parcel 28-00104.000) conveyed to Timberhaven LLC by Official Record 412 page 830, and being more particularly described as follows:

Beginning at a mag nail found in the West line of High Street (50 feet wide) and in the line between VMS 3642 and VMS 8582, being the Southeast corner of a 0.1848 acre tract conveyed to Melissa Davis by Official Record 348 page 2443 and the Northeast corner of said 0.14 acre tract, said mag nail bears North 04° 43' 17" East a distance of 270.62 feet from an iron pin and cap previously set at the intersection of the West line of High Street with the North line of Main Street (60 feet wide);

Thence, with the West line of High Street and with said VMS line, **South 04° 43' 17" West** a distance of **40.09 feet** to a mag nail set at the Northeast corner of a 0.25 acre tract conveyed to Michelle Sullivan by Official Record 274 page 2255;

Thence, with the North line of said 0.25 acre tract, **North 89° 09' 00" West** a distance of **156.21 feet** to an iron pin and cap set in the East line of an alley;

Thence, **North 00° 28' 23" East** a distance of **40.00 feet** to an iron pin and cap previously set at the Southwest corner of said 0.1848 acre tract;

Thence, with the South line of said 0.1848 acre tract, **South 89° 09' 00" East** a distance of **159.18 feet** returning to the **Point of Beginning**, containing **0.1448 Acres** more or less.

Bearings are based on a GPS observation on October 20, 2017, WGS 1984 Geodetic North.

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 September of 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230820-0.1448)