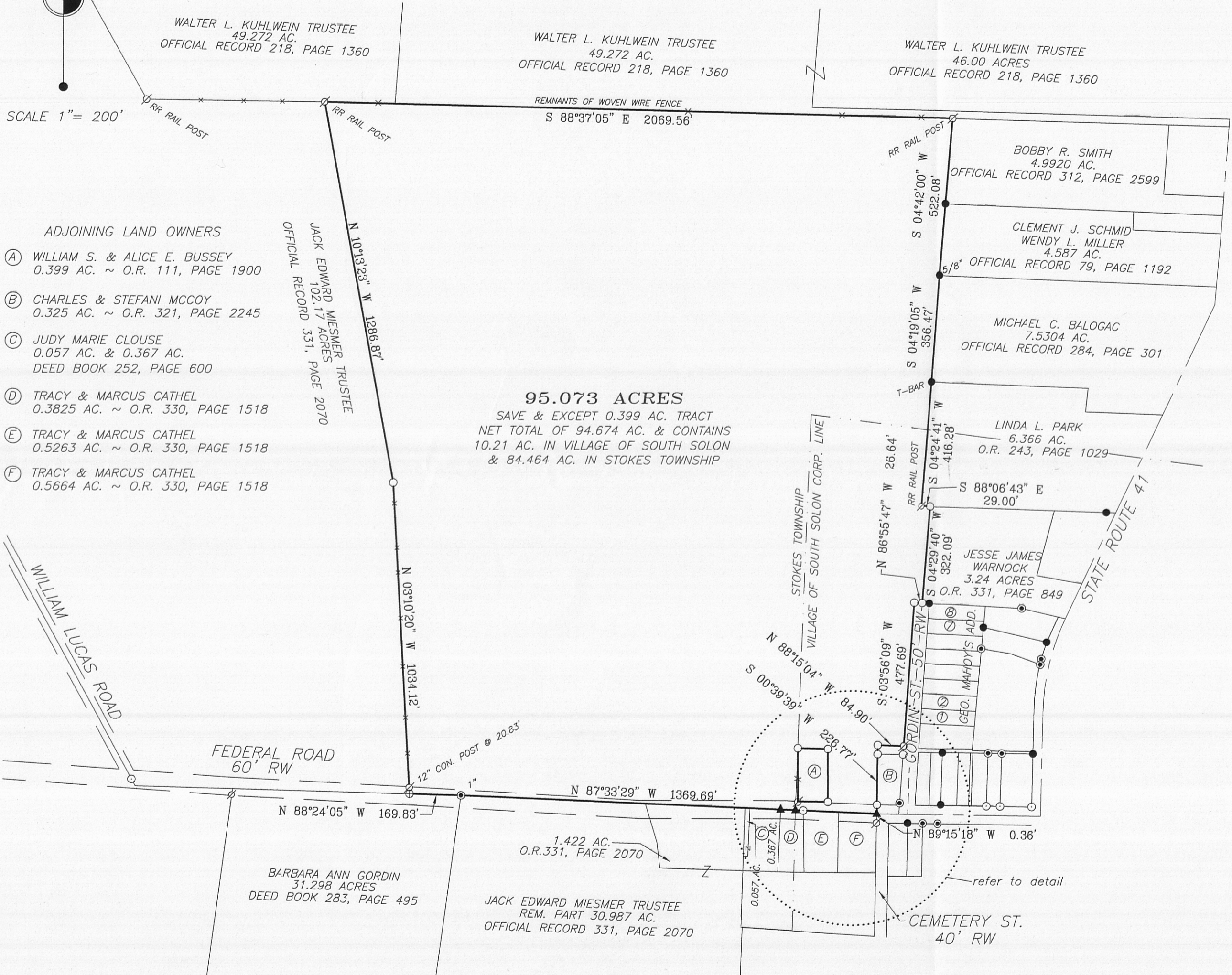


SURVEY PLAT OF THE LANDS OF
ROSEN D. THOMAS &
JAMES V. & REVA M. WOOD TRUSTEES OF THE
JAMES V. & REVA M. WOOD REVOCABLE LIVING TRUST
SITUATED IN VMS 3642
STOKES TOWNSHIP AND THE VILLAGE OF SOUTH SOLON
MADISON COUNTY, OHIO



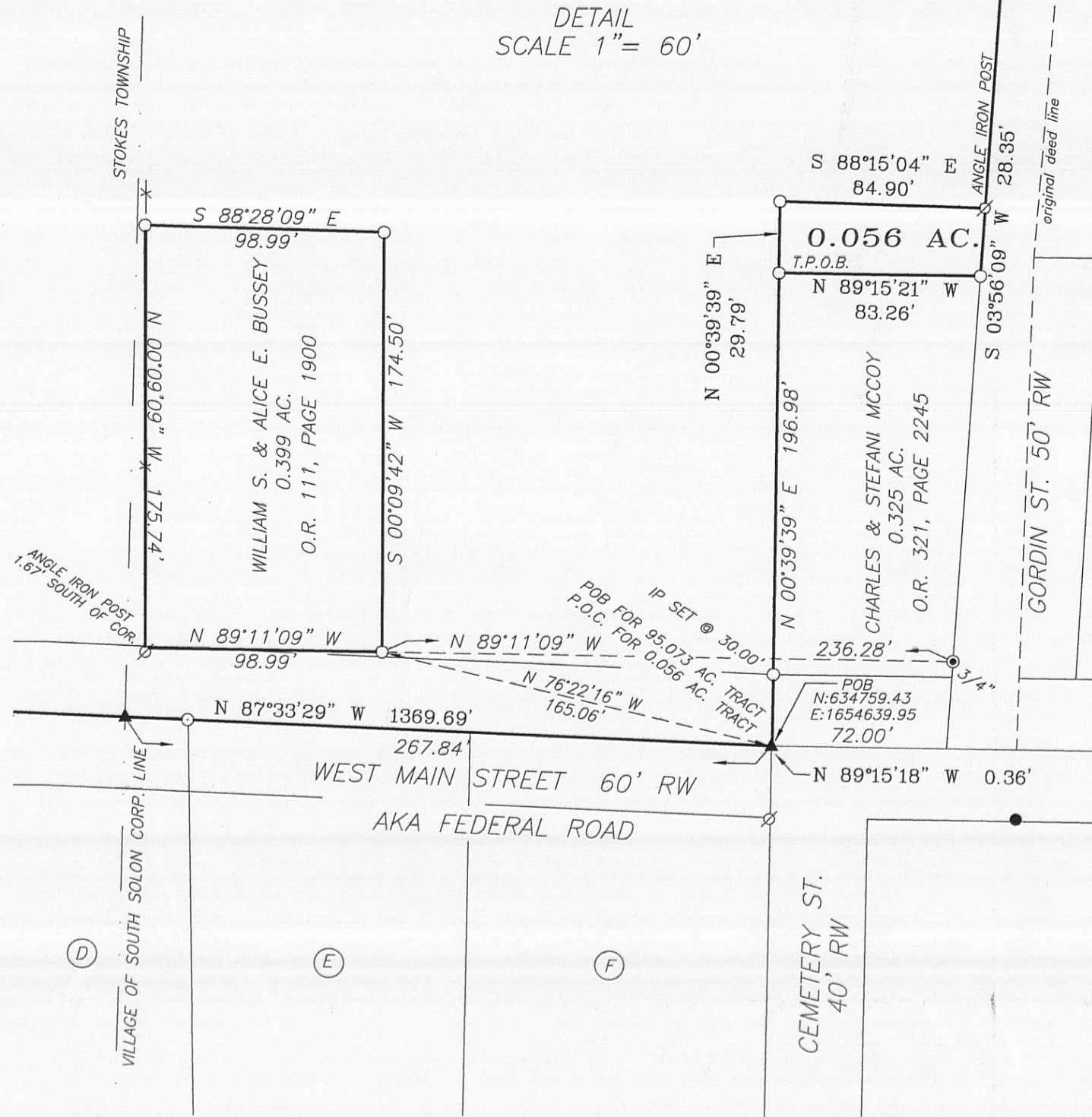
SCALE 1" = 200'



- ADJOINING LAND OWNERS
- (A) WILLIAM S. & ALICE E. BUSSEY
0.399 AC. ~ O.R. 111, PAGE 1900
 - (B) CHARLES & STEFANI MCCOY
0.325 AC. ~ O.R. 321, PAGE 2245
 - (C) JUDY MARIE CLOUSE
0.057 AC. & 0.367 AC.
DEED BOOK 252, PAGE 600
 - (D) TRACY & MARCUS CATHEL
0.3825 AC. ~ O.R. 330, PAGE 1518
 - (E) TRACY & MARCUS CATHEL
0.5263 AC. ~ O.R. 330, PAGE 1518
 - (F) TRACY & MARCUS CATHEL
0.5664 AC. ~ O.R. 330, PAGE 1518

95.073 ACRES
SAVE & EXCEPT 0.399 AC. TRACT
NET TOTAL OF 94.674 AC. & CONTAINS
10.21 AC. IN VILLAGE OF SOUTH SOLON
& 84.464 AC. IN STOKES TOWNSHIP

DETAIL
SCALE 1" = 60'



- MONUMENT LEGEND -
- Iron Pin (fd) size per plan
 - 5/8" OD Iron Pin (set) with yellow plastic cap stamped: "CLINCO & SUTTON"
 - ⊙ Iron Pipe (fd) OD size per plan
 - ⊠ Stone (fd)
 - ▲ Railroad Spike (fd)
 - △ Railroad Spike (set)
 - ⊕ Mag Nail (set)
 - ⊞ Concrete Monument (fd)
 - PK or Mag Nail (fd)
 - ⊗ Post (fd) size per plan
 - ⊠ Bolt (fd)

PARCEL NO. 28-000024.000 AND 27-00027.000

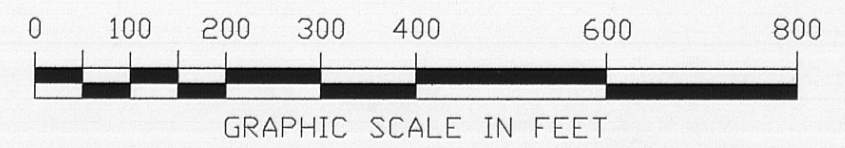
DEED REFERENCE
ROSEN D. THOMAS
OFFICIAL RECORD 212, PAGE 1477
JAMES V. AND REVA M. WOOD TRUSTEES OF
THE JAMES V. & REVA M. WOOD REVOCABLE
LIVING TRUST
OFFICIAL RECORD 289, PAGE 1809

NOTE: Bearings used are based on NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are based upon Grid distances. The combined scale factor is 0.999902685692. To obtain Ground distances divide the Grid distance by the combined scale factor.
Monuments found or set are in good condition unless otherwise labeled.
Deeds & Survey Records as noted on drawing are source data for this survey.

NOTE: THE 0.056 ACRE TRACT SHALL BE CONVEYED TO CHARLES AND STEFANI MCCOY (ADJOINING LAND OWNERS) AND SHALL NOT CREATE AN INDEPENDENT BUILDING SITE AS ALLOWED UNDER SECTION 711.01 OF THE OHIO REVISED CODE.



R. Douglas Sutton
R. DOUGLAS SUTTON
OHIO PROFESSIONAL SURVEYOR 7124



Clinco & Sutton
SURVEYORS

61 SOUTH MULBERRY ST.
WILMINGTON, OH 45177
(937) 382.2107

JOB NO. 2017/17310
DRWG NO. 17310
DATE: SEPTEMBER 2017

61 South Mulberry Street
Wilmington, Ohio 45177
(937) 382-2107
Fax: (937) 383-3243



384 Woodcrest Lane
Xenia, Ohio 45385
(937) 376-4609

Description of a
0.056 acre tract for
Rosen D. Thomas et al
October 5, 2017

Situated in the Village of South Solon, Stokes Township, Madison County, Ohio Virginia Military Survey Number 3642, and being part of an original 96.02 acre tract (Parcel Nos. 28-00024.000 and 27-00027.00) as conveyed by deed to Rosen D. Thomas (Official Record 212, Page 1477) and James V. Wood and Reva M. Wood Trustees of the James V. Wood and Reva M. Wood Revocable Living Trust as recorded in Volume 289, Page 1809 of the Madison County Official Records and being more particularly described as follows:

Commencing for reference at a railroad spike found marking the intersection of the centerline of West Main Street (A.K.A. Federal Road) and the westerly margin of Cemetery Road extended northerly;

thence with the centerline of said road S $89^{\circ}15'18''$ E 0.36' to the southwesterly corner of Charles & Stefani McCoy's 0.325 acre tract (Official Record 321, Page 2245);

thence with the westerly line of said McCoy's 0.325 acre tract N $00^{\circ}39'39''$ E (passing an iron pin set at 30.00') 196.98' to an iron pin set at the northwesterly corner of said McCoy's 0.325 acre tract and also being the True Point of Beginning for this tract herein described;

thence with the prolongation of the last mentioned course and being a new division line through the Grantor's lands N $00^{\circ}39'39''$ E 29.79' to an iron pin set;

thence S $88^{\circ}15'04''$ E 84.90' to an angle iron post found in the westerly margin of Gordin Street;

thence with the westerly margin of Gordin Street S $3^{\circ}56'09''$ W 28.35' to an iron pin set at the northeasterly corner of said McCoy's 0.325 acre tract;

thence with the northerly line of said McCoy's land N $89^{\circ}15'21''$ W 83.26' to the True Point of Beginning containing 0.056 acres of land, more or less, subject to all legal highways, easements, conditions and restrictions of record.

Note: The above described 0.056 acre tract shall be conveyed to the Charles and Stefani McCoy (adjoining land owners) and shall not create an independent building site as allowed under Section 711.01 of the Ohio Revised Code.

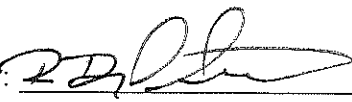
This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in October, 2017.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

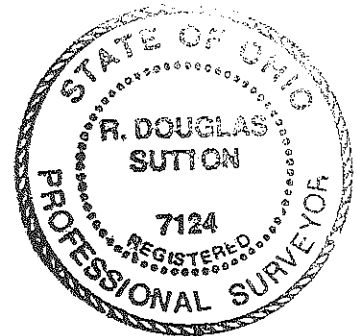
Page 2

Legal description of 0.056 acres of land

Bearings are based upon NAD 83 (2011) Ohio State Plane Coordinates (South Zone) as derived from GPS Observations. Distances used are Grid Distances. The Combined Scale Factor is 0.999902685692. To obtain Ground Distances divide the Grid Distance by the Combined Scale Factor.

Prepared by: 
R. Douglas Sutton, P.S.
Ohio Professional Surveyor

17310-1.leg



61 South Mulberry Street
Wilmington, Ohio 45177
(937) 382-2107
Fax: (937) 383-3243



384 Woodcrest Lane
Xenia, Ohio 45385
(937) 376-4609

Description of a
95.073 acre tract for
Rosen D. Thomas etal
October 5, 2017

Situated in the Village of South Solon and Stokes Township, Madison County, Ohio Virginia Military Survey Number 3642, and being part of an original 96.02 acre tract (Parcel Nos. 28-00024.000 and 27-00027.00) as conveyed by deed to Rosen D. Thomas (Official Record 212, Page 1477) and James V. Wood and Reva M. Wood Trustees of the James V. Wood and Reva M. Wood Revocable Living Trust as recorded in Volume 289, Page 1809 of the Madison County Official Records and being more particularly described as follows:

Beginning at a railroad spike found marking the intersection of the centerline of West Main Street (A.K.A. Federal Road) and the westerly margin of Cemetery Road extended northerly and being the northeasterly corner of Tracy and Marcus Cathel's 0.5664 acre tract (Official Record 330, Page 1518);

thence along Federal Road with the line of said 0.5664 acre tract and becoming the line of said Cathel's 0.5263 acre tract and 0.3825 acre tract (same deed reference), the line of Judy Marie Clouse's 0.367 acre tract and 0.057 acre tract (Deed Book 252, Page 600), and the line of Jack Edward Miesmer Trustee's 1.422 acre tract and remaining part of an original 30.987 acre tract (Official Record 331, Page 2070) N 87°33'29" W (passing a railroad spike found in the Village of South Solon Corporation line at 267.84') 1369.69' to a 1" iron pipe found on north side of said Federal Road and marking the northeasterly corner of Barbara Ann Gordin's 31.298 acre tract (Deed Book 283, Page 495);

thence continuing along Federal Road with the line of said Gordin's land N 88°24'05" W 169.83' to a mag nail set at a corner to Jack Edward Miesmer Trustee's 102.17 acre tract (Official Record 331, Page 2070);

thence with the easterly line of said Miesmer Trustee's 102.17 acre tract and along an existing fence line N 3°10'20" W (passing a 12" concrete post found at 20.83') 1034.12' to an iron pin set;

thence continuing with the line of said Miesmer's land N 10°13'23" W 1286.87' to a railroad rail post in the southerly line of Walter L. Kuhlwein Trustee's 49.272 acre tract (Official Record 218, Page 1360);

thence with the southerly line of said 49.272 acre tract and becoming the line of said Kuhlwein Trustee's 49.272 acre tract (same deed reference) S 88°37'05" E 2069.56' to a railroad rail post found at the northwesterly corner of Bobby R. Smith's 4.9920 acre tract (Official Record 312, Page 2599);

thence with the westerly line of said Smith's 4.9920 acre tract and becoming the line of Clement J. Schmid and Wendy L. Miller's 4.587 acre tract (Official Record 79, Page 1192) S 4°42'00" W 522.08' to a 5/8" iron pin found at the northwesterly corner of Michael C. Balogac's 7.5304 acre tract (Official Record 284, Page 301);

Page 2

Legal description of 95.073 acres of land

thence with the westerly line of said Balogac's land S 4°19'05" W 356.47' to a T-bar iron pin found at northwesterly corner of Linda L. Park's 6.366 acre tract (Official record 243, Page 1029);

thence with the westerly line of Park's land and passing the Corporation line of the Village of South Solon S 4°24'41" W 416.28' to a railroad rail post found;

thence continuing with the line of said Park's 6.366 acre tract S 88°06'43" E 29.00' to an iron pin set at the northwesterly corner of Jesse James Warnock's 3.24 acre tract (Official Record 331, Page 849);

thence with the westerly line of said Warnock's 3.24 acre tract S 4°29'40" W 322.09' to an iron pin set in the northerly terminus of Gordin Street;

thence with the northerly line of Gordin Street N 86°55'47" W 26.64' to an iron pin set;

thence continuing with the westerly margin of Gordin Street S 3°56'09" W 477.69' to an angle iron post found;

thence by new division line through the Grantor's lands N 88°15'04" W 84.90' to an iron pin set;

thence S 00°39'39" W and becoming the westerly line of Charles and Stefani McCoy's 0.325 acre tract (Official Record 321, Page 2245) (passing an iron pin set at 29.79' and at 196.77') 226.77' to the centerline of West Main Street (A.K.A. Federal Road);

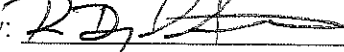
thence with the centerline of west Main Street N 89°15'18" W 0.36' to the Point of Beginning containing 95.073 acres of land, more or less, save and except William S. & Alice E. Bussey's 0.399 acre tract (Official Record 111, Page 1900), leaving a net total of 94.674 acres of land. Being subject to all legal highways, easements, conditions and restrictions of record.

Note: The above described 95.073 acre tract (Net Total of 94.674 acres) contains 84.464 acres in Stokes Township and 10.21 acres in the Village of South Solon.

This description is based upon a field survey conducted under the direction of R. Douglas Sutton, Ohio Professional Surveyor #7124 by CLINCO & SUTTON SURVEYORS in October, 2017.

Iron pins referred to as set are 5/8" diameter steel and 30" in length with a yellow cap stamped "CLINCO & SUTTON".

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Prepared by: 
R. Douglas Sutton, P.S.
Ohio Professional Surveyor

