

Mc Steen & Associates
ENGINEERS & SURVEYORS

File No. 09-165
September 24, 2009
Revised: October 22, 2009

LEGAL DESCRIPTION
154 Potters Lane
Village of Roseville, Ohio



OFFICE COPY
NOT RECORDABLE

Situated in the Village of Roseville, County of Muskingum and State of Ohio and being part of the Southwest Quarter of Section No. 3, Township 14, Range 14, further known as being all of those lands conveyed to American General Financial Services, Inc. by deed recorded in Official Record Volume 2189, Page 100 of Muskingum County Records, being all of Muskingum County Auditor's Parcel 13-20-01-20-000, and being more particularly bounded and described as follows:

Commencing for reference at a 1/2-inch iron pin with illegible ID cap found at the northeasterly corner of Lenhart & Brown's Addition to the Town of Roseville, as recorded in Plat Volume 1, Page 90 of Muskingum County Records; thence, South 00°-04'-12" East along the easterly line of said Lenhart & Brown's Addition, and passing through 1/2-inch iron pins with illegible ID caps found on line at 49.70 feet and 97.78 feet, a total distance of 127.78 feet to a 1/2-inch iron pin with illegible ID cap found at the northeasterly corner of Lot 18 in said Lenhart & Brown's Addition and the **TRUE PLACE OF BEGINNING** of the premises herein described;

Course No. 1: thence, **South 89°-48'-48" East** along the southerly line of lands conveyed to Anna M. DiLiberato by deed recorded in Official Record Volume 2147, Page 887 of Muskingum County Records, and passing through a 5/8-inch iron pin with "5410" ID cap found on line at 200.41 feet and an iron pin set at 331.60 feet, a total distance of **382.49 feet** to a point on a westerly line of lands conveyed to Isabelle L. Sowers by deed recorded in Volume 480, Page 660 of Muskingum County Records, said point falling within Jonathan Creek, also known as Moxahala Creek;

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Cuyahoga Falls • Painesville • Wickliffe
Corporate Office: 1415 East 286th Street Wickliffe, Ohio 44092

440.585.9800 Toll Free: 800.250.3451 Mortgage Fax 440.585.9801 Survey Fax 440.585.9802
www.mcsteen.com

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Continued

Course No. 2: thence, **South 13°-26'-12" West** along a westerly line of said Sowers lands, a distance of **113.00 feet** to an angle therein, said point falling within Jonathan Creek;

Course No. 3: thence, **South 38°-50'-48" West** along a northwesterly line of said Sowers lands, a distance of **113.18 feet** to an iron pin set at the northeasterly corner of lands conveyed to St. Paul's Methodist Church by deed recorded in Volume 539, Page 612 of Muskingum County Records;

Course No. 4: thence, **North 89°-48'-48" West** along the northerly line of said St. Paul's Methodist Church lands, a distance of **100.00 feet** to an iron pin set at the southeasterly corner of lands conveyed to Harold E. and Lorna M. Knight by deed recorded in Official Record Volume 2100, Page 702 of Muskingum County Records;

Course No. 5: thence, **North 00°-04'-12" West** along the easterly line of said Knight lands, a distance of **68.37 feet** to an iron pin set at the northeasterly corner thereof;

Course No. 6: thence, **North 89°-48'-48" West** along the northerly line of said Knight lands, a distance of **165.00 feet** to a 5/8-inch iron pin with illegible ID cap found at its intersection with the easterly line of the aforementioned Lenhart & Brown's Addition;

Course No. 7: thence, **North 00°-04'-12" West** along the easterly line of said Lenhart & Brown's Addition, a distance of **132.00 feet** to the true place of beginning, said premises containing **54,030 square feet (1.240 acre)** of land more or less, as surveyed in September of 2009 by Robert A. Domer, Registered Professional Land Surveyor No. 6943 for and on behalf of McSteen & Associates, Inc. under Project No. 09-165 and being subject to all legal highways and easements of record.

The basis of bearings for this legal description is North 00°-04'-12" West as the easterly line of Lenhart & Brown's Addition to the Town of Roseville, as evidenced by monuments found, and is the same bearing as found in a map of survey by Richard L. Daniels, P. S. No. 5410 dated June 28, 1999. All iron pins set are 5/8-inch diameter x 30-inch in length iron rebar with a plastic identification cap stamped "McSTEEN 7104".

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DESCRIPTION

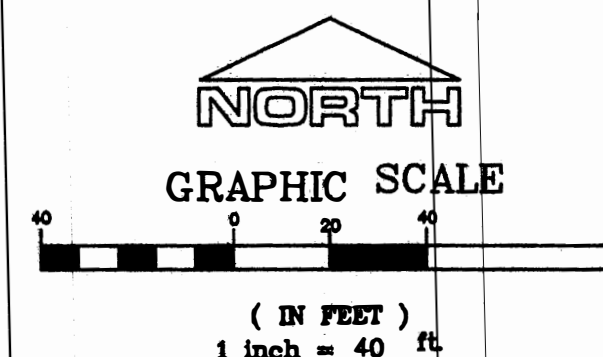
APPROVED

By:  10/16/2009

This survey is a boundary survey prepared in accordance with Chapter 4733-37, Ohio Administrative Code. The basis of bearings for this survey is North 00°-04'-12" West as the easterly line of Lenhart & Brown's Addition to the Town of Roseville, as evidenced by monuments found, and is the same bearing as found in a map of survey by Richard L. Daniels, P. S. No. 5410 dated June 28, 1999. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN 7104".

MAP OF SURVEY
for
154 POTTERS LANE
Known as being part of the Southwest Quarter of Section No. 3, Township 14,
Range 14, now situated in the
VILLAGE OF ROSEVILLE
COUNTY OF MUSKINGUM - STATE OF OHIO

by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585-9800

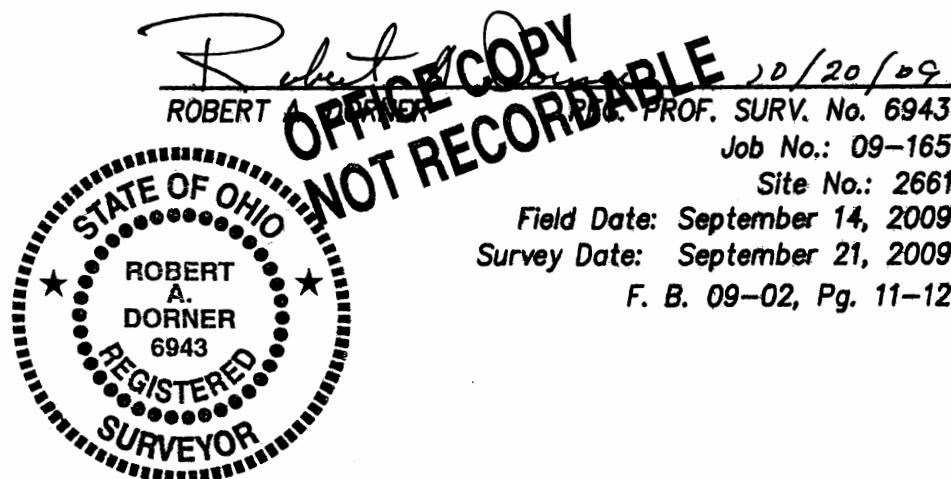


LEGEND OF MONUMENTATION

- denotes iron pin found as noted
- ⊙ denotes 5/8" diameter x 30" long iron pin with "McSTEEN 7104" ID cap set

SURVEY REFERENCES USED

1. Subject and adjoining deeds as noted
2. Lenhart & Brown's Addition to the Town of Roseville (Plat Vol. 1, Pg. 90 M. C. R.)
3. Map of Survey by Richard L. Daniels, P. S. No. 5410 dated June 28, 1999
4. Map of Survey by Richard L. Daniels, P. S. No. 5410 dated June 27, 2007



DESCRIPTION
APPROVED
By: *[Signature]*

