

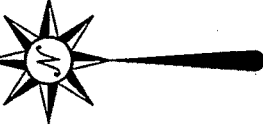
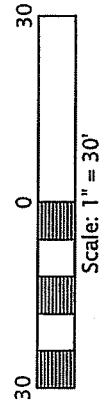
PLAT OF BOUNDARY SURVEY

H. KENT & SHELLEY W. RISNER

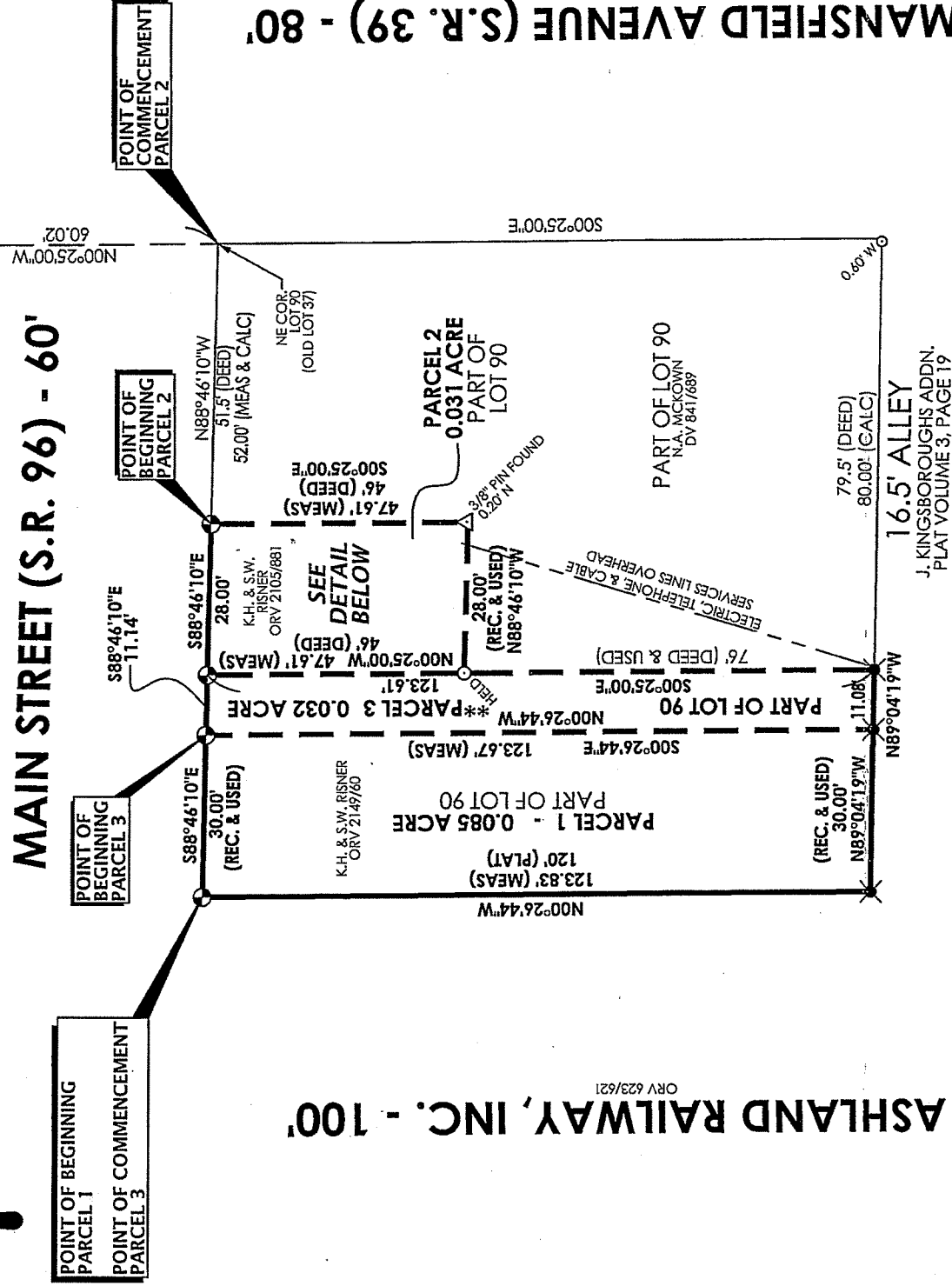
PARTS OF LOT 90 (OLD LOT 37) IN MICKEY & LEHMAN'S ADDITION
PLAT VOLUME 1, PAGE 144

CITY OF SHELBY, RICHLAND COUNTY, OHIO

*** NOTE: OWNERSHIP OF PARCEL 3 IS UNKNOWN

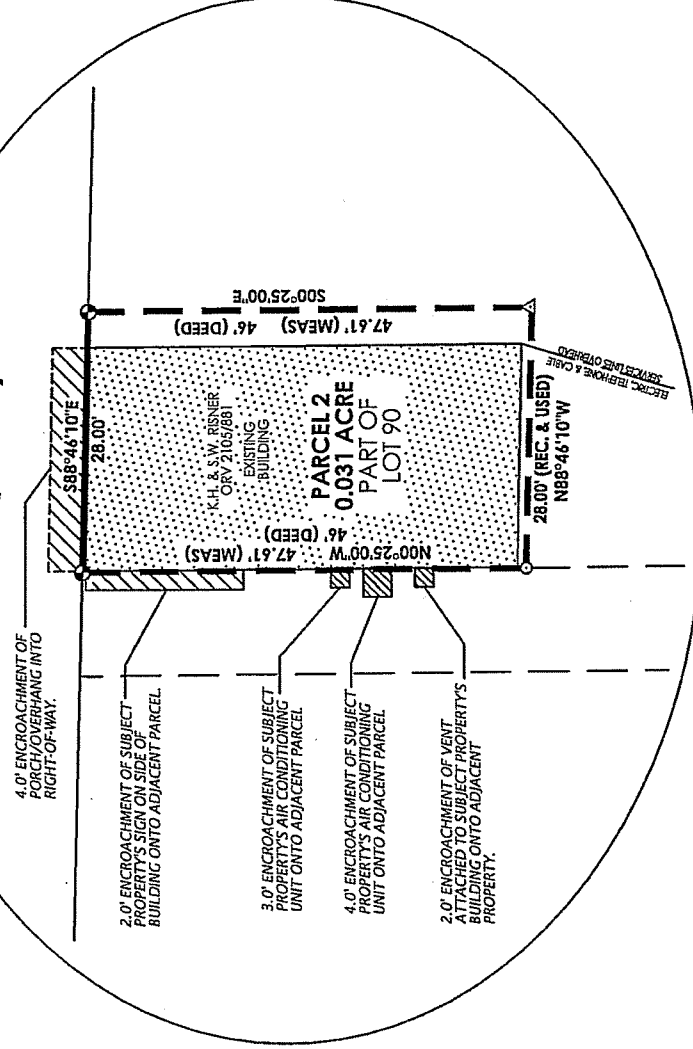


BEARINGS ARE BASED ON
SURVEY PLAT VOLUME A-608.



DETAIL
SCALE: 1" = 20'

MAIN STREET (S.R. 96) - 60'



I HEREBY CERTIFY THIS SURVEY TO BE CORRECT TO THE BEST OF MY
KNOWLEDGE AND ALL MONUMENTS ARE FOUND OR SET AS INDICATED
PER OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

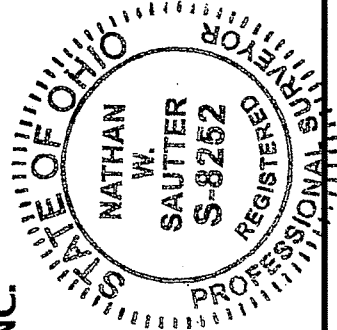
PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.

86 WEST MAIN STREET
SHELBY, OHIO 44875
(419) 342-4556

Nathan W. Sautter

NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252
DATE: FEBRUARY 1, 2013

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY,
TAX MAP, OFFICE
EAK 7-12-13
INITIAL DATE
EE-30



REFERENCE MATERIALS

- DEEDS AS SHOWN
 - TAX MAPS
- THE FOLLOWING RICHLAND CO.
TAX MAP SURVEYS:
- | PLAT VOLUME | PAGE |
|-------------|------|
| A | 608 |
| L | 145 |
- SURVEY FOR PART OF LOT 90 BY F.E. KROCKA & ASSOCIATES, INC. DATED MAY 1, 1956.
 - SURVEY FOR PART OF LOT 90 BY F.E. KROCKA & ASSOCIATES, INC. DATED OCTOBER 5, 1983.
 - B & O RAILROAD SURVEY FOR PART OF LOT 90 DATED JUNE 16, 1944
 - MICKEY & LEHMAN'S ADDITION PLAT VOLUME 1, PAGE 144
 - J. KINGSBOROUGH'S ADDITION PLAT VOLUME 3, PAGE 19

LEGEND

- ENCROACHMENTS
- EXISTING BUILDING
- RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- IRON PIN FOUND
- RAILROAD SPIKE SET
- 3" MAG NAIL SET IN CONCRETE SIDEWALK

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

DESCRIPTION
H. KENT & SHELLEY W. RISNER
PART OF LOT 90 (OLD LOT 37) IN MICKEY & LEHMAN'S ADDITION
PLAT VOLUME 1, PAGE 144
CITY OF SHELBY, RICHLAND COUNTY, OHIO
PARCEL 1 - 0.085 ACRE

DESCRIPTION: Being part Lot 90 (old Lot 37) in Mickey and Lehman's Addition, Plat Volume 1, Page 144 in the City of Shelby, Richland County, Ohio and being more particularly described as follows:

Beginning for the same at 3" Mag Nail set in the sidewalk at the northwest corner of Lot 90 (old Lot 37) in Mickey and Lehman's Addition, as shown in Plat Volume 1, Page 144, said point also being the intersection of the east right-of-way line of the Ashland Railway, Inc. (100 feet in width) and the south right-of-way line of Main Street (State Route 96)-(60 feet in width);

- 1) thence S88°46'10"E, along the north line of Lot 90 (old Lot 37) and the south right-of-way line of Main Street, a distance of 30.00 feet to a 3" Mag Nail set in the sidewalk;
- 2) thence S00°26'44"E, a distance of 123.67 feet, to a railroad spike set on the south line of Lot 90 (old Lot 37), and on the north right-of-way line of a 16.5 foot alley;
- 3) thence N89°04'19"W, along the south line of Lot 90 (old Lot 37) and the north right-of-way line of said alley, a distance of 30.00 feet to a railroad spike set at the southwest corner of Lot 90, and on the east right-of-way line of the Ashland Railway;
- 4) thence N00°26'44"W, along the west line of Lot 90 (old Lot 37) and the east right-of-way line of Ashland Railway, a distance of 123.83 feet, to the real point of beginning,

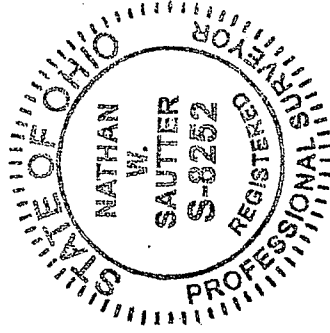
and containing 0.085 acre (3711.31 square feet), more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on Survey Plat Volume A-608 on file at the Richland County Tax Map Office.

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.



Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: February 1, 2013



12-13 Risner Parcel 1.doc

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

FAK 2-12-13
INITIAL DATE

EE-30

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

DESCRIPTION
H. KENT & SHELLEY W. RISNER
PART OF LOT 90 (OLD LOT 37) IN MICKEY & LEHMAN'S ADDITION
PLAT VOLUME 1, PAGE 144
CITY OF SHELBY, RICHLAND COUNTY, OHIO
PARCEL 2 - 0.031 ACRE

DESCRIPTION: Being part Lot 90 (old Lot 37) in Mickey and Lehman's Addition, Plat Volume 1, Page 144 in the City of Shelby, Richland County, Ohio and being more particularly described as follows:

Commencing for the same at the northeast corner of Lot 90 (old Lot 37) in Mickey and Lehman's Addition, as shown in Plat Volume 1, Page 144, and being the intersection of the west right-of-way line of Mansfield Avenue (State Route 39) - (80 feet in width) and the south right-of-way line of Main Street (State Route 96) - (60 feet in width), said point also being referenced by a drill hole found N00°25'00"W, 60.02 feet at the southeast corner of Lot 633 (Plat Volume 4, Page 9); thence N88°46'10"W along the north line of Lot 90 (old Lot 37) and the south right-of-way line of Main Street, a distance of 52.00 feet, to a 3" Mag Nail set in the sidewalk at the real point of beginning for the parcel herein described;

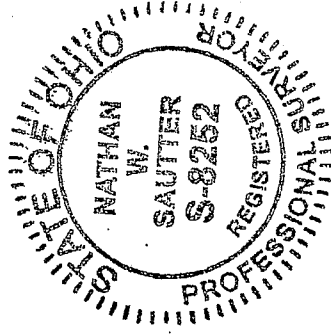
- 1) thence S00°25'00"E, a distance of 47.61 feet, to a point referenced by a 3/8" iron pin found 0.20 feet, North;
- 2) thence N88°46'10"W, a distance of 28.00 feet, to an iron pipe found;
- 3) thence N00°25'00"W, a distance of 47.61 feet, to a 3" Mag Nail set in the sidewalk on the north line of Lot 90 (old Lot 37) and on the south right-of-way line of Main Street;
- 4) thence S88°46'10"E, along the north line of Lot 90 (old Lot 37) and the south right-of-way line of Main Street, a distance of 28.00 feet, to the real point of beginning,
and containing 0.031 acre (1332.94 square feet), more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on Survey Plat Volume A-608 on file at the Richland County Tax Map Office.

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.

Nathan W. Sautter

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: February 1, 2013



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

DESCRIPTION
PART OF LOT 90 (OLD LOT 37) IN MICKEY & LEHMAN'S ADDITION
PLAT VOLUME 1, PAGE 144
CITY OF SHELBY, RICHLAND COUNTY, OHIO
PARCEL 3 - 0.032 ACRE

DESCRIPTION: Being part Lot 90 (old Lot 37) in Mickey and Lehman's Addition, Plat Volume 1, Page 144 in the City of Shelby, Richland County, Ohio and being more particularly described as follows:

Commencing for the same at 3" Mag Nail set in the sidewalk at the northwest corner of Lot 90 (old Lot 37) in Mickey and Lehman's Addition, as shown in Plat Volume 1, Page 144, said point also being the intersection of the east right-of-way line of the Ashland Railway, Inc. (100 feet in width) and the south right-of-way line of Main Street (State Route 96) (60 feet in width); thence S88°46'10"E, along the north line of Lot 90 (old Lot 37) and the south right-of-way line of Main Street, a distance of 30.00 feet, to a 3" Mag Nail set in the sidewalk at the real point of beginning for the parcel herein described;

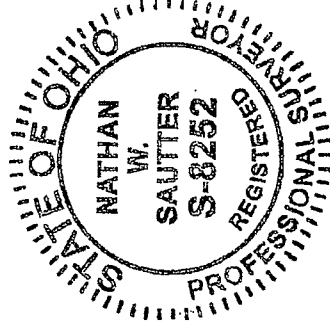
- 1) thence S88°46'10"E, continuing along the north line of Lot 90 (old Lot 37) and the south right-of-way line of Main Street, a distance of 11.14 feet to a 3" Mag Nail set in the sidewalk;
- 2) thence S00°25'00"E, passing for reference an iron pipe found at 47.61 feet, a total distance of 123.61 feet, to a railroad spike set on the south line of Lot 90 (old Lot 37), and on the north right-of-way line of a 16.5 foot alley;
- 3) thence N89°04'19"W, along the south line of Lot 90 (old Lot 37) and the north right-of-way line of said alley, a distance of 11.08 feet to a railroad spike set;
- 4) thence N00°26'44"W, a distance of 123.67 feet, to the real point of beginning,
and containing 0.032 acre (1372.14 square feet), more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on Survey Plat Volume A-608 on file at the Richland County Tax Map Office.

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.

Nathan W. Sautter

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: February 1, 2013



NEW SURVEY
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