



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

MAIN STREET (R/W VARIES) (STATE ROUTE 323)

N 81°44'07" E  
391.65'

N 76°17'41" E  
262.47'

POB  
N=634682.28'  
E=1656065.17'

POB  
N=634674.83'  
E=1656197.61'

LOT #7

SMITH STREET (50')

LOT #8  
0.0641± ACRES  
C

0.2647±  
ACRES

LOT #9  
0.2006± ACRES  
B

0.2644±  
ACRES

LOT #10  
0.2006± ACRES  
A

LOT #11  
JAMES A BAKER  
OR 210 PG 1369

ALLEY (16')

16' ALLEY

**DEED REFERENCE**  
ELI Z BLACK, TRUSTEE

OF THE ELI BLACK REVOCABLE TRUST  
OR 363 PG 2552

PARCEL No. 28-00216.000

A LOT 10

OR 389 PG 2599

PARCEL No. 28-00030.000

B LOT 9

PARCEL No. 28-00031.000

C LOT 8

OR 432 PG 2071

PARCEL No. 28-00

D VACATED ALLEY

0.0638 ACRES

ORDINANCE # 35-24

**SUB'D REFERENCE**  
SAMUEL SMITH ADD.

AS RECORDED IN  
PB 1 PG 159

**LEGEND**

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

- ⊙ 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- RAILROAD SPIKE (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)
- △ MADISON COUNTY MONUMENT (02-007)



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

*Nathan L. Cottrill* DATE: 11/20/24

**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

**0.2647± & 0.2644± ACRES,  
VMS 8582, VILLAGE OF SOUTH SOLON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR ELI BLACK**

SCALE : 1" = 20'  
20' 10' 0 20'

JOB No. S220820B : CREW: MW  
SURVEYED 10/2022 : DWN BY: NC  
DRAWN 10/17/22 : CHECK: RC

# COTTRILL SURVEYING, INC

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

## 0.2644 Acre Tract Surveyed for Eli Black

The following described 0.2644 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, VMS 8582, being all of Lot 10 (Parcel 28-00216.000) dedicated by Samuel Smith Addition as recorded in Plat Book 1 page 159, both conveyed to Eli Z Black, Trustee by Official Record 363 page 2552, and all of a 0.0638 acre tract (Parcel 28-00\_\_\_-\_\_\_) vacated 16 feet wide alley by Ordinance No 35-24 and conveyed to Eli Z Black, Trustee by Official Record 432 page 2071, and being more particularly described as follows:

Beginning at an iron pin and cap set in the South line of Main Street, at the Northwest corner of Lot 11 as conveyed to James A Baker by Official Record 210 page 1369 and the Northeast corner of said Lot 10, said iron pin and cap bears South 87° 27' 26" East a distance of 132.72 feet from an iron pin and cap set at the intersection of South line of Main Street with the East line of Smith Street (50 feet wide);

Thence, with the West line of said Lot 11, **South 02° 32' 34" West** a distance of **173.66 feet** to an iron pin and cap set in the North line of another 16' alley dedicated by said subdivision;

Thence, with the North line of said alley, **North 87° 27' 26" West**, passing a railroad spike set at the Southeast corner of said vacated alley at 50.31, a total distance of **66.31 feet** to an iron pin and cap set at the Southeast corner of Lot 9 of said subdivision as conveyed to Eli Z Black, Trustee by Official Record 389 page 2599;

Thence, with the East line of said Lot 9, **North 02° 32' 34" East** a distance of **173.66 feet** to an iron pin and cap set in the South line of Main Street;

Thence, with the South line of Main Street, **South 87° 27' 26" East**, passing an iron pin and cap set at the Northwest corner of said Lot 10 at 16.00 feet, a total distance of **66.31 feet** returning to the **Point of Beginning**, containing **0.2644 Acres** more or less, of which 0.0638 acres more or less is all of vacated alley and 0.2006 acres more or less is all of said Lot 10.

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 October 13, 2022 by Nathan L. Cottrill, PS registration #8821.



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

Nathan L. Cottrill, PS #8821  
(Job #S220820-0.2644)

# COTTRILL SURVEYING, INC

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

## **0.2647 Acre Tract** *Surveyed for Eli Black*

The following described 0.2647 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, VMS 8582, being all of Lot 9 (Parcel 28-00030.000) and all of Lot 8 (Parcel 28-00031-000) dedicated by Samuel Smith Addition as recorded in Plat Book 1 page 159, both conveyed to Eli Z Black, Trustee by Official Record 389 page 2599, and being more particularly described as follows:

Beginning at an iron pin and cap set in the intersection of South line of Main Street with the East line of Smith Street (50 feet wide), being the Northwest corner of said Lot 8;

Thence, with the South line of Main Street, **South 87° 27' 26" East**, passing the Northwest corner of said Lot 9 at 16.10 feet, a total distance of **66.41 feet** to an iron pin and cap set at the Northwest corner of a 16 feet wide alley (now vacated by Ordinance No 35-24);

Thence, with the West line of said alley, **South 02° 32' 34" West** a distance of **173.66 feet** to an iron pin and cap set in the North line of another 16' alley dedicated by said subdivision;

Thence, with the North line of said alley, **North 87° 27' 26" West**, passing the Southeast corner of said Lot 8 at 50.31 feet, a total distance of **66.41 feet** to an iron pin and cap set in the East line of Smith Street;

Thence, with the East line of Smith Street, **North 02° 32' 34" East** a distance of **173.66 feet** returning to the **Point of Beginning**, containing **0.2647 Acres** more or less, of which 0.0641 acres more or less is all of said Lot 8 and 0.2006 acres more or less is all of said Lot 9.

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 October 13, 2022 by Nathan L. Cottrill, PS registration #8821.



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

Nathan L. Cottrill, PS #8821  
(Job #S220820-0.2647)