

SURVEY OF 0.813 ACRES FOR GARY SCHULTE BANK ONE COLUMBUS NA AND/OR MINNESOTA TITLE INSURANCE CO.

SITUATED in the State of Ohio, County of Richland, City of Shelby, and being all of Lots 99 and 100 of the consecutively numbered lots of the City of Shelby, together with half of the vacated 16.5 foot alleys, as conveyed to Randolph L. Sampsel in Official Record (OR) 182, pg. 474, all of Lot 101 of the said City Plat and half of the vacated 16.5 foot alleys, as conveyed to Randolph L. Sampsel in Deed Volume (DV) 869, pg. 449, all of Lot 102 of the said City Plat and half of the vacated 16.5 foot alleys, as conveyed to Randolph L. Sampsel in OR 171, pg. 256, and all of the southern half of the vacated 16.5 foot alley running along the south lines of Lots 99, 100, 101, and 102, as conveyed to Randolph L. Sampsel in OR 259, pg. 68, said Lots being shown in Plat Volume 1, pg. 144, and 0.007 acres out of Outlot 48, as conveyed to Randolph L. Sampsel in O.R. 182, pg. 474;

The 16.5 foot alley to the south of Lot 99 was vacated in City Ord. No. 14-80 and the 16.5 foot alley to the south of Lots 100, 101 and 102 and the 16.5 foot alley between Lots 100 and 101 were vacated in City Ord. No. 13-75;

All deed or plat records referred to are recorded in the Richland County Recorder's Office and the City Ord. No. were found in the City Treasurer's Office;

All monuments found are in good condition and at grade unless otherwise noted;

BEGINNING at a found 3/4" iron pin at the northwest corner of said Lot 99, being the intersection of the east right-of-way line of Mansfield Ave (80 feet wide) and the south line of Main St. (60 feet wide);

THENCE Due East, along the north lines of said Lots 99, 100, 101, and 102, and the south line of the said Main St. a distance of 257.47 feet to a found 5/8" iron pin w/ cap stamped "6687, 6991" (0.1' below grade), being the northeast corner of the said Lot 102 and the intersection of the south line of the said Main St. and the west line of a 16.5 foot alley;

THENCE South 1 degree 09 minutes 06 seconds East, along the east line of the said Lot 102 and the west line of the said alley, crossing the said vacated alley, passing a found railroad spike w/ punch mark at 119.99 feet, a distance of 136.49 feet to a set railroad spike, being the southeast corner of the said vacated alley and a point in the north line of Outlot 48, conveyed to Randolph L. Sampsel in OR 259, pg. 68;

THENCE Due West, along the south line of the said vacated alley and the north line of the said Outlot 48, a distance of 5.00 feet to a set iron pin, being a point on the north line of Outlot 48;

THENCE crossing said Outlot 48 the following three courses and distances:

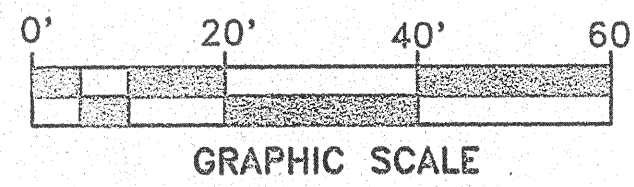
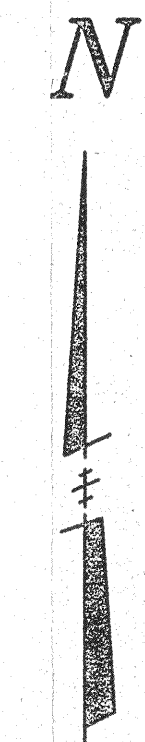
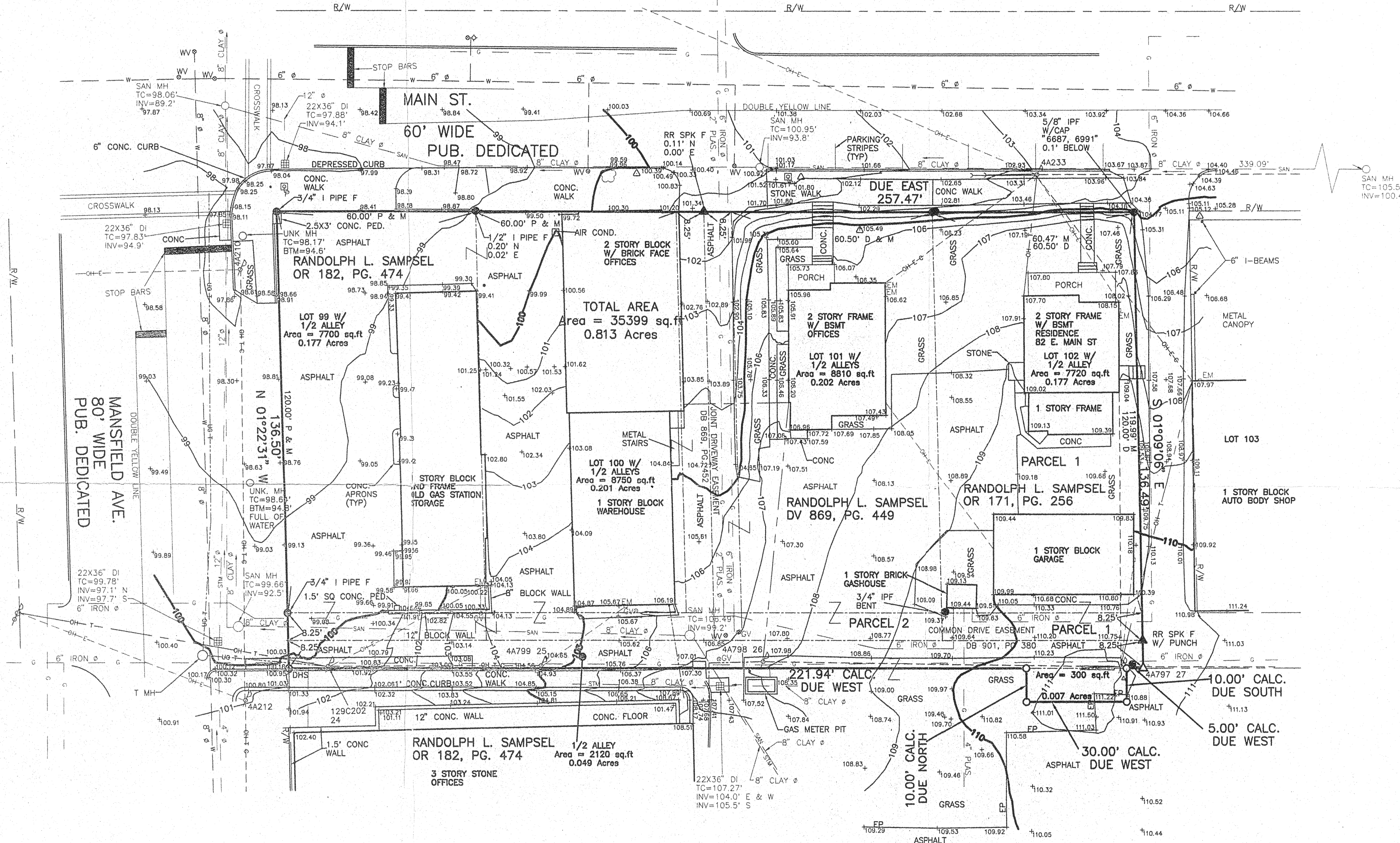
- Due South, a distance of 10.00 feet to an iron pin set;
- Due West, a distance of 30.00 feet to an iron pin set;
- Due North, a distance of 10.00 feet to an iron pin set;

THENCE Due West, along the south line of the said vacated alley and the north line of the said Outlot 48, a distance of 221.94 feet to a set drill hole, being the northwest corner of the said Outlot 48, the southeast corner of the said vacated alley, and a point on the east line of the said Mansfield Ave;

THENCE North 1 degree 22 minutes 31 seconds West, along the west line of the said Lot 99 and the east line of the said Mansfield Ave, a distance of 136.50 feet to the PLACE OF BEGINNING containing 35399 square feet or 0.813 acres, according to a survey by Paul K. Moore and Associates in May of 1995;

The City retained permanent easements for public utilities in the vacated alleys;

The Basis of Bearings for this survey is the south line of Main St. as being Due East, assumed and used to denote angles only;



2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

LEGEND

--- STM ---	Storm Sewer	DV	Deed Volume
--- SAN ---	Sanitary Sewer	OR	Official Record
--- W ---	Water Main	E	Electric
--- G ---	Gas Line	MH	Man Hole
--- UG ---	Underground Cables	T	Telephone
--- OH ---	Overhead Lines	C	Cable TV
○	Manhole	TC	Top of Casting
○	Storm Inlet	GV	Gas Valve
○	Fire Hydrant	WV	Water Valve
○	Utility Pole	GM	Gas Meter
○	Guy Wire	WM	Water Meter
---	Fence	BTM	Bottom
△	Sign	EP	Edge of Pavement
○	Valve Box	R/W	Right-of-way
○	Gas Line Marker	UNK	Unknown
○	Light Pole w/ 2' conc. ped.	PED	Pedestal
○	Iron Pin or Drill Hole Set	P	Plat
○	Iron Pipe Found	M	Measured
○	PK Nail or RR Spike Found	D	Deed
○	Tree		
○	Pipe		
○	Steel Bollards		

NOTES:
 1) ADD 1000' TO ALL ELEVATIONS
 2) GAS STATION TANKS SEEM TO HAVE BEEN REMOVED
 3) THERE ARE FIVE ON STREET PARKING SPACES ON MAIN ST.
 4) MONUMENTS FOUND ARE IN GOOD CONDITION AND AT GRADE UNLESS NOTED.
 5) IRON PINS SET ARE 5/8" IN DIAMETER W/ CAPS STAMPED PK MOORE 5883.
 6) ACCORDING TO SHELBY BUILDING INSPECTOR ROBERT METZGER (419-347-5963) THERE ARE NO BUILDING SETBACK LINES AND THE PROPERTY IS ZONED B-2 (CENTRAL BUSINESS DISTRICT) (PER CONVERSATION ON 5/22/95).

EASEMENTS:
 TAKEN FROM COMMITMENT NO. 95060504, PROVIDED BY CHICAGO TITLE INS. CO.
 1) THE 16.5' ALLEY TO THE SOUTH OF LOT 99 WAS VACATED BY THE CITY OF SHELBY IN ORD. NO. 14-80. THE 16.5' ALLEY SOUTH OF LOTS 100-102 AND THE 16.5' ALLEY BETWEEN LOTS 100 AND 101 WERE VACATED IN ORD. NO. 13-75, RECORDED IN DB 719, PG. 348. THE CITY RETAINED THE RIGHT OF ACCESS FOR UTILITIES.
 2) THE JOINT DRIVEWAY EASEMENT RECORDED IN DB 869, PG. 452 IS AN AGREEMENT BY PREVIOUS OWNERS OF LOTS 100 AND 101 TO JOINTLY USE AND SHARE EXPENSES ON THE VACATED 16.5' ALLEY BETWEEN THE SAID LOTS.
 3) THE JOINT DRIVEWAY EASEMENT RECORDED IN DB 901, PG. 380 IS AN AGREEMENT BY PREVIOUS OWNERS TO JOINTLY USE AND SHARE EXPENSES ON THE VACATED ALLEY, SPECIFICALLY THAT THE OWNERS OF OUTLOT 48 RETAINED THE RIGHT OF INGRESS, EGRESS ON THE NORTH HALF OF THE VACATED 16.5' ALLEY SOUTH OF LOTS 101 AND 102 AND THAT THE OWNERS OF LOTS 101 AND 102 WERE GRANTED THE RIGHT OF INGRESS, EGRESS ON THE SOUTHERN HALF OF THE SAID ALLEY.

ENCROACHMENTS:
 ① FACE OF 2 STORY BLOCK W/ BRICK FACE BUILDING ONTO RIGHT OF WAY OF MAIN STREET
 ② OVERHEAD LINE IN NORTHEAST CORNER OF SUBJECT PROPERTY
 ③ OVERHEAD LINE IN SOUTHEAST CORNER OF SUBJECT PROPERTY

TO THE SLANE COMPANY, LAWYERS TITLE INSURANCE COMPANY, AND BANK ONE COLUMBUS, NA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 3, 4, 5, 6, 7a, 8, 9, 10, AND 11, OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF A URBAN SURVEY.

Paul K Moore
 PAUL K. MOORE REG. SURV. 5883 DATE 7-6-96

PAUL K. MOORE & ASSOCIATES
 © 1996 PAUL K. MOORE & ASSOCIATES

6515 EAST LIVINGSTON AVENUE
 REYNOLDSBURG, OHIO 43068
 614-866-9158

SCALE: 1"=20'	BOUNDARY 8.5' x 28' ADD-ON	BY: DRM	DATE: 9/3/96
DATE: 6-27-95	BOUNDARY 10' x 30' ADD-ON	BY: JWW	DATE: 9/6/96
DRN: JWW	PKM		
APVD: PKM			
TITLE: SURVEY OF LOTS 99 THRU 102 IN SHELBY, OH FOR GARY SCHULTE	NO. 9504-21		