

DESCRIPTION OF 8.204 ACRES  
SOUTH OF S.R. 56  
EAST OF COLUMBUS STREET  
VILLAGE OF MT. STERLING & PLEASANT TOWNSHIP  
MADISON COUNTY, OHIO

Situated in the State of Ohio, County of Madison, Township of Pleasant & Village of Mt. Sterling, being part of Virginia Military Survey No. 874, being part of that original 24.387-acre tract (Tract One) as described in a deed to George W. and Michelle A. Lohstroh, of record in Deed Book 280, Page 835, all references herein being to the records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning at a 1-inch pinch-top iron pipe found in the westerly line of said 24.387-acre tract and at the southeasterly corner of Pleasant Ridge No. 3, a subdivision of record in Plat Book 2, Pages 143 & 144, being also the northeasterly corner of that 9.5833-acre tract (Parcel B) as described in a deed to R.L. Resmuir, LTD. et al (6), of record in Official Record 116, Page 923;

Thence North 4°25'47" East, along the easterly line of Pleasant Ridge No. 3, a distance of 63.84 feet to a ½-inch rebar found in concrete (no cap) at the southwesterly corner of that 2.313-acre tract as described in a deed to Village of Mt. Sterling, of record in Deed Book 168, Page 138;

Thence South 83°45'25" East, along the southerly line of said 2.313-acre tract, a distance of 571.85 feet to an iron pin set at the southeasterly corner of same;

Thence South 5°59'30" West, through said 24.387-acre tract with a new division line, a distance of 697.27 feet to an iron pin found (no cap) at the northeasterly corner of that 8.126-acre tract as described in a deed to Shirley A. Pettit, Trustee of the Shirley A. Pettit Revocable Trust dated March 24, 2006;

Thence North 72°53'52" West, along the northerly line of said 8.126-acre tract, a distance of 546.03 feet to a 1-inch iron pin found (no cap) at the southeasterly corner of the aforementioned 9.5833-acre tract;

Thence North 2°17'36" East, along the easterly line of said 9.5833-acre tract, a distance of 531.85 feet to the place of beginning and containing 8.204 acres of land, 3.262 acres in the Village of Mt. Sterling and 4.942 acres in Pleasant Township.

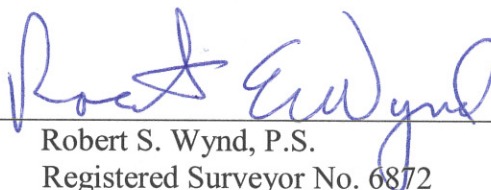
Bearings herein are based on the Ohio State Plane Coordinate System, South Zone and establishes a bearing of South 83°45'25" East for the south line of the 2.313 acre Village of Mt. Sterling tract.

The iron pin set consists of a 1" (O.D.) iron pipe, 30" long with a plastic cap inscribed "M-E Companies/S-6872".

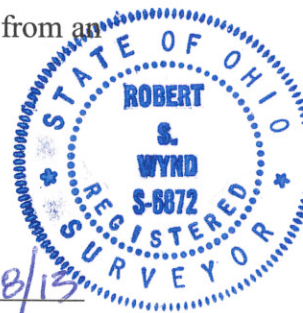
This description was prepared by M•E/IBI Group, based on information obtained from an actual field survey performed in July 2013.

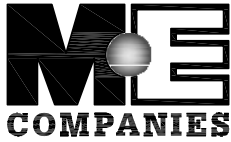
M•E/IBI Group

By

  
Robert S. Wynd, P.S.  
Registered Surveyor No. 6872

7/18/13  
date



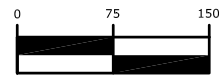


635 Brooksedge Boulevard  
Westerville, OH 43081  
Contact: Bob Wynd  
614-818-4900  
Fax: 614-818-4902  
www.mecompanies.com

**PROPERTY SPLIT EXHIBIT**

LOHSTROH PROPERTY  
STATE ROUTE 56  
VILLAGE OF MT. STERLING &  
PLEASANT TOWNSHIP,  
MADISON COUNTY, OHIO

GRAPHIC SCALE



( IN FEET )

1 inch = 150 ft.



**STATE OF OHIO, COUNTY OF MADISON,  
TOWNSHIP OF PLEASANT AND VILLAGE OF MOUNT STERLING,  
VIRGINIA MILITARY SURVEY No. 874**

PLEASANT RIDGE No. 3  
P.B. 2, PGS. 143 & 144

CLIFFVIEW DR.

35

34

33

32

31

30

29

28

27

R/W STATE ROUTE 56

THE VILLAGE OF MOUNT STERLING  
D.B. 117, PG. 145  
3.8 ACRES

VILLAGE OF MOUNT STERLING  
D.B. 168, PG. 138  
2.313 ACRES

SPC  
N625525.67  
E1753923.74

S83°45'25"E 571.85'

N4°25'47"E 63.84'

SPC  
N625463.48  
E1754492.20

**LEGEND**

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET (1" O.D. IRON PIPE, 30" LONG W/PLASTIC CAP "M-E COMPANIES/S-6872")
- ⊙ 1/2" REBAR IN CONCRETE
- SPC STATE PLANE COORDINATE

1" PINCH TOP

531.85'

**PLACE OF BEGINNING**

SPC  
N625462.02  
E1753918.81

VILLAGE OF MT. STERLING (3.262 ACRES)  
PLEASANT TOWNSHIP (4.942 ACRES)

S5°59'30"W 697.27'

R.L. RESMUIR, LTD. ETAL (6)  
O.R. 116, PG. 923  
9.5833 ACRES  
PARCEL B

N2°17'36"E

P.N. 18-00312.000  
P.N. 17-00212.000

GEORGE W. LOHSTROH &  
MICHELLE A. LOHSTROH  
D.B. 280, PG. 835  
24.387 ACRES (ORIG.)  
(TRACT ONE)

**8.204 ACRES**

1" PIPE

SPC  
N624930.59  
E1753897.53

N72°53'52"W

SHIRLEY A. PETTIT  
TRUSTEE OF THE SHIRLEY A. PETTIT  
REVOCABLE TRUST DATED MARCH 24, 2006  
O.R. 270, PG. 2476  
8.126 ACRES

546.03'

SPC  
N624770.02  
E1754419.42

1" PIPE

60.120 ACRES  
(TRACT TWO)

**BEARING REFERENCE**

BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND ESTABLISHES A BEARING OF SOUTH 83°45'25" EAST FOR THE SOUTH LINE OF THE 2.313 ACRE VILLAGE OF MT. STERLING TRACT.

REGISTERED SURVEYOR

NO.

DATE