

EXHIBIT A
DESCRIPTION of
The Southwest 1/2 of Lots 28 and 40
Town of Mount Sterling Plat
In the Name of
Marcia Meckler
in The Village of Mt. Sterling,
Madison County, Ohio

This description is for a 0.203 acre Property consisting of the Southwest 1/2 of Lots 28 and 40 of the *Town of Mt Sterling Plat* (Plat Book 1, Page 3, Madison County Recorder) in the name of Marcia Meckler (Deed Book 212, Page 230 and Deed Book 215, Page 217, Madison County Recorder, Auditor's Parcels #18-00427.000 and 18-00428.000), located on the north corner of the intersection of West Columbus Street (66 foot Right-of-Way) and South Market Street (66 foot R/W), in the Village of Mt. Sterling, Madison County, Ohio and is further described as follows:

Beginning at a MAGNail™ set at the south corner of said Lot 40 at the TRUE POINT OF BEGINNING, said MAGNail™ is N49°02'21"E, 139.57 feet, from a 3/4 inch Iron Pipe found at the easternmost corner of a property in the name of the Mount Sterling Public Library Board of Trustees (O.R. 222, Page 1378) and is 66.00 feet along the same bearing from the east corner of Lot 41 of the said Mt. Sterling plat;

Thence N40°28'17"W, 134.00 feet, along the northeast R/W of said S. Market St. and the southwest line of said Lot 40, passing the south corner of said Lot 28 at 67.00 feet, to a MAGNail™ set at the west corner of said Lot 28 and the southeast R/W of a 16.50 foot wide alley;

Thence N49°41'28"E, 66.21 feet, along the northwest line of said Lot 28 and the southeast line of the said alley, to a 5/8 inch Iron Pin with an identification cap *COTTRILL PS6868* found at the midpoint of the northwest line of said Lot 28, at the west corner of a property in the name of Raj V. Patel and Panna R. Patel (O.R. 254, Page 1667);

Thence S40°28'17"E, 133.24 feet, along the southwest line of the said Patel property, through said Lot 28, passing into said Lot 40 at 66.62 feet, to an Iron Pin set in the northwest R/W of said W. Columbus St. and the southern corner of the said Patel property, said Iron Pin set is S49°02'21"W, 66.21 feet from a 5/8 inch Iron Pin with an identification cap *COTTRILL PS6868*;

Thence S49°02'21"W, 66.21 feet, along the northwest R/W of the said W. Columbus St. and the southeast line of the said Lot 40, to the TRUE POINT OF BEGINNING.

The property surveyed contains 0.203 acres in Lots 28 and 40 of the said *Town of Mt Sterling Plat*, in the Village of Mt. Sterling, Madison County, Ohio. The **BASIS OF BEARINGS** is **S49°02'21"W** along the northwest R/W of the said W. Columbus St. The bearing was established by GPS observation using *State Plane Coordinates 3402 OHIO (NAD83(2011))*. All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise noted. This description is based on a survey performed in February of 2020 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code.



Casey C. Elliott

02/21/2020

Casey C. Elliott, PS 7759, State of Ohio