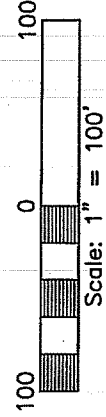


PLAT OF PROPERTY SURVEY  
**UFORMA/SHELBY BUSINESS FORMS, INC.**

**TO  
CITY OF SHELBY, OHIO**

LOT 1607 & PART OF A 12' PRIVATE DRIVE, PLAT VOLUME 8, PAGE 14,  
LOTS 2880 & 2881, PLAT VOLUME 16, PAGE 26,  
OUTLOTS 119 & 121, PLAT VOLUME 7, PAGE 10,  
& PART OF THE ASHLAND RAILWAY  
CITY OF SHELBY, RICHLAND COUNTY, OHIO

BEARINGS ARE BASED ON THE EAST  
RIGHT-OF-WAY LINE OF MACK AVENUE AS BEING  
N00°00'00"E, PER A SURVEY BY F.E. KROCKA &  
ASSOCIATES, INC. DATED DECEMBER 16, 1978.



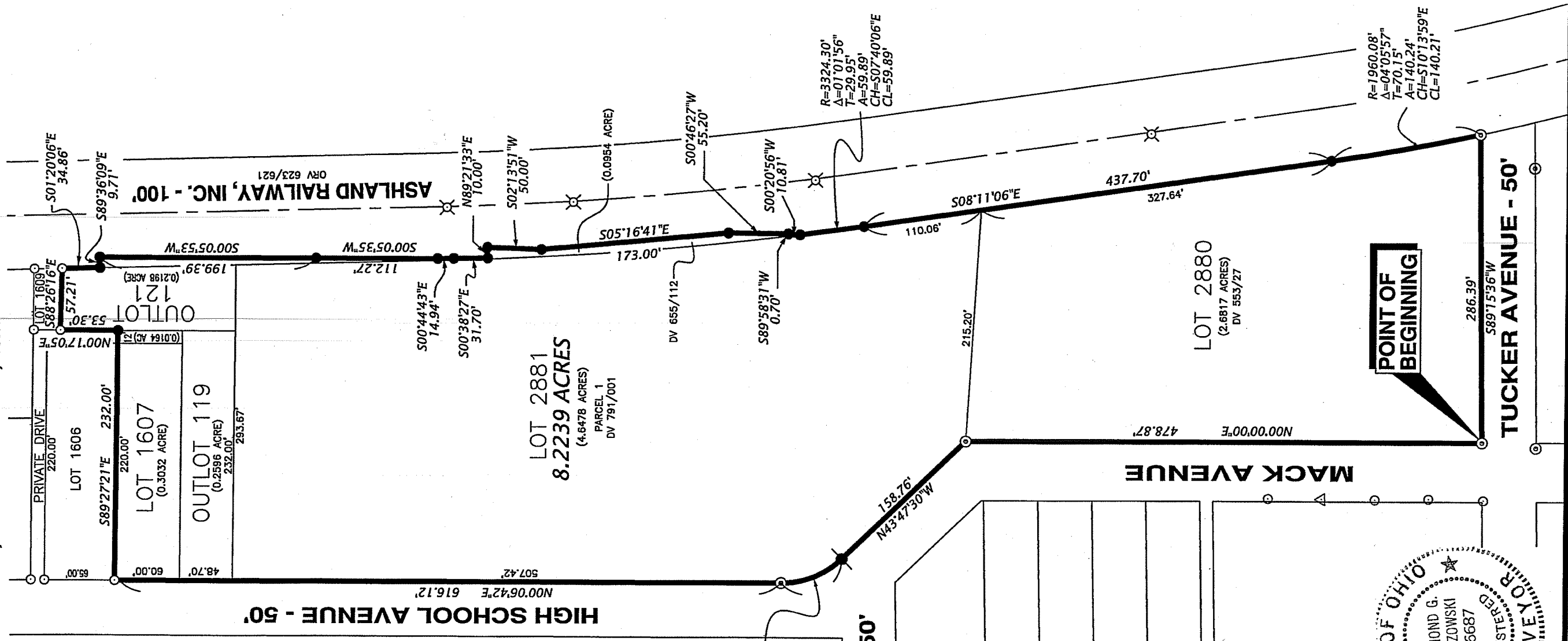
**LEGEND**

- IRON PIPE FOUND
- △ IRON PIN FOUND
- ⊙ MONUMENT FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊗ RAILROAD SPIKE SET
- 5/8" DIAMETER IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 1-31-12  
INITIAL DATE

dd-25



PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**  
86 WEST MAIN STREET  
SHELBY, OHIO 44875  
(419) 342-4556

*Raymond G. Lenczowski*  
RAYMOND G. LENCZOWSKI  
OHIO REGISTERED SURVEYOR NO. 6687  
DATE: JANUARY 16, 2012

F. E. KROCKA & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
86 WEST MAIN STREET  
SHELBY, OHIO 44875  
PHONE: (419) 342-4556

DESCRIPTION  
UFORMA/SHELBY BUSINESS FORMS, INC.  
TO  
CITY OF SHELBY, OHIO  
LOT 1607 & PART OF A 12' PRIVATE DRIVE, PLAT VOLUME 8, PAGE 14,  
LOTS 2880 & 2881, PLAT VOLUME 16, PAGE 26,  
OUTLOTS 119 & 121, PLAT VOLUME 7, PAGE 10,  
& PART OF THE ASHLAND RAILWAY  
CITY OF SHELBY, RICHLAND COUNTY, OHIO

DESCRIPTION: Being Lot 1607 and part of a private drive as shown on Plat Volume 8, Page 14, Lots 2880 and 2881, Plat Volume 16, Page 26, Outlots 119 and 121, Plat Volume 7, Page 10, part of the Ashland Railway, in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

Commencing at the real point of beginning at a concrete monument found at the southwest corner of Lot 2880, said point also being on the north right-of-way line of Tucker Avenue (50 feet in width) and the east right-of-way line of Mack Avenue (width unknown);

- 1) thence N00°00'00"E, a distance of 478.87 feet, along the west line of Lot 2880 and the east right-of-way line of Mack Avenue, to a concrete monument found at the northwest corner of Lot 2880, said point also being the Southwest corner of Lot 2881;
- 2) thence N43°47'30"W, a distance of 158.76 feet, along the west line of Lot 2881 and the easterly right-of-way line of Mack Avenue, to a railroad spike set;
- 3) thence on a curve to the a right having a radius of 81.38 feet, a delta of 43°54'12", an arc length of 62.36 feet (chord bearing N21°50'24"W, 60.84 feet), continuing along the west line of Lot 2881 and the east right-of-way line of High School Avenue (50 feet in width), to a concrete monument found;
- 4) thence N00°06'42"E, a distance of 616.12 feet, along the west lines of Lot 2881, Outlot 119, and Lot 1607 and the east right-of-way line of High School Avenue, to an iron pipe found at the northwest corner of Lot 1607 (southwest corner of Lot 1606);
- 5) thence S89°27'21"E, a distance of 232.00 feet, along the north line of Lot 1607 (south line of Lot 1606) and crossing a 12' private drive as shown in Plat Volume 8, Page 14, to an iron pin set on the east line of said private drive, said point also being on the west line of Outlot 121;
- 6) thence N00°17'05"E, a distance of 53.30 feet along the east line of said drive and the west line of Outlot 121, to an iron pipe found at the northwest corner of Outlot 121, said point also being at the southwest corner of Lot 1609;
- 7) thence S88°26'16"E, a distance of 57.21 feet, along the north line of Outlot 121 (south line of Lot 1609), to an iron pipe found at the northeast corner of Outlot 121 (southeast corner of Lot 1609), said point also being on the west right-of-way line of the Ashland Railway (100 feet in width);
- 8) thence S01°20'06"E, a distance of 34.86 feet, along the east line of Outlot 121 and the west right-of-way line of Ashland Railway, Inc. described in Official Record Volume 623, Page 621, to an iron pin set;
- 9) thence S89°36'09"E, a distance of 9.71 feet, to an iron pin set;

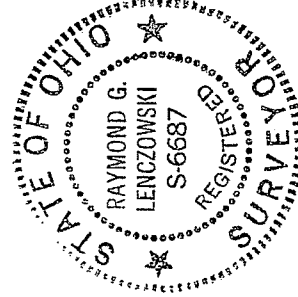
- 10) thence S00°05'53"W, a distance of 199.39 feet, to an iron pin set;
  - 11) thence S00°05'35"W, a distance of 112.27 feet, to an iron pin set;
  - 12) thence S00°44'43"E, a distance of 14.94 feet, to an iron pin set;
  - 13) thence S00°38'27"E, a distance of 31.70 feet, to an iron pin set;
  - 14) thence N89°21'33"E, a distance of 10.00 feet, to an iron pin set;
  - 15) thence S02°13'51"W, a distance of 50.00 feet, to an iron pin set;
  - 16) thence S05°16'41"E, a distance of 173.00 feet, to an iron pin set;
  - 17) thence S00°46'27"W, a distance of 55.20 feet, to an iron pin set;
  - 18) thence S89°58'31"W, a distance of 0.70 feet, to an iron pin set;
  - 19) thence S00°20'56"W, a distance of 10.81 feet, to an iron pin set on the west right-of-way line of said the Ashland Railway (east line of Lot 2881);
  - 20) thence on a curve to the left having a radius of 3324.30 feet, a delta of 01°01'56", an arc length of 59.89 feet (chord bearing S07°40'06"E, 59.89 feet), along the west right-of-way line of the Ashland Railway (east line of Lot 2881), to an iron pin set;
  - 21) thence S08°11'06"E, a distance of 437.70, along the west right-of-way line of the Ashland Railway (east line of Lots 2881 and 2880), to an iron pin set, passing for reference the south line of Lot 2881 (north line of Lot 2880) at 110.06 feet;
  - 22) thence on a curve to the left having a radius of 1960.08 feet, a delta of 04°05'57", an arc length of 140.24 feet (chord bearing S10°13'59"E, 140.21 feet), along the west right-of-way line of the Ashland Railway (east line of Lot 2880), to a concrete monument found at the southeast corner of Lot 2880, said point also being on the north right-of-way line of Tucker Avenue;
  - 23) thence S89°15'36"W, a distance of 286.39 feet, along the south line of Lot 2880 and the north right-of-way line of Tucker Avenue, to the real point of beginning.
- and containing 8.2239 acres, (0.3032 acre in Lot 1607 and 0.0164 acre in 12' private drive, 0.2596 acre in Outlot 119, 0.2198 acre in Outlot 121, 4.6478 acres in Lot 2881, 2.6817 acres in Lot 2880, and 0.0954 acre in the Ashland Railway), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are based on the east right-of-way line of Mack Avenue as being N00°00'00"E, per a survey by F.E. Krocka & Associates, Inc. dated December 16, 1978.

CERTIFICATION: I hereby certify that a survey was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

*Raymond G. Lenczowski*

Raymond G. Lenczowski  
Ohio Registered Surveyor No. 6687  
Date: January 16, 2012



53-11.doc

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY.  
TAX MAP OFFICE

EAK 1-31-12  
INITIAL DATE  
dd-25