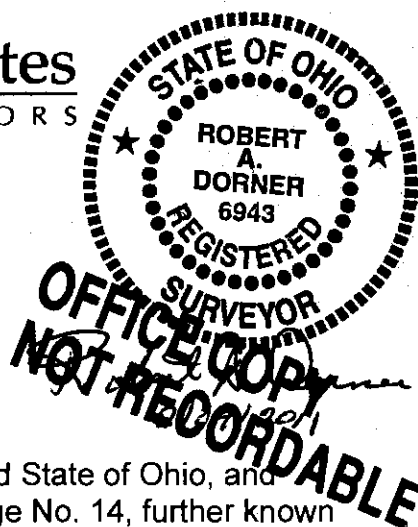


**Mc Steen & Associates**  
ENGINEERS & SURVEYORS

File No. 11-010  
January 27, 2011  
February 9, 2011

**LEGAL DESCRIPTION**  
150 Hickory Street  
Roseville, Ohio  
0.374 Acre



Situated in the Village of Roseville, County of Muskingum, and State of Ohio, and known as being part of Section No. 3, Township No. 14, Range No. 14, further known as being all of Lot No. 54 and part of Lot No. 55 (Parcel Numbers 13-20-11-37-000 and 13-20-11-38-000) as shown in the Plan of the Town of New Milford as recorded in Vol. AO, Pg. 46 of the Muskingum County Records, the same being all of those lands conveyed to Charles L. Keith III by deed recorded in Book 1117, Pg. 477 of the Muskingum County Records and more particularly bounded and described as follows:

**Commencing for Reference** at a 5/8-inch rebar with an identification cap stamped "5410" found at the northeast corner of Lot No. 53 in said Plan of the Town of New Milford; thence *North 00°-11'-18" East* along the westerly line of a vacated 12 foot alley by Ordinance No. 2005-17 of the Muskingum County Records, a distance of *12.00 feet* to an iron pin set at the southeast corner of said Lot No. 54, said corner being the **TRUE PLACE OF BEGINNING** of the premises herein described;

**Course No. 1:** thence *South 89°-50'-25" West* along the southerly line of said Lot No. 54, the same being the northerly line of a 12 foot alley, a distance of *165.13 feet* to an iron pin set at the southwest corner thereof, the same being the easterly line of Hickory Street (12 feet wide);

**Course No. 2:** thence *North 00°-16'-53" East* along the westerly line of said Lot No. 54, the easterly line of said Hickory Street and the westerly line of said Lot No. 55, a distance of *97.80 feet* to a 5/8-inch rebar with an identification cap stamped "5410" found at the southwest corner of lands conveyed to Joseph M. and Rebecca L. Brock by deed recorded in Book 2191, Pg. 433 of the Muskingum County Records;

**Course No. 3:** thence *North 89°-08'-50" East* along the southerly line of said Brock lands, a distance of *165.00 feet* to a 5/8-inch rebar with an identification cap stamped

Cuyahoga Falls • Painesville • Wickliffe  
Corporate Office: 1415 East 286<sup>th</sup> 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

**LEGAL DESCRIPTION**  
**150 Hickory Street**  
**Roseville, Ohio**  
**0.374 Acre**

"5410" found on the westerly line of lands conveyed to Aaron K. and Kayla L. Kidwell by deed recorded in Book 2141, Pg. 890 of the Muskingum County Records;

**Course No. 4:** thence **South 00°-11'-18" West** along the westerly line of said Kidwell lands, the westerly terminus of Thornberry Street and the westerly line of said Carpenter lands, the same being the easterly lines of said Lot Nos. 55 and 54, a distance of **99.80 feet** to the beginning, said premises containing **0.374 acre** of land more or less, as surveyed in January of 2010 by Robert A. Dorner, Registered Professional Land Surveyor No. 6943 for and on behalf of **McSteen & Associates, Inc.** under Project No. 11-010 and being subject to all legal highways and easements of record.

The basis of bearings for this survey is **North 00°-11'-18" East** as the easterly line of Lot No. 54 as evidenced by monuments found, and is the same bearing as found in a Map of Survey by R.L. Daniels, dated September 27, 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".

DESCRIPTION

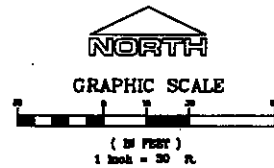
APPROVED

By: 

**Cuyahoga Falls • Painesville • Wickliffe**  
Corporate Office: 1415 East 286<sup>th</sup> Street Wickliffe, Ohio 44092

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[www.mcsteen.com](http://www.mcsteen.com)



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

#### SURVEY REFERENCES

1. Subject and Adjoining deeds as noted
2. Map of Survey by R.L. Daniels, dated September 27, 1899
3. Map of Survey by R.L. Daniels, dated August 18, 2008
4. Map of Survey by R.L. Daniels, dated December 01, 2004
5. Plan of the Town of New Milford, Vol. AQ, Pg. 48
6. Jay's Addition to Roseville, P.B. 12, Pg. 44

## MAP OF SURVEY for 150 HICKORY STREET

Known as being part of Section No. 3, Township No. 14, Range No. 14, further known as being all of Lot No. 54 and part of Lot No. 55 as shown in the Plan of the Town of New Milford as recorded in Vol. AQ, Pg. 48 of the Washington County Records, now situated in the

VILLAGE OF ROSEVILLE  
COUNTY OF MUSKONGUM - STATE OF OHIO

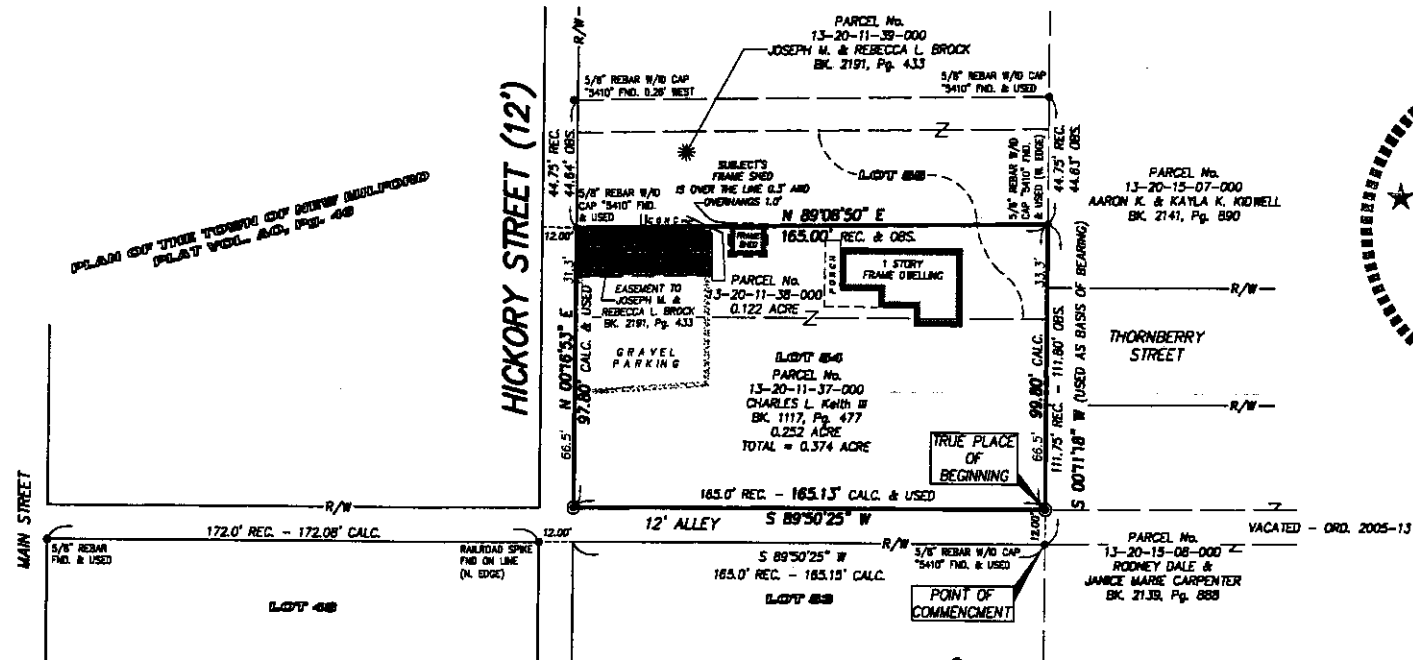
by  
**McSTEEN & ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
1415 East 288th Street  
Middletown, Ohio 44662  
(440) 585-8800

This is a boundary survey prepared in accordance with 4733-37 of the Ohio Administrative Code. The basis of bearings for this survey is North 00°-11'-18" East as the easterly line of Lot No. 54 as evidenced by monuments found, and is the same bearing as shown on the Map of Survey by R.L. Daniels, dated September 27, 1899. Distances are in feet and decimal parts thereof. All iron pins shown as set are 3/8" long with "McSTEEN 7104" ID cap stamped "McSTEEN 7104".

**NOT A COPY**  
**NOT RECORDABLE**  
ROBERT A. DORNER, SURV. No. 6943  
Field Date: January 27, 2011  
Survey Date: January 27, 2011  
Latest Revision Date:



FILED Projects 2004-11-08 11:00 AM EST



DESCRIPTION  
APPROVED  
By: [Signature] 2/14/2011

FLOOD ZONE  
FLOOD ZONE "X"  
"AREAS DETERMINED TO BE OUTSIDE  
THE 0.2% ANNUAL CHANCE FLOODPLAIN"  
COMMUNITY PANEL No. 35119CD412C  
EFFECTIVE DATE: July 6, 2010