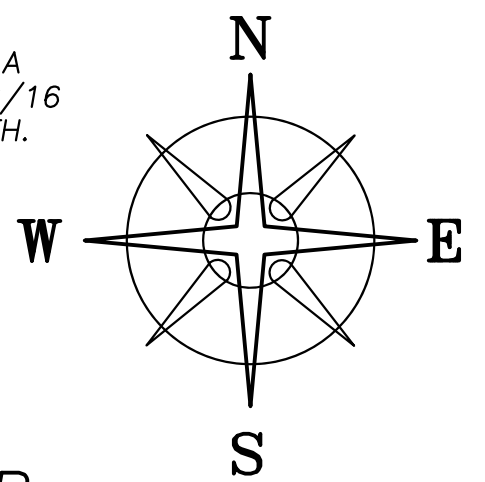


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 12/12/16  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
**MARK-ANTHONY W MILLER**  
**OR 310 P 1599**

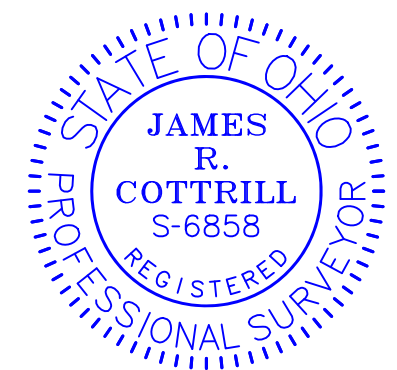
- (A) 0.145 ACRES  
PARCEL No. 28-00189.000
- (B) 0.228 ACRES  
PARCEL I: 0.216 ORG ACRES  
PARCEL No. 28-00008.000
- (C) 0.48 ACRES  
PARCEL II: 0.25 ORG ACRES  
PARCEL No. 28-00049.000

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	605.58'	9.21'	9.21'	N 01°26'20" E	0°52'17"
C2	605.58'	52.26'	52.24'	S 04°20'48" W	4°56'39"
C3	605.58'	37.26'	37.25'	S 08°34'53" W	3°31'31"

**LEGEND**

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

- ▲ MADISON COUNTY MONUMENT 02-007 (FOUND)
- ⊗ BOLT (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊖ 1/2" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT" (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

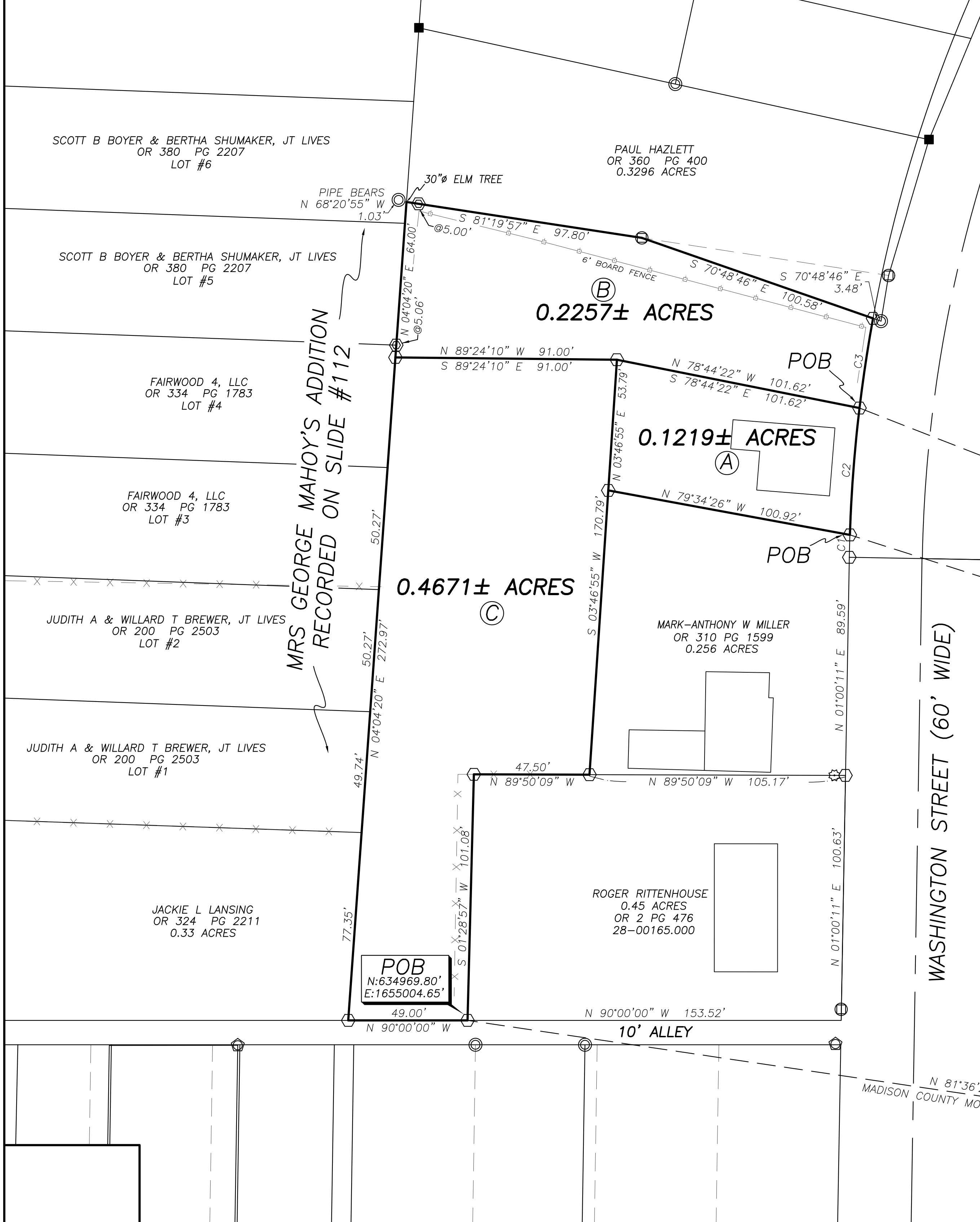
*James R. Cottrill* DATE: 08/31/2021

**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

**0.1219±, 0.2257± & 0.4671± ACRES**  
**VMS 3642, VILLAGE OF SOUTH SOLON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR MILLER**

SCALE : 1" = 30'  
30' 15' 0 30'  
JOB No. S210803 : CREW: MW  
SURVEYED 08/2021 : DWN BY: NC  
DRAWN 08/2021 : CHECK: JRC



**POB**  
N:634969.80'  
E:1655004.65'

N 90°00'00" W 153.52'  
**10' ALLEY**

WASHINGTON STREET (60' WIDE)

MRS GEORGE MAHOY'S ADDITION  
RECORDED ON SLIDE #112

SCOTT B BOYER & BERTHA SHUMAKER, JT LIVES  
OR 380 PG 2207  
LOT #6

SCOTT B BOYER & BERTHA SHUMAKER, JT LIVES  
OR 380 PG 2207  
LOT #5

FAIRWOOD 4, LLC  
OR 334 PG 1783  
LOT #4

FAIRWOOD 4, LLC  
OR 334 PG 1783  
LOT #3

JUDITH A & WILLARD T BREWER, JT LIVES  
OR 200 PG 2503  
LOT #2

JUDITH A & WILLARD T BREWER, JT LIVES  
OR 200 PG 2503  
LOT #1

JACKIE L LANSING  
OR 324 PG 2211  
0.33 ACRES

PAUL HAZLETT  
OR 360 PG 400  
0.3296 ACRES

**0.2257± ACRES**

**0.1219± ACRES**

MARK-ANTHONY W MILLER  
OR 310 PG 1599  
0.256 ACRES

ROGER RITTENHOUSE  
0.45 ACRES  
OR 2 PG 476  
28-00165.000

PIPE BEARS  
N 68°20'55" W 1.03'

N 04°04'20" E 64.00'

N 04°04'20" E 272.97'

N 04°04'20" E 272.97'

N 04°04'20" E 272.97'

N 04°04'20" E 272.97'

N 90°00'00" W 153.52'

N 90°00'00" W 153.52'

N 90°00'00" W 153.52'

30" Ø ELM TREE

@5.00'

@5.06'

50.27'

50.27'

49.74'

77.35'

49.00'

S 81°19'57" E 97.80'

S 70°48'46" E 100.58'

S 70°48'46" E 100.58'

N 89°24'10" W 91.00'

S 89°24'10" E 91.00'

N 03°46'55" E 53.79'

S 03°46'55" W 170.79'

N 79°34'26" W 100.92'

S 03°46'55" W 170.79'

N 89°50'09" W 105.17'

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N 01°00'11" E 89.59'

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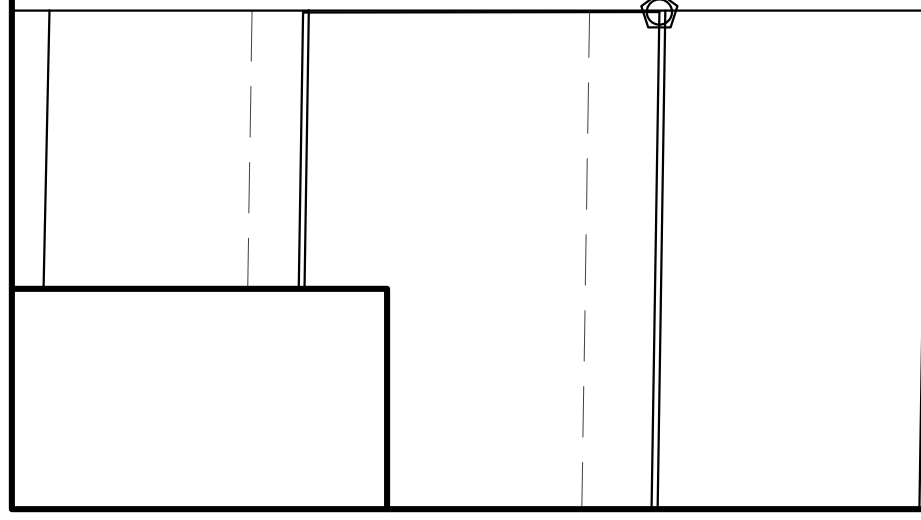
N 01°00'11" E 89.59'

S 01°00'11" W 89.59'

N 81°36'26" W 1467.96'  
MADISON COUNTY MONUMENT 02-007 (FOUND)

N 68°38'54" W 1360.38'

N 72°17'13" W 1359.61'



# COTTRILL SURVEYING, INC

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

## **0.1219 Acre Tract** *Surveyed for Miller*

The following described 0.1219 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, VMS 3642, being all of a 0.145 acre tract (Parcel 28-00189.000, Parcel I, 0.216 original acres) conveyed to Mark-Anthony W Miller by Official Record 310 page 1599, and being more particularly described as follows:

Beginning at an iron pin and cap set in the West line of Washington Street (60 feet wide) at the Northeast corner of a 0.256 acre tract conveyed to Mark-Anthony W Miller by Official Record 310 page 1599 and the Southeast corner of said 0.145 acre tract, said iron pin and cap bears North 72° 17' 13" West a distance of 1359.61 feet from Madison County Monument 02-007;

Thence, with the North line of said 0.256 acre tract, **North 79° 34' 26" West** a distance of **100.92 feet** to an iron pin and cap set in the East line of a 0.48 acre tract conveyed to Mark-Anthony W Miller by Official Record 310 page 1599;

Thence, with the East line of said 0.48 acre tract, **North 03° 46' 55" East** a distance of **53.79 feet** to an iron pin and cap set at a corner to a 0.228 acre tract conveyed to Mark-Anthony W Miller by Official Record 310 page 1599;

Thence, with the South line of said 0.228 acre tract, **South 78° 44' 22" East** a distance of **101.62 feet** to an iron pin and cap set in the West line of Washington Street;

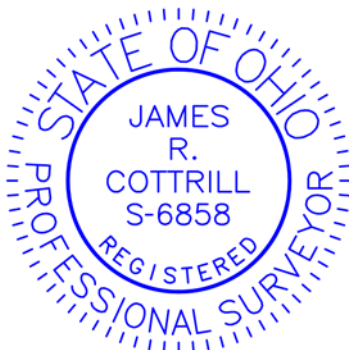
Thence, with a curve along the West line of Washington Street, **radius of 605.58 feet, arc length of 52.26 feet**, chord bears South 04° 20' 48" West a distance of 52.24 feet returning to the **Point of Beginning**, containing **0.1219 Acres** more or less.

Bearings are based on a GPS observation on December 12, 2016, 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 30, 2021 by James R. Cottrill, PS registration #6858. (Job #S210803-0.1219)



  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## 0.2257 Acre Tract Surveyed for Miller

The following described 0.2257 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, VMS 3642, being all of a 0.228 acre tract (Parcel 28-00008.000, Parcel II, 0.25 original acres) conveyed to Mark-Anthony W Miller by Official Record 310 page 1599, and being more particularly described as follows:

Beginning at an iron pin and cap set in the West line of Washington Street (60 feet wide) at the Northeast corner of a 0.145 acre tract conveyed to Mark-Anthony W Miller by Official Record 310 page 1599 and the Southeast corner of said 0.228 acre tract, said iron pin and cap bears North 68° 38' 54" West a distance of 1380.38 feet from Madison County Monument 02-007;

Thence, with the North line of said 0.145 acre tract, **North 78° 44' 22" West** a distance of **101.62 feet** to an iron pin and cap set at the Northeast corner of a 0.48 acre tract conveyed to Mark-Anthony W Miller by Official Record 310 page 1599;

Thence, with the North line of said 0.48 acre tract, **North 89° 24' 10" West** a distance of **91.00 feet** to an iron pin and cap set in the East line of Lot 4 of Mrs. George Mahoy's Addition as recorded on Slide 112;

Thence, with the East line of said Mahoy's Addition, **North 04° 04' 20" East**, passing an iron pin and cap previously set at the Southeast corner of Lot 5 of said subdivision, a total distance of **64.00 feet** to a 30 inch diameter elm tree found at the Southwest corner of a 0.3296 acre tract conveyed to Paul Hazlett by Official Record 360 page 400, from said corner a 3/4 inch diameter pipe bears North 60° 20' 55" West a distance of 1.03 feet;

Thence, with the South line of said 0.3296 acre tract with the following two courses:

- 1) **South 81° 19' 57" East**, passing an iron pin and cap previously set at 5.00 feet, a total distance of **97.80 feet** to a 1/2 inch diameter pipe found;
- 2) **South 70° 48' 46" East** a distance of **100.58 feet** to an iron pin and cap set in the West line of Washington Street, from said iron pin and cap a 3/4 inch diameter pipe found at the Southeast corner of said 0.3296 acre tract bears South 70° 48' 46" East a distance of 3.48 feet;

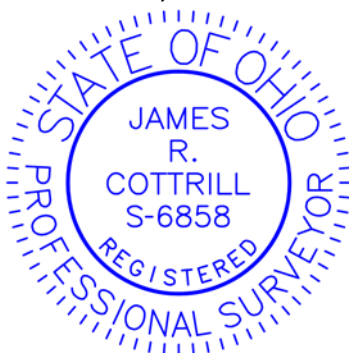
Thence, with a curve along the West line of Washington Street, **radius of 605.58 feet, arc length of 37.26 feet**, chord bears South 08° 34' 53" West a distance of 37.25 feet returning to the **Point of Beginning**, containing **0.2257 Acres** more or less.

Bearings are based on a GPS observation on December 12, 2016, 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 30, 2021 by James R. Cottrill, PS registration #6858. (Job #S210803-0.2257)



  
James R. Cottrill, PS #6858

# COTTRILL SURVEYING, INC

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

## 0.4671 Acre Tract Surveyed for Miller

The following described 0.4671 acre tract is situated in the State of Ohio, Madison County, Village of South Solon, VMS 3642, being all of a 0.48 acre tract (Parcel 28-00049.000, Parcel IV) conveyed to Mark-Anthony W Miller by Official Record 310 page 1599, and being more particularly described as follows:

Beginning at an iron pin and cap set in the North line of a 10 feet wide alley at the Southwest corner of a 0.45 acre tract conveyed to Roger Rittenhouse by Official Record 2 page 476 and the Southeast corner of said 0.48 acre tract, said iron pin and cap bears North 81° 36' 26" East a distance of 1467.96 feet from Madison County Monument 02-007;

Thence, with the North line of said alley, **North 90° 00' 00" West** a distance of **49.00 feet** to an iron pin and cap set at the Southeast corner of a 0.33 acre tract conveyed to Jackie L Lansing by Official Record 324 page 2211;

Thence, with the East line of said 0.33 acre tract, **North 04° 04' 20" East**, passing the Southeast corner of Lot 1 of Mrs. George Mahoy's Addition as recorded on Slide 112 at 77.35 feet, continuing with the East line of said Mahoy's Addition, a total distance of **272.97 feet** to an iron pin and cap set at the Southwest corner of a 0.228 acre tract conveyed to Mark-Anthony W Miller by Official Record 310 page 1599;

Thence, with the South line of said 0.228 acre tract, **South 89° 24' 10" East** a distance of **91.00 feet** to an iron pin and cap set at the Northwest corner of a 0.145 acre tract conveyed to Mark-Anthony W Miller by Official Record 310 page 1599;

Thence, with the West line of said 0.145 acre tract, **South 03° 46' 55" West**, passing an iron pin and cap set at the Northwest corner of a 0.256 acre tract conveyed to Mark-Anthony W Miller by Official Record 310 page 1599 at 53.79 feet, a total distance of **170.79 feet** to an iron pin and cap set in the North line of said Rittenhouse's 0.45 acre tract;

Thence, around said 0.45 acre tract with the following two courses:

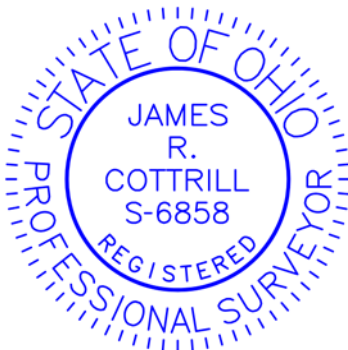
- 1) **North 89° 50' 09" West** a distance of **47.50 feet** to an iron pin and cap set;
- 2) **South 01° 28' 57" West** a distance of **101.08 feet** returning to the **Point of Beginning**, containing **0.4671 Acres** more or less.

Bearings are based on a GPS observation on December 12, 2016, 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 30, 2021 by James R. Cottrill, PS registration #6858. (Job #S210803-0.4671)



  
James R. Cottrill, PS #6858