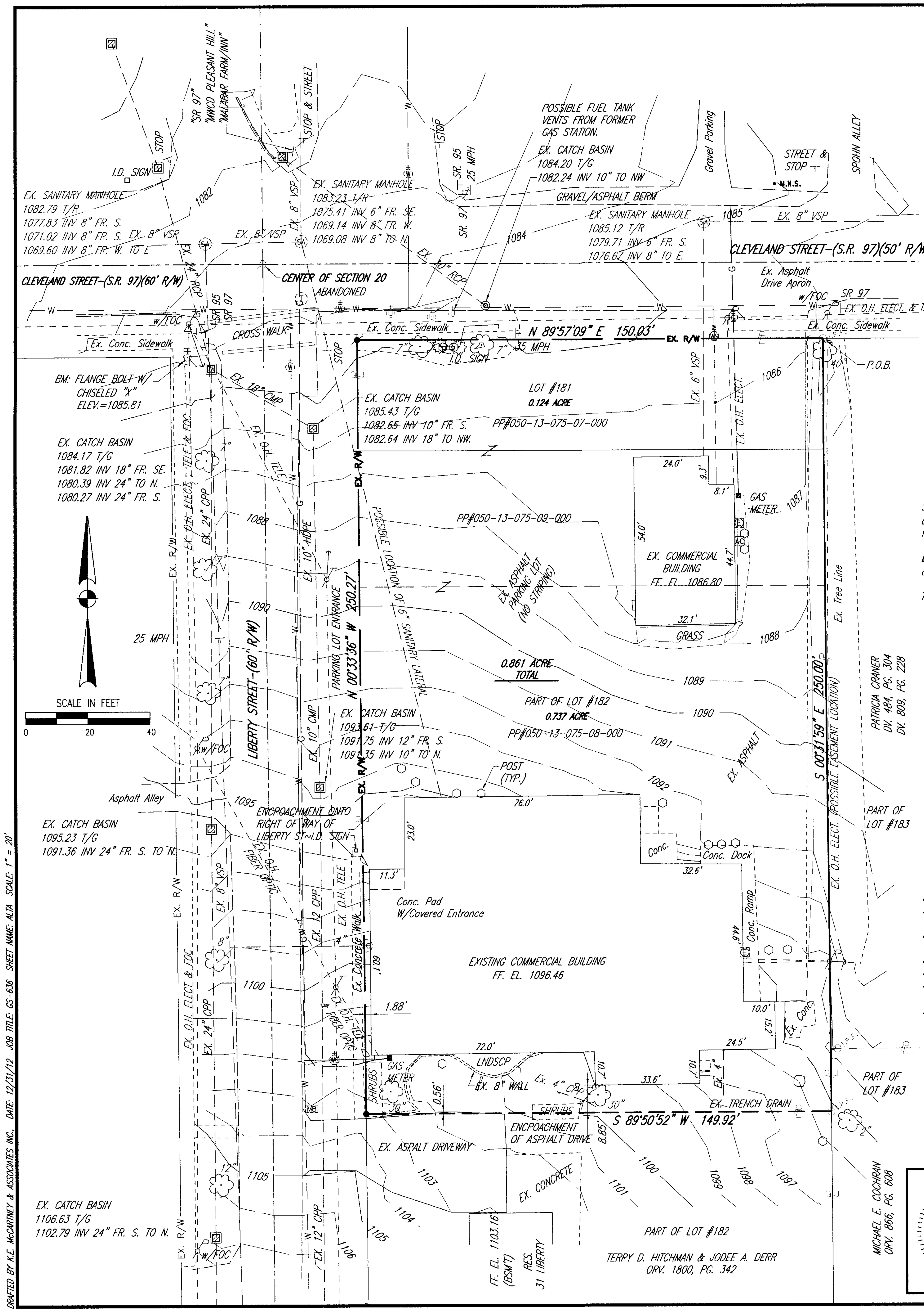



## LEGEND

| | | | |
|---|---|---|---|
| | SURVEY SPIKE SET-3" LONG STAMPED "SURVEY MARKER" | AC | EXISTING AIR CONDITIONING UNIT |
| | IRON PIN SET-5/8" REBAR WITH CAP STAMPED "McCARTNEY S-7921" | E | EXISTING ELECTRIC METER |
| M.N.S. | MAGNAIL SPIKE SET-2" LONG | OR | EXISTING PUBLIC SIGN |
| M | MONUMENT BOX FOUND | | EXISTING FIRE HYDRANT |
| I.P.F. | IRON PIN FOUND-UNLESS NOTED | G | EXISTING GAS METER |
| | RAILROAD SPIKE FOUND | | EXISTING UNKNOWN VALVE |
| | BENCHMARK | | EXISTING WATER VALVE |
| | EXISTING TELEPHONE POLE | WS | EXISTING SERVICE STOP |
| | EXISTING TELEPHONE/POWER POLE | | EXISTING SHRUB |
| | EXISTING TELEPHONE/POWER/LIGHT POLE | | EXISTING TREE |
| | EXISTING POWER POLE | | EXISTING POST |
| | GUY ANCHOR (DEAD MAN) | MB | EXISTING MAILBOX |
| SA | EXISTING SANITARY MANHOLE | | EXISTING LANDSCAPING STONE |
| T | EXISTING TELEPHONE MANHOLE | | |
| | EXISTING CLEAN-OUT | | |
| OR | EXISTING CATCH BASIN | | |

## SETBACK INFORMATION

SETBACK REQUIRED: (BUTLER ZONING REGULATIONS)
FRONT YARD = 30'
SIDE YARD = 8'
REAR YARD = 20'

## SURVEYORS DESCRIPTION

Situated in the Village of Butler, County of Richland, State of Ohio and being all of Lot #181 and a part of Lot #182, as recorded in P.V. 5, PG. 5, and being more particularly described as follows:

**Beginning** for the same at an iron pin found in the northeast corner of said lot 181, said point also being on the south right of way line of Cleveland Street-(S.R. 97)(50' R/W);

Thence the following **FOUR** courses:

1. **South 00 degrees 31 minutes 59 seconds East, 250.00 feet** with the east line of said lot 181 and the east line of said lot 182 to an iron pin found in the northeast corner of a parcel conveyed to Terry D. Hitchman and Jodee A. Derr by official record volume 1800, page 342;
2. **South 89 degrees 50 minutes 52 seconds West, 149.92 feet** with the north line of said Hitchman and Derr parcel to an iron pin set in the northwest corner thereof, said iron pin also being on the west line of said lot 182 and on the east right of way line of Liberty Street-(60' R/W);
3. **North 00 degrees 33 minutes 36 seconds West, 250.27 feet** with said west line of lot 181 and the west line of lot 182, the same being the east right of way line of Liberty Street, to a survey spike set marking the point of intersection of said east line with the south right of way line of Cleveland Street-(S.R. 97)(50' R/W), said spike also marking the northwest corner of said lot 181;
4. **North 89 degrees 57 minutes 09 seconds East, 150.03 feet** with said south right of way line of Cleveland Street-(S.R. 97)(50' R/W) and the north line of said lot 181 to **the place of beginning and containing a total of 0.861 of an acre,** more or less, of which 0.124 of an acre is located within said lot 181, and 0.737 of an acre is located within said part of lot 182, subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in December, 2012 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed by K.E. McCartney and Associates, Inc.

Prior Deed Reference: Official Record Volume 1800, Pg. 344.

Basis of Bearings: Bearings are based on the east right of way line of Liberty Street bearing North 00 degrees 33 minutes 36 seconds West, as determined from GPS Observations made in November, 2012.

All Deed and plat references are recorded in the Richland County Recorder's Records.

**TO LINDEN AVENUE, LLC., WESBANCO BANK, INC., DOLLAR GENERAL CORPORATION, AND STEWART TITLE GUARANTY COMPANY:**

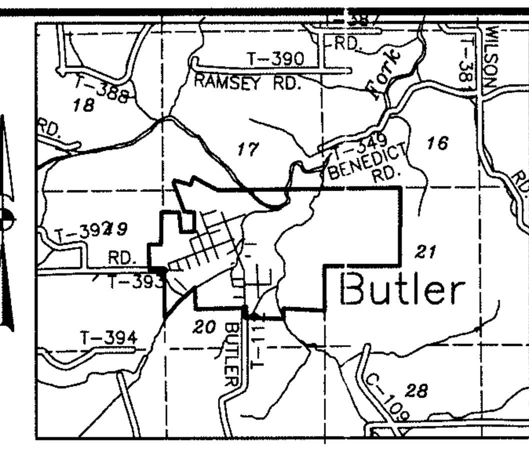
THIS IS TO STATE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 8, 9, 10, 11(B), 13, 14, 15, AND, 16 OF TABLE A THEREOF. THE PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

STATE OF OHIO
NATHANIEL B. RAMSEY S-8396
REGISTERED
PROFESSIONAL SURVEYOR

NATHANIEL B. RAMSEY, P.S.
OHIO PROFESSIONAL SURVEYOR NO. S-8396

01/09/2013
DATE

W SURVEY
EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 1-9-13
F-4-176




VICINITY MAP-N.T.S.

## STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 52131597
## DATED OCTOBER 30, 2012; SCHEDULE B – SECTION II

ITEM 1 THRU ITEM 16 ~ N/A

ITEM 17 ~ SUBSURFACE EASEMENT FOR UNDERGROUND GAS STORAGE TO COLUMBIA GAS TRANSMISSION LLC OF RECORD IN OFFICIAL RECORD 1991, PAGE 70, RECORDERS OFFICE, RICHLAND COUNTY, OHIO. AFFECTS SUBJECT PARCEL AND IS BLANKET EASEMENT LOT 182.

ITEM 18 ~ THE RIGHT OF THE PUBLIC TO USE THAT PORTION OF THE PREMISES WHICH LIES WITHIN THE LEGAL LIMITS OF ANY HIGHWAY/ROADWAY. AFFECTS SUBJECT PARCEL. RIGHT OF WAY LINES ARE SHOWN HEREON.

ITEM 19 THRU ITEM 20 ~ N/A

## GENERAL NOTES:

1. ADDRESS: 44 CLEVELAND STREET; 21 LIBERTY STREET, BUTLER, OHIO
2. ZONING: B-1 SEE SECTION 404 OF BUTLER ZONING REGULATIONS FOR SETBACK REQUIREMENTS.
3. SURVEY WAS COMPLETED UNDER THE 1999 ALTA/ACSM STANDARDS PER CLIENT REQUEST. THESE STANDARDS HAVE BEEN SUPERCEDED BY THE 2011 ALTA/ACSM STANDARDS.

## FLOOD ZONE DESIGNATION

BY GRAPHICAL ANALYSIS ONLY, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS DELINEATED ON FLOOD INSURANCE RATE MAP NUMBER: 39139C0333E, DATED 04/04/2011

## UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## TITLE COMMITMENT LEGAL DESCRIPTION

Situated In the Village of Butler, County of Richland and State of Ohio

TRACT ONE:

Being part of Lot Number One Hundred Eighty-two (#182) in said Village of Butler. Starting 50 feet South of the Northwest corner of Lot #182; thence South to the Southwest corner of said lot; thence East to Southeast corner of said Lot #182; thence North to a point 50 feet South of the Northeast corner of Lot #182; thence West to the place of beginning.

SAVE AND EXCEPT: Being a part of the Southeast Quarter of Section 20, Township 21, Range 17 and more particularly described as follows: Being the South part of Inlot Number One Hundred Eighty-two (#182) of the consecutively numbered Inlots in the said Village of Butler, Ohio and further described as follows: Commencing at the northwest corner of said Inlot #182; thence South with the West line of said Inlot #182 a distance of 214.00 feet to a survey marker set said point being the place of beginning; thence continuing South with the West line of said Inlot #182 a distance of 210.00 feet to a survey marker set; thence East parallel with the North line of said Inlot #182 a distance of 150 feet to a survey marker set; thence North parallel to the West line of said Inlot #182 a distance of 210.00 feet to a survey marker set, said point being 214.00 feet South of the Southeast corner of Inlot #181; thence West parallel to the north line of Inlot #182 a distance of 150 feet to the place of beginning, containing 0.723 acres of land more or less, subject to all legal highways and easements and use restrictions of record. According to survey by Robert A. Cunning, P.E., P.S. Registered Surveyor #4939 on August 1, 1988. ALSO: Being the South 6 Feet of the North 50 feet of Lot #182. Of the consecutively numbered Lots as shown at Volume 5, Page 5 of the Plat Records, being 6 feet on the West side of Liberty Street and extending back between parallel lines 150 feet, as appears at said Plat.

TRACT TWO:

Being part of Lot Number One Hundred Eighty-two (#182) of the consecutive numbers of Inlots in said Village of Butler, Ohio, SAVE AND EXCEPTING from said Lot #182 the following described parcel:

Starting at the Southwest corner of said lot, thence North 380 feet to a point in the West line of said lot, thence East to East line of said lot, thence South 380 feet to the Southeast corner of said lot, thence West to the place of beginning.

TRACT THREE:

Being all of Lot Number One Hundred Eighty-one (#181) of the consecutively numbered Inlots in said Village of Butler, as shown of record at Volume 5, Page 5 of the Plat Records, Recorder's Office, Richland County, Ohio.

# A.L.T.A./A.C.S.M. LAND TITLE SURVEY

BEING LOT NO 181 AND A PART OF LOT NO. 182 , P.V. 5, PG. 5
SECTION 20, TOWNSHIP - 21 NORTH, RANGE - 17 WEST
VILLAGE OF BUTLER, COUNTY OF RICHLAND, STATE OF OHIO

**LINDEN AVENUE, LLC.**
259 CHATEAUGAY DRIVE
PATASKALA, OHIO 43062

K.E. McCartney & Associates, Inc. (KEM)
Engineers • Planners • Surveyors
52 N. Diamond Street, Mansfield, Ohio 44902, Phone: 419/525-0093, Fax: 419/525-0635
526 E. Broad Street, Elyria, Ohio 44035, Phone: 440/323-9608, Fax: 440/323-3644