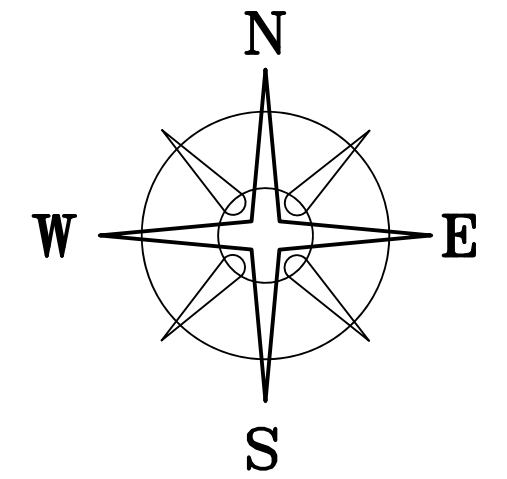


DEED REFERENCE
 US BANK TRUST
 NATIONAL ASSOCIATION
 OR 365 PG 91
 PARCEL No. 28-00135.000
 (A) 0.21 ACRES
 9280 SQUARE FEET



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

ALLEY (WIDTH UNKNOWN)

VMS 3642
 VMS 8582

HIGH STREET (50')

16' ALLEY

17.75' ALLEY

TODD F LANCE
 OR 190 PG 2444
 0.19 ACRES
 8160 SF

0.2189± ACRES (A)

POB
 N=635141.69'
 E=1655601.53'

TIPHANY KENNEDY
 OR 254 PG 2277
 0.18 ACRES
 8,000 SF

N=635041.99
 E=1655592.01

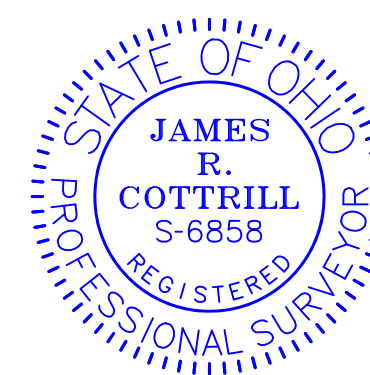
CLEVELAND STREET (66' R/W)

MAD. MON. 02-007

LEGEND

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

- 1/2" IRON ELEC. CONDUIT (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- MAG NAIL (SET PREVIOUSLY)
- ⬡ 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: 08/04/2020

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

**0.2189± ACRES,
 VMS 3642, VILLAGE OF SOUTH SOLON,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR US BANK**

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

JOB No. S200724 : CREW: MW
 SURVEYED 08/2020 : DWN BY: RC
 DRAWN 08/2020 : CHECK: NC

COTTRILL SURVEYING, INC

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

0.2189 Acre Tract *Surveyed for US Bank*

The following described 0.2189 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, VMS 3642, being all of a 0.21 acre tract (Parcel 28-00135.000, 9280 square feet) conveyed to US Bank Trust National Association by Official Record 365 page 91, and being more particularly described as follows:

Beginning at an iron pin and cap set in the West line of High Street (50 feet wide), in the line between VMS 3642 and 8582, the Northeast corner of a 0.18 acre tract conveyed to Tiphany Kennedy by Official Record 254 page 2277 and the Southeast corner of said 0.21 acre tract, said iron pin and cap bears North 29° 57' 43" West a distance of 87.87 feet from a 1/2 inch iron electrical conduit found at the intersection of the East line of High Street with the South line of Cleveland Street (66 feet wide).

Thence, with the North line of said 0.18 acre tract, **North 89° 09' 00" West** a distance of **164.55 feet** to an iron pin and cap set in the East line of an alley (width unknown);

Thence, with the East line of said alley, **North 04° 14' 43" East** a distance of **60.98 feet** to an iron pin and cap set at the Southwest corner of a 0.19 acre tract conveyed to Todd F Lance by Official Record 190 page 2444;

Thence, with the South line of said 0.19 acre tract, **South 87° 03' 52" East** a distance of **164.76 feet** to an iron pin and cap set in said VMS line and the West line of High Street;

Thence, with said VMS line and the West line of High Street, **South 04° 43' 17" West** a distance of **55.00 feet** returning to the **Point of Beginning**, containing **0.2189 Acres** more or less.

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 August 3, 2020 by James R. Cottrill, PS registration #6858. (Job #S200724-0.2189)


James R. Cottrill, PS #6858

