

BOUNDARY SURVEY OF 7.55 ACRES IN OUTLOTS 27 AND 28

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF SHELBY, BEING ALL OF OUTLOT 27 AND PART OF OUTLOT 28, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 22, RANGE 19, CONGRESS LANDS NORTH OF THE SEVEN RANGES, AND BEING ALL OF A 7.55 ACRE TRACT CONVEYED TO KURT STIMENS, TRUSTEE OF THE KURT STIMENS REVOCABLE TRUST, OFFICIAL RECORD 1855, PG. 1, RICHLAND COUNTY RECORDERS' OFFICE.

NOTES:
THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."
THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011), SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE PORTION OF THE SOUTH LINE OF SECTION 5, HAVING A BEARING OF N 87°49'01" W AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
THE ASPHALT DRIVE FROM THE IFM PROPERTIES PARCEL CROSSES ONTO THE SOUTHWEST RESIDUAL PROPERTY, AS SHOWN.

NEW SPLIT RICHLAND COUNTY TAX MAP OFFICE EAK 4-12-21	NEW SURVEY OF EXISTING PARCEL RICHLAND COUNTY TAX MAP OFFICE EAK 4-12-21
INITIAL DATE	INITIAL DATE
F5-003	

2020 LEE, LLC
PARCEL ONE
4.77 ACRES
O.R. 2852, PG. 608
PARCEL NO. 0460815002000

2020 LEE, LLC
11.68 ACRES
O.R. 2852, PG. 594
PARCEL NO. 0460801217000

LEONARD N. AND KATHY A. FOX
PARCEL "B"
143.562 ACRES
O.R. 92, PG. 908
PARCEL NO. 01632224613000

MEADOW ESTATES II L.P.
2.288 ACRES
O.R. 1446, PG. 186
PARCEL NO. 0460803407000

KURT STIMENS, TRUSTEE
THE KURT STIMENS
REVOCABLE TRUST
7.55 ACRES DEED CALC.
O.R. 1855, PG. 1
PARCEL NO. 0460817609001
NORTHWEST RESIDUAL
101,579 SQ. FT.
2.332 ACRES

KURT STIMENS, TRUSTEE
THE KURT STIMENS
REVOCABLE TRUST
7.55 ACRES DEED CALC.
O.R. 1855, PG. 1
PARCEL NO. 0460817608000
TOTAL AREA MEAS.
328,653 SQ. FT.
7.544 ACRES
AREA MEAS.
NORTH RESIDUAL
306,065 SQ. FT.
7.026 ACRES

NORTHEAST RESIDUAL
204,486 SQ. FT.
4.694 ACRES

SMILEY GARDEN HOUSING, LLC
3.60 ACRES DEED
O.R. 2869, PG. 367
PARCEL NO. 0460817609002

WILLIAM J. AND
KAYLA ANN METCALFE
3.218 ACRES
O.R. 2523, PG. 776
PARCEL NO. 0460809801001

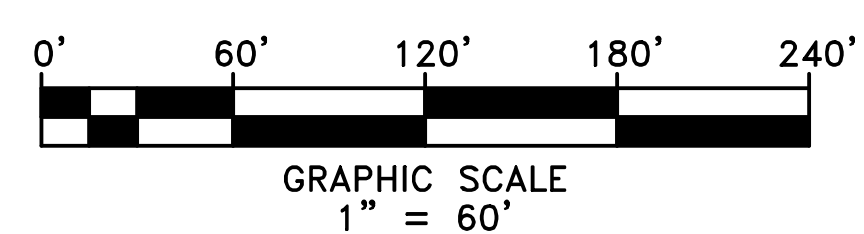
SHELBY CHRISTIAN &
MISSIONARY ALLIANCE CHURCH
5.001 ACRES
D.B. 853, PG. 731
PARCEL NO. 0178050006000

N. THIRD ST.
50' WIDE

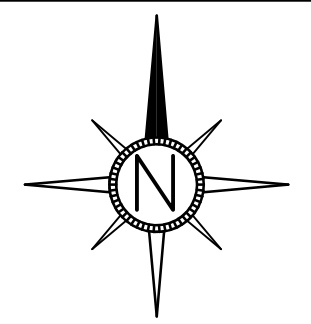
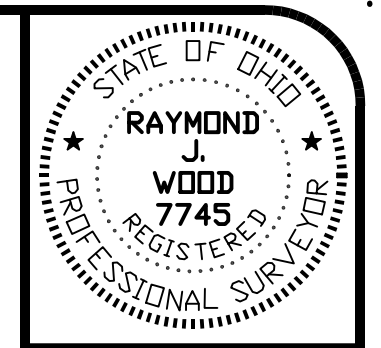
E. SMILEY AVE.
60' WIDE

LEGEND

- 7 Lot Numbers
 - Stone Found
 - Monument Box
 - Iron Pin Set
 - Iron Pin Found
 - MAG Nail Set
 - Railroad Spike Found
 - DV Deed Volume
 - OR Official Record
 - IN Instrument Number
 - IPF Iron Pin Found
 - IPF Iron Pipe Found
 - RRSF Railroad Spike Found
 - MNS MAG Nail Set
 - DHS Drill Hole Set
 - C Centerline
 - R/W Right of Way
- ALL MONUMENTS FOUND ARE NOTED WITH SIZE, CONDITION, AND GRADE.
ALL IRON PINS SET ARE 5/8" IN DIAMETER W/ CAP STAMPED "J & J SURVEYING"



THIS DRAWING WAS PREPARED FROM AN ACTUAL FIELD SURVEY MADE BY J & J SURVEYING SERVICES, INC. IN MARCH OF 2021, AND REPRESENTS THE PREMISES SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE.
Raymond J. Wood
RAYMOND J. WOOD REG. SURV. 7745 DATE 4/12/21



DATE	BY	REVISIONS
4/8/21	RJW	CHANGED LINE TYPES AND CORRECTED PARCEL NO.
3/19/21	RJW	
	RJW	
	RJW	
	RJW	

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