

# CRESTVIEW FARMS, INC. BOUNDARY SURVEY

CITY OF SHELBY, COUNTY OF RICHLAND, STATE OF OHIO  
 PART OF NORTHEAST, SOUTHEAST & SOUTHWEST QUARTERS OF SECTION SIX (6)  
 TOWNSHIP TWENTY-TWO (22) NORTH, RANGE NINETEEN (19) WEST  
 SHARON TOWNSHIP, RICHLAND COUNTY, OHIO  
 (96.954 ACRES)

## LEGAL DESCRIPTION

SITUATED IN THE CITY OF SHELBY, COUNTY OF RICHLAND, STATE OF OHIO AND BEING PART OF THE NORTHEAST, SOUTHEAST & SOUTHWEST QUARTERS OF SECTION 6, TOWNSHIP 22 N, RANGE 19 W AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921" MARKING THE CENTER OF SECTION 6:

- 1) THENCE N 4°58'00"E, A DISTANCE OF 451.07 FEET ALONG THE EAST LINE OF LAND CONVEYED TO JOAN MAY SCHROEDER, LIVING TRUST, JOAN MAY SCHROEDER AND VIRGIL THOMAS SCHROEDER, TRUSTEES BY O.R.V. 437, Pg. 787 TO A RAILROAD SPIKE FOUND AT THE CENTER LINE OF SHELBY-GANGES ROAD (T.H. 61) AND PASSING FOR REFERENCE, A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY REFERENCE PT." AT 421.07 FEET;
- 2) THENCE N 84°28'34"E, A DISTANCE OF 191.83 FEET ALONG SAID CENTERLINE OF SHELBY-GANGES ROAD (T.H. 61) TO A RAILROAD SPIKE FOUND;
- 3) THENCE ALONG THE PROPERTY LINES OF LAND CONVEYED TO SHELBY CITY SCHOOLS BY O.R.V. 207, Pg. 246 THE FOLLOWING FIVE COURSES:
  - 3.1) S 4°03'30"W, A DISTANCE OF 1104.91 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "C. KERG, RLS 7152" AND PASSING FOR REFERENCE, A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY REFERENCE PT." AT 30.00 FEET AND A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921" MARKING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6 AT 468.27 FEET;
  - 3.2) S 89°54'59"E, A DISTANCE OF 694.43 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "C. KERG, RLS 7152";
  - 3.3) S 4°55'21"W, A DISTANCE OF 606.66 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "C. KERG, RLS 7152";
  - 3.4) S 82°56'16"E, A DISTANCE OF 597.04 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "C. KERG, RLS 7152";
  - 3.5) S 4°55'15"W, A DISTANCE OF 728.44 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "C. KERG, RLS 7152" AT THE NORTHEAST CORNER OF LAND CONVEYED TO THE SHELBY FAMILY Y.M.C.A. BY DEED VOLUME 714, Pg. 240;
- 4) THENCE ALONG THE PROPERTY LINES OF SAID SHELBY FAMILY Y.M.C.A. THE FOLLOWING FIVE COURSES:
  - 4.1) N 87°04'00"W, A DISTANCE OF 282.74 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "C. KERG, RLS 7152";
  - 4.2) S 64°57'00"W, A DISTANCE OF 47.40 FEET TO A SURVEY MARKER SET;
  - 4.3) S 26°57'00"W, A DISTANCE OF 96.10 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "C. KERG, RLS 7152";
  - 4.4) S 54°57'00"W, A DISTANCE OF 7.28 FEET TO A SURVEY MARKER SET;
  - 4.5) S 3°58'59"W, A DISTANCE OF 17.94 FEET TO A SURVEY MARKER SET AT THE NORTHEAST CORNER OF CRESTVIEW ALLOTMENT 2 AS SHOWN IN PLAT BOOK 21, Pg. 158;
- 5) THENCE ALONG THE NORTH SUBDIVISION LINE OF SAID CRESTVIEW ALLOTMENT 2 THE FOLLOWING THREE COURSES:
  - 5.1) S 90°00'00"W, A DISTANCE OF 533.56 FEET TO A SURVEY MARKER SET;
  - 5.2) S 87°57'43"W, A DISTANCE OF 94.86 FEET TO A SURVEY MARKER SET;
  - 5.3) S 85°15'00"W, A DISTANCE OF 456.73 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921" AT THE SOUTHWEST OF CRESTVIEW ALLOTMENT PHASE 3 AS SHOWN IN PLAT BOOK 27, Pg. 151;
- 6) THENCE ALONG THE SUBDIVISION LINES OF SAID CRESTVIEW ALLOTMENT PHASE 3 AND THE SUBDIVISION LINES OF CRESTVIEW ALLOTMENT PHASE 4 AS SHOWN IN PLAT BOOK 29, Pg. 84 THE FOLLOWING SEVEN COURSES:
  - 6.1) N 3°46'42"E, A DISTANCE OF 380.89 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921";
  - 6.2) N 87°00'00"W, A DISTANCE OF 1051.45 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921" AND PASSING FOR REFERENCE A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921" AT 544.26 FEET MARKING THE NORTHEAST CORNER OF SAID CRESTVIEW ALLOTMENT PHASE 4;
  - 6.3) S 5°12'18"W, A DISTANCE OF 39.78 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921";
  - 6.4) N 84°47'42"W, A DISTANCE OF 50.00 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921";
  - 6.5) S 5°12'18"E, A DISTANCE OF 72.79 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921";
  - 6.6) N 3°00'00"E, A DISTANCE OF 325.10 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921";
  - 6.7) N 87°00'00"W, A DISTANCE OF 155.00 FEET TO A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921" ON THE EAST LINE OF LAND CONVEYED TO ROBERT S. SCHERER, REVOCABLE TRUST, ROBERT S. SCHERER, TRUSTEE AND THE EXISTING CITY OF SHELBY CORPORATION LINE;
- 7) THENCE N 03°00'00"E, A DISTANCE OF 1400.86 FEET ALONG SAID SCHERER PARCEL AND CITY OF SHELBY CORPORATION LINE TO A SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921" AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO JOAN MAY SCHROEDER, LIVING TRUST, JOAN MAY SCHROEDER AND VIRGIL THOMAS SCHROEDER, TRUSTEES BY O.R.V. 437, Pg. 787;
- 8) THENCE S 89°30'53"E, A DISTANCE OF 1271.62 FEET ALONG THE SOUTH PROPERTY LINE OF SAID JOAN MAY SCHROEDER, LIVING TRUST LAND, SAID SOUTH PROPERTY LINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TO THE PRINCIPAL POINT OF BEGINNING AND ENCLOSING AN AREA OF 96.954 ACRES, MORE OR LESS, OF WHICH 2.032 ACRES ARE IN THE NORTHEAST QUARTER, 45.291 ACRES ARE IN THE SOUTHWEST QUARTER AND 49.631 ACRES ARE IN THE SOUTHWEST QUARTER SAID SECTION 6. SUBJECT TO ALL LEGAL EASEMENTS AND PUBLIC RIGHT-OF-WAY NOW ON RECORD.

THIS DESCRIPTION WAS PREPARED AND REVIEWED IN DECEMBER, 2008 BY BRIAN P. MCCARTNEY, P.E., P.S. S-7957 FROM AN ACTUAL FIELD SURVEY PERFORMED BY K.E. MCCARTNEY & ASSOCIATES, INC.

SURVEY MARKERS SET ARE 5/8 INCH DIAMETER BY 30" LONG REBAR WITH WITH CAP STAMPED "McCARTNEY S-7921".

THE BEARINGS ARE BASED ON CRESTVIEW ALLOTMENT 2 PLAT BOOK 21, PAGE 150 OF RICHLAND COUNTY RECORDS. PRIOR DEED REFERENCE, DEED VOLUME 820, PG. 640.

ALL CONVEYANCES AND REFERENCED PLATS ARE RECORDED IN THE RICHLAND COUNTY RECORDERS OFFICE.

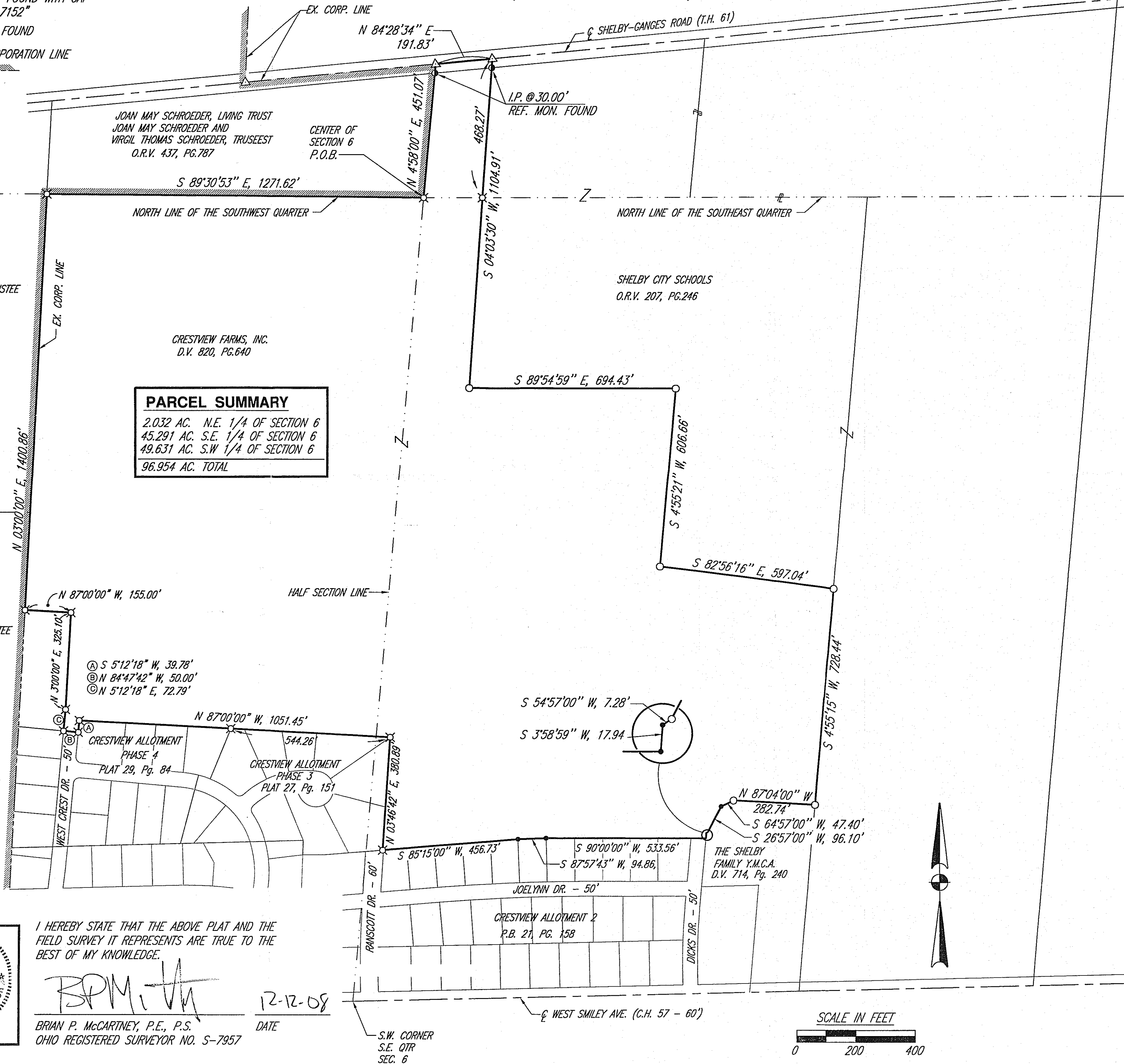
Client: **GREG DICK** 1-1  
 3770 HAZELBRUSH ROAD, SHELBY, OHIO

K.E.M. Job No. SY-515  
 52 N. Diamond Street  
 Mansfield, Ohio 44802  
 419/925-0093, Fax: 419/925-0035

628 BROAD STREET  
 Elyria, Ohio 44035  
 216/323-9808, Fax: 216/323-9844

**K.E. McCartney & Associates, Inc.**  
 Engineers • Planners • Surveyors

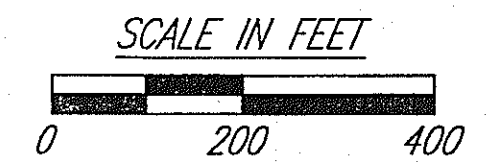
- ### LEGEND
- SURVEY MARKER SET WITH CAP STAMPED "McCARTNEY S-7921" (5/8" DIA. x 30" LONG).
  - ⊗ SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY S-7921"
  - SURVEY MARKER FOUND WITH CAP STAMPED "McCARTNEY REFERENCE PT."
  - SURVEY MARKER FOUND WITH CAP "C. KERG, RLS 7152"
  - △ RAILROAD SPIKE FOUND
- CITY OF SHELBY CORPORATION LINE



I HEREBY STATE THAT THE ABOVE PLAT AND THE FIELD SURVEY IT REPRESENTS ARE TRUE TO THE BEST OF MY KNOWLEDGE.

*BPM*  
 BRIAN P. MCCARTNEY, P.E., P.S.  
 OHIO REGISTERED SURVEYOR NO. S-7957

12-12-08  
 DATE



DRAWN BY K.E. MCCARTNEY AND ASSOCIATES, INC. DATE: 12/9/2008 SHEET NAME: SY-515 SCALE: 1"=200'

NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE  
 INITIAL DATE  
 12-12-08

