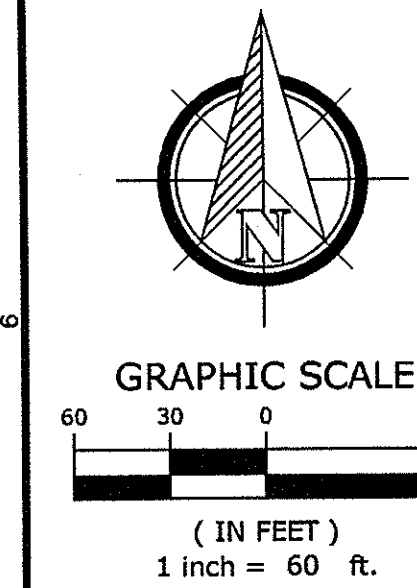
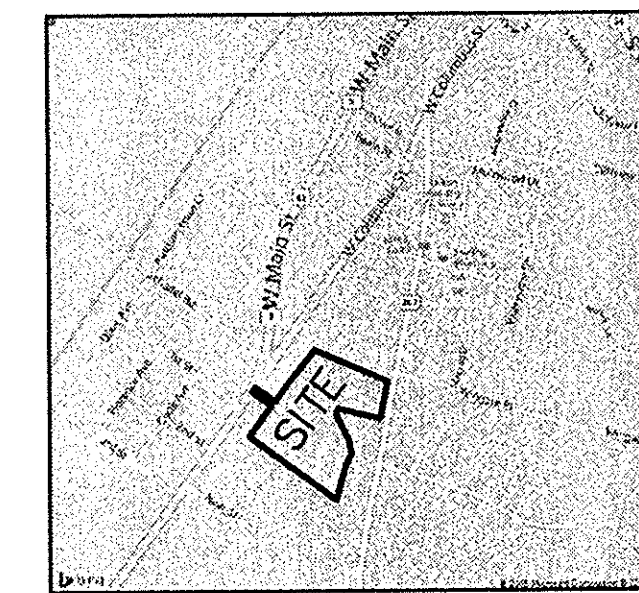


STATE OF OHIO, COUNTY OF MADISON, VILLAGE OF MT. STERLING  
 VIRGINIA MILITARY SURVEY No. 12140



IBI GROUP  
 635 Brookside Boulevard  
 Westerville OH 43081 USA  
 tel 614 818 4900 fax 614 818 4901  
 ibigroup.com

DESCRIPTION

Situated in the State of Ohio, County of Madison, Village of Mt Sterling, being located in Virginia Military Survey No. 12140, being all of Parcel Two (13.01 acres original) and all of Parcel Two (0.39 acre), as described in a deed to E5 Limited Partnership, of record in Official Record 153, Page 1602, all references herein being to the records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning FOR REFERENCE at the centerline intersection of State Route 207 (60.00 feet in width) and Wingate Place (50.00 feet in width) as shown and delineated upon the plat "Deer Creek Run Section 1" a subdivision of record in Plat Book "B", Page 324; thence South 12°09'46" West, along the centerline of said State Route 207, a distance of 111.87 feet to a mag nail set at the southeasterly corner of that 2.411 acre tract as described in a deed to Robert E. Slyh and Juanita D. Slyh, of record in Deed Book 162, Page 600 and the TRUE PLACE OF BEGINNING:

Thence South 12°09'46" West, continuing along said centerline, a distance of 262.90 feet to a mag nail set at the northeasterly corner of that 1.5409 acre tract as described in a deed to Mary A. Case and Danny P. Case, of record in Official Record 292, Page 834;

Thence along the northerly line and the westerly perimeter of said 1.5409 acre tract the following courses:

1. North 76°17'07" West, passing and iron pin found capped "cottrill" at a distance of 27.85 feet, a total distance of 301.64 feet to a 5/8" rebar found at the northeasterly corner of said tract;
2. South 12°46'50" West, a distance of 41.01 feet to a 5/8" rebar found;
3. South 25°37'28" East, a distance of 207.26 feet to a 5/8" rebar found;
4. South 10°01'39" East, a distance of 84.17 feet to a 5/8" rebar found at the southeasterly corner of said tract and the northeasterly corner of that 0.23 acre tract as described in a deed to Charles L. Sexton and Brittany A. Sexton, of record in Official Record 303, Page 1134;

Thence South 26°48'46" West, along the westerly line of said 0.23 acre tract, a distance of 60.88 feet to an iron pin set at the southwesterly corner of said tract and the northwesterly corner of that 1.063 acre tract as described in a deed to Charles L. Sexton and Brittany A. Sexton, of record in Official Record 303, Page 1134;

Thence South 31°41'26" West, along the westerly line of said 0.0813 acre tract, a distance of 20.06 feet to an iron pin set at the southwesterly corner of said tract and the northwesterly corner of that 1.063 acre tract of land as described in a deed to Nathan Adams and Danette M. Adams, of record in Official Record 196, Page 236;

Thence South 16°14'49" West, along the westerly line of said 1.063 acre tract, a distance of 257.15 feet to a wooded post found at the southwesterly corner of said tract, the northwesterly corner of that 0.519 acre tract as described in a deed to Charles W. Sanders and Carolyn S. Sanders, of record in Deed Book 236, Page 298 and the northwesterly corner of that 20.00 acre tract as described in a deed to the Village of Mt. Sterling, of record in Official Record 40, Page 878;

Thence North 53°52'11" West, along the northerly line of said 20.00 acre tract and the northerly line of that 4.119 acre tract as described in a deed to Thomas A. Whiteside and Iva Whiteside of record in Official Record 286, Page 308, a distance of 742.49 feet to an iron pin set at the southeasterly corner of that 0.25 acre tract (First Tract) as described in a deed to Darrell F. Cooper and Teresa M. Cooper, of record in Official Record 218, Page 923;

Thence North 36°29'18" East, along the easterly line of said 0.25 acre tract, the easterly line of that 0.25 acre tract (Second Tract) as described in a deed to Darrell F. Cooper and Teresa M. Cooper, of record in Official Record 218, Page 923, the easterly line of that 0.25 acre tract as described in a deed to Maggie Dick, of record in Official Record 283, Page 1573 and the easterly line of that 0.25 acre tract as described in a deed to CEH Rentals, LLC, of record in Official Record 293, Page 726, a distance of 264.10 feet to an iron pin set at the northeasterly corner of said CEH Rentals tract;

Thence North 54°00'42" West, along the northerly line of said CEH Rentals tract, passing an iron pin set at a distance of 135.00 feet in the easterly right-of-way line of State Route 3/U.S. Route 62, a total distance of 165.00 feet to a mag nail set in the centerline of said routes at the northwesterly corner of said tract;

Thence North 36°29'18" East, along said centerline, a distance of 40.00 feet to a mag nail set at the southwesterly corner of that 0.387 acre tract as described in a deed to Susan Harris and Orville Harris, of record in Official Record 288, Page 359;

Thence South 54°00'42" East, along the southerly line of said 0.387 acre tract, a distance of 167.00 feet to an iron pin set at the southeasterly corner of said tract;

Thence North 36°29'18" East, along the easterly line of said 0.387 acre tract, the easterly line of that 0.26 acre tract as described in a deed to Russell M. Schrader, of record in Official Record 127, Page 257 and the easterly line of that 0.26 acre tract as described in a deed to James F. Chapin and Mary Ann Chapin, of record in Official Record 213, Page 874, a distance of 234.44 feet to an iron pin set at the northeasterly corner of said Chapin tract in the southerly line of that 0.26 acre tract as described in a deed to Honey N. Rice and Anthony L. Rice, of record in Official Record 155, Page 1780;

Thence South 53°52'11" East, along said southerly line, a distance of 4.32 feet to an iron pin set at the southeasterly corner of said Rice tract;

Thence North 38°03'19" East, along the easterly line of said Rice tract, a distance of 71.50 feet to an iron pin set at the northeasterly corner of said tract and in the southerly line of that 0.50 acre tract as described in a deed to Michael Jones and Nicole Jones, of record in Official Record 229, Page 1588;

Thence South 56°19'38" East, along said southerly line, a distance of 3.56 feet to an iron pin set at the southeasterly corner of said 0.50 acre tract;

North 36°18'46" East, along the easterly line of said 0.50 acre tract, a distance of 139.56 feet to an iron pin set at the northeasterly corner of that 0.42 acre tract, the southeasterly corner of that 0.42 acre tract as described in a deed to Michael Jones and Nicole Jones, of record in Official Record 229, Page 1588 and the southwesterly corner of that aforementioned 2.411 acre tract;

Thence South 66°40'14" East, along the southerly line of said 2.411 acre tract, passing an iron pin found capped "cottrill" at a distance of 526.00 feet, a total distance of 553.80 feet to the TRUE PLACE OF BEGINNING and containing 11.340 acres of land.

LEGEND

- ⊙ IRON PIN FOUND (AS NOTED)
- ⊙ IRON PIN SET (5/8" REBAR, 30" LONG W/PLASTIC CAP ("BIGGROUP-S-7740/S-6872"))
- ⊠ STATE OF OHIO DEPARTMENT SURVEY MONUMENT FOUND
- ⊙ REBAR FOUND (AS NOTED)
- MAG NAIL SET
- N 623556.74 E 1781757.71 STATE PLANE COORDINATE

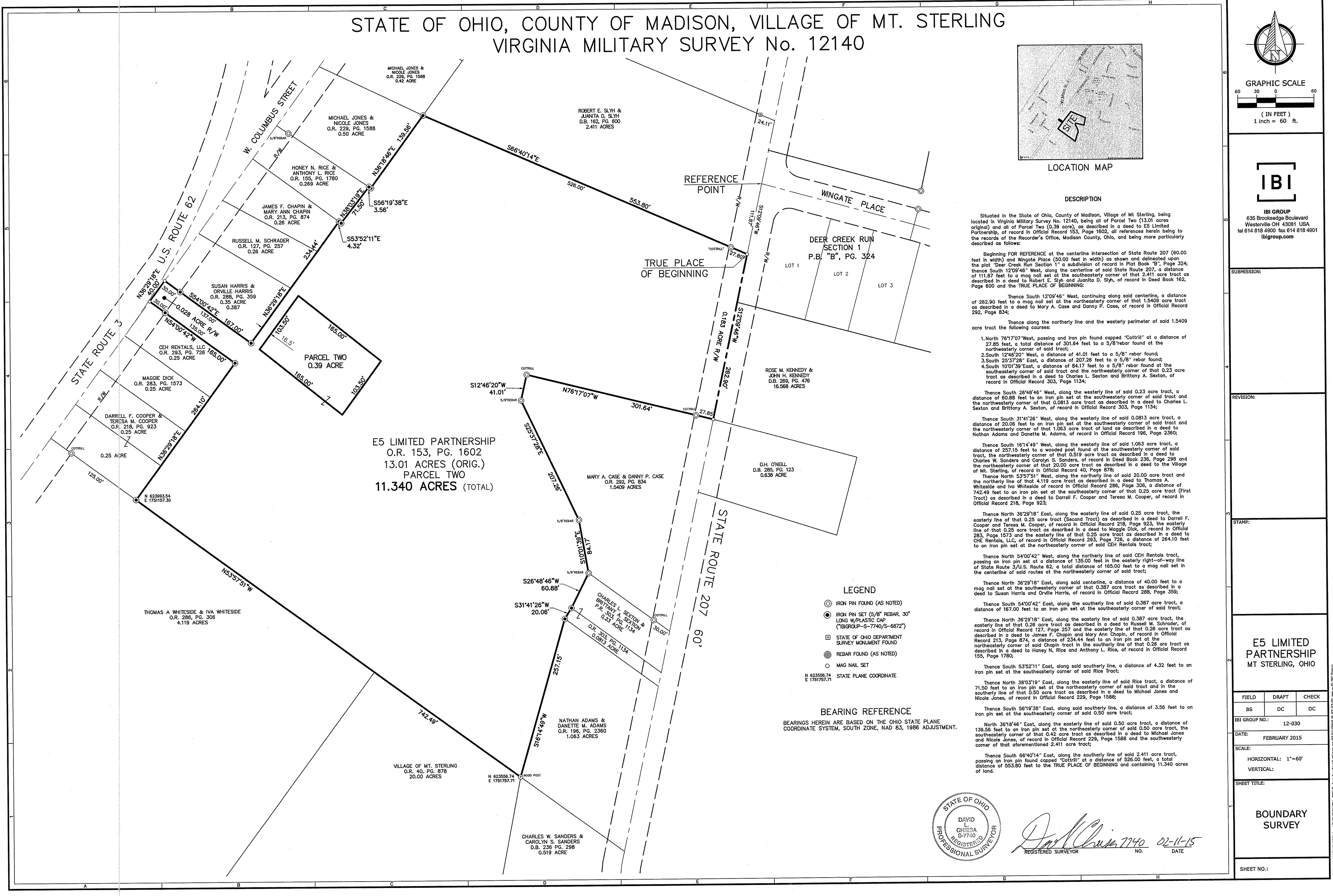
BEARING REFERENCE

BEARINGS HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, 1986 ADJUSTMENT.



*David L. Chessa* 7740 02-11-15  
 REGISTERED SURVEYOR NO. DATE

E5 LIMITED PARTNERSHIP  
 O.R. 153, PG. 1602  
 13.01 ACRES (ORIG.)  
 PARCEL TWO  
 11.340 ACRES (TOTAL)



SUBMISSION:

REVISION:

STAMP:

E5 LIMITED PARTNERSHIP  
 MT STERLING, OHIO

FIELD	DRAFT	CHECK
BS	DC	DC

IBI GROUP NO.: 12-030

DATE: FEBRUARY 2015

SCALE:  
 HORIZONTAL: 1"=60'  
 VERTICAL:

SHEET TITLE:

BOUNDARY SURVEY

SHEET NO.:

DESCRIPTION OF 11.340 ACRES  
WEST OF STATE ROUTE 207  
EAST OF U.S. ROUTE 62  
MT STERLING, OHIO

Situated in the State of Ohio, County of Madison, Village of Mt Sterling, being located in Virginia Military Survey No. 12140, being all that remains of Parcel Two, Tract One (13.01 acres), Parcel Two, Tract Two (0.39 acre) and Parcel Two, Tract Three (Approximately 1700 square feet), Parcel Number 18-00924.000, as described in a deed to E5 Limited Partnership, of record in Official Record 153, Page 1602, all references herein being to the records of the Recorder's Office, Madison County, Ohio, and being more particularly described as follows:

Beginning **FOR REFERENCE** at the centerline intersection of State Route 207 (60.00 feet in width) and Wingate Place (50.00 feet in width) as shown and delineated upon the plat "Deer Creek Run Section 1" a subdivision of record in Plat Book "B", Page 324; thence South  $12^{\circ}09'46''$  West, along the centerline of said State Route 207, a distance of 111.87 feet to a mag nail set at the southeasterly corner of that 2.411 acre tract as described in a deed to Robert E. Slyh and Juanita D. Slyh, of record in Deed Book 162, Page 600 and the **TRUE PLACE OF BEGINNING**:

Thence South  $12^{\circ}09'46''$  West, continuing along said centerline, a distance of 262.90 feet to a mag nail set at the northeasterly corner of that 1.5409 acre tract as described in a deed to Mary A. Case and Danny P. Case, of record in Official Record 292, Page 834;

Thence along the northerly line and the westerly perimeter of said 1.5409 acre tract the following courses:

1. North  $76^{\circ}17'07''$  West, passing and iron pin found capped "Cottrill" at a distance of 27.85 feet, a total distance of 301.64 feet to a  $5/8''$  rebar found at the northwesterly corner of said tract;
2. South  $12^{\circ}46'20''$  West, a distance of 41.01 feet to a  $5/8''$  rebar found;
3. South  $25^{\circ}37'28''$  East, a distance of 207.26 feet to a  $5/8''$  rebar found;
4. South  $10^{\circ}01'39''$  East, a distance of 84.17 feet to a  $5/8''$  rebar found at the southeasterly corner of said tract and the northwesterly corner of that 0.23 acre tract as described in a deed to Charles L. Sexton and Brittany A. Sexton, of record in Official Record 303, Page 1134;

Thence South  $26^{\circ}48'46''$  West, along the westerly line of said 0.23 acre tract, a distance of 60.88 feet to an iron pin set at the southwesterly corner of said tract and the northwesterly corner of that 0.0813 acre tract as described in a deed to Charles L. Sexton and Brittany A. Sexton, of record in Official Record 303, Page 1134;

Thence South  $31^{\circ}41'26''$  West, along the westerly line of said 0.0813 acre tract, a distance of 20.06 feet to an iron pin set at the southwesterly corner of said tract and the northwesterly corner of that 1.063 acre tract of land as described in a deed to Nathan Adams and Danette M. Adams, of record in Official Record 196, Page 2360;

Thence South  $16^{\circ}14'49''$  West, along the westerly line of said 1.063 acre tract, a distance of 257.15 feet to a wooded post found at the southwesterly corner of said tract, the northwesterly corner of that 0.519 acre tract as described in a deed to Charles W. Sanders and Carolyn S. Sanders, of record in Deed Book 236, Page 298 and the northeasterly corner of that 20.00 acre tract as described in a deed to the Village of Mt. Sterling, of record in Official Record 40, Page 878;

Thence North  $53^{\circ}57'51''$  West, along the northerly line of said 20.00 acre tract and the northerly line of that 4.119 acre tract as described in a deed to Thomas A. Whiteside and Iva Whiteside of record in Official Record 286, Page 306, a distance of 742.49 feet to an iron pin set at the southeasterly corner of that 0.25 acre tract (First Tract) as described in a deed to Darrell F. Cooper and Teresa M. Cooper, of record in Official Record 218, Page 923;

Thence North  $36^{\circ}29'18''$  East, along the easterly line of said 0.25 acre tract, the easterly line of that 0.25 acre tract (Second Tract) as described in a deed to Darrell F. Cooper and Teresa M. Cooper, of record in Official Record 218, Page 923, the easterly line of that 0.25 acre tract as described in a deed to Maggie Dick, of record in Official 283, Page 1573 and the easterly line of that 0.25 acre tract as described in a deed to CHE Rentals, LLC, of record in Official Record 293, Page 726, a distance of 264.10 feet to an iron pin set at the northeasterly corner of said CEH Rentals tract;

Thence North  $54^{\circ}00'42''$  West, along the northerly line of said CEH Rentals tract, passing an iron pin set at a distance of 135.00 feet in the easterly right-of-way line of State Route 3/U.S. Route 62, a total distance of 165.00 feet to a mag nail set in the centerline of said routes at the northwesterly corner of said tract;

Thence North  $36^{\circ}29'18''$  East, along said centerline, a distance of 40.00 feet to a mag nail set at the southwesterly corner of that 0.387 acre tract as described in a deed to Susan Harris and Orville Harris, of record in Official Record 288, Page 359;

Thence South  $54^{\circ}00'42''$  East, along the southerly line of said 0.387 acre tract, a distance of 167.00 feet to an iron pin set at the southeasterly corner of said tract;

Thence North  $36^{\circ}29'18''$  East, along the easterly line of said 0.387 acre tract, the easterly line of that 0.26 acre tract as described in a deed to Russell M. Schrader, of record in Official Record 127, Page 257 and the easterly line of that 0.26 acre tract as described in a deed to James F. Chapin and Mary Ann Chapin, of record in Official Record 213, Page 874, a distance of 234.44 feet to an iron pin set at the northeasterly corner of said Chapin tract in the southerly line of that 0.26 are tract as described in a deed to Honey N, Rice and Anthony L. Rice, of record in Official Record 155, Page 1780;

Thence South  $53^{\circ}52'11''$  East, along said southerly line, a distance of 4.32 feet to an iron pin set at the southeasterly corner of said Rice Tract;

Thence North  $38^{\circ}03'19''$  East, along the easterly line of said Rice tract, a distance of 71.50 feet to an iron pin set at the northeasterly corner of said tract and in the southerly line of that 0.50 acre tract as described in a deed to Michael Jones and Nicole Jones, of record in Official Record 229, Page 1588;

Thence South  $56^{\circ}19'38''$  East, along said southerly line, a distance of 3.56 feet to an iron pin set at the southeasterly corner of said 0.50 acre tract;

North  $36^{\circ}18'46''$  East, along the easterly line of said 0.50 acre tract, a distance of 139.56 feet to an iron pin set at the northeasterly corner of said 0.50 acre tract, the southeasterly corner of that 0.42 acre tract as described in a deed to Michael Jones and Nicole Jones, of record in Official Record 229, Page 1588 and the southwesterly corner of that aforementioned 2.411 acre tract;

Thence South  $66^{\circ}40'14''$  East, along the southerly line of said 2.411 acre tract, passing an iron pin found capped "Cottrill" at a distance of 526.00 feet, a total distance of 553.80 feet to the **TRUE PLACE OF BEGINNING** and containing 11.340 acres of land.

Page 3 – 11.340 acres

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83, 1986 adjustment.

Iron pins set consist of a 5/8" Rebar, 30" long with a plastic cap inscribed "IBI Group S-6872/S-7740".

This description was prepared by IBI Group, based on information obtained from an actual field survey performed in February 2015.



IBI Group

By *David L. Chiesa* 2-12-15  
David L. Chiesa date  
Registered Surveyor No. 7740