

PLAT OF PRO JERVEY

# SHELBY HORIZONS

PART OF THE SOUTHEAST QUARTER, SECTION THIRTY-ONE(31)  
TOWNSHIP TWENTY-THREE(23), RANGE NINETEEN(19)  
CITY OF SHELBY, PLYMOUTH TOWNSHIP, RICHLAND COUNTY, OHIO

LONDON WEST RD.

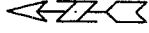
928.62 FT  
S 89°42'52" E  
N. LINE, SE 1/4, SEC. 31

W. COR.  
1/4, SEC. 31

1203.61 FT  
S 00°25'28" E  
1556.03 FT

PLYMOUTH LOCAL BD. OF EDUCATION  
38.381 ACRES  
D.V. 529/103

CENTRAL OHIO INDUSTRIAL PARK  
43.784 ACRES



BEARINGS ARE BASED ON ASSUMING  
THE WEST LINE OF THE SOUTHEAST  
QUARTER AS N 00° 25' 28" E.

SERVICE RD. (NOT DEDICATED)

977.03 FT  
N 87°17'19" E

SHELBY HORIZONS  
12.6093 ACRES

N 87°15'00" E  
991.60 FT

SHELBY HORIZONS  
4.6594 ACRES

1000.03 FT  
S 87°15'00" W

PIONEER JOINT VOCATIONAL SCHOOL  
36.0 ACRES  
D.V. 573/206

ALLISON DR. -60'  
(NOT DEDICATED)

SHELBY HORIZONS  
25.14 AC.  
D.V. 858/187

GENERAL RD. -90'  
(NOT DEDICATED)



SCALE 1" = 200 FT

### LEGEND

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



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

*Raymond G. Lenczowski*

RAYMOND G. LENCZOWSKI  
OHIO REGISTERED SURVEYOR NO.6687  
DATE: JANUARY 24, 1995

NO PLAT REQUIRED. *Bill Benjamin*  
SHELBY CITY EXP. 6/30/95

6-165

F. E. KROCKA & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING

102 WEST MAIN STREET  
SHELBY, OHIO 44875  
PHONE: (419) 342-4556

DESCRIPTION  
SHELBY HORIZONS  
PART OF THE SOUTHEAST QUARTER, SECTION THIRTY-ONE (31)  
TOWNSHIP TWENTY-TWO (22), RANGE NINETEEN (19)  
PLYMOUTH TOWNSHIP, CITY OF SHELBY, RICHLAND COUNTY, OHIO  
4.6594 ACRES

DESCRIPTION: Being a part of the Southeast Quarter of Section Thirty-One (31), Township Twenty-Two (22), Range Nineteen (19), Plymouth Township, City of Shelby, Richland County, Ohio, and being more particularly described as follows:

Beginning for the same at a 1/2" iron pipe found at the northwest corner of the Southeast Quarter of Section Thirty-One, said pipe being the northwest corner of a 38.381 acre parcel owned by Ralph Phillips; thence S 00°25'28" E, a distance of 1556.03 feet, along the west line of said quarter section, (west line of said 38.381 acres) to an iron pin set which is the real point of beginning of the parcel herein described;

- 1) thence N 87°15'00" E, a distance of 991.60 feet, to an iron pin set on the west line of a 41.526 acre parcel owned by Shelby Horizons, said pin being on the east line of said 38.381 acres;
- 2) thence S 02°47'37" E, a distance of 203.82 feet, along the west line of said 41.526 acres and east line of said 38.381 acres to a concrete monument found at the corner of a 42.83 acre parcel owned by Pioneer Joint Vocational School;
- 3) thence S 87°15'00" W, a distance of 1000.03 feet, along the north line of said 42.83 acres to a 1/2" iron pin found on the west line of said quarter section at the southwest corner of said 38.381 acre parcel;
- 4) thence N 00°25'28" W, a distance of 203.99 feet, along the west line of said quarter section (west line of said 38.381 acres) to the real point of beginning

and containing 4.6594 acres, more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on assuming the west line of the southeast quarter as N 0°25'28" E.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, heirs and assigns, unless said parcel fronts on a public highway or dedicated street, or is sold together with land fronting on a public highway or dedicated street.

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

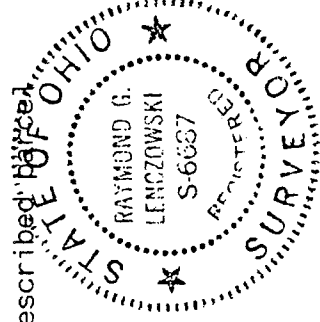
F. E. KROCKA AND ASSOCIATES, INC.

*Raymond G. Lenczowski*  
Raymond G. Lenczowski

Ohio Registered Surveyor #6687

Date: January 24, 1995 Revised June 1, 1995

NEW SPLIT  
TAX MAP APPROVED  
EGNS  
INITIAL DATE



F. E. KROCKA & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING

102 WEST MAIN STREET  
SHELBY, OHIO 44875  
PHONE: (419) 342-4556

DESCRIPTION  
SHELBY HORIZONS  
PART OF THE SOUTHEAST QUARTER, SECTION THIRTY-ONE (31)  
TOWNSHIP TWENTY-THREE (23) RANGE NINETEEN (19)  
PLYMOUTH TOWNSHIP, CITY OF SHELBY, RICHLAND COUNTY, OHIO  
12.6093 ACRES

DESCRIPTION: Being a part of the Southeast Quarter of Section Thirty-One (31), Township Twenty-Three (23) Range Nineteen (19), Plymouth Township, City of Shelby, Richland County, Ohio, and being more particularly described as follows;

Beginning for the same at a 1/2" iron pipe found at the northwest corner of the Southeast Quarter of Section Thirty-One, said pipe being the northwest corner of a 38.381 acre parcel owned by Ralph Phillips; thence S 00°25'28" E, a distance of 1203.61 feet, along the west line of said quarter section, (west line of said 38.381 acres) to an iron pin set which is the real point of beginning of the parcel herein described;

- 1) thence N 87°17'19" E, a distance of 977.03 feet, to an iron pin found at the northwest corner of a 41.526 acre parcel owned by Shelby Horizons, said pin being on the east line of said 38.381 acres;
- 2) thence S 02°47'37" E, a distance of 555.30 feet, along the west line of said 41.526 acres and east line of said 38.381 acres to a concrete monument found at the corner of a 42.83 acre parcel owned by Pioneer Joint Vocational School;
- 3) thence S 87°15'00" W, a distance of 1000.03 feet, along the north line of said 42.83 acres to a 1/2" iron pin found on the west line of said quarter section at the southwest corner of said 38.381 acre parcel;
- 4) thence N 00°25'28" W, a distance of 556.41 feet, along the west line of said quarter section (west line of said 38.381 acres) to the real point of beginning and containing 12.6093 acres, more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on assuming the west line of the southeast quarter as N 0°25'28" E.  
Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, heirs and assigns, unless said parcel fronts on a public highway or dedicated street, or is sold together with land fronting on a public highway or dedicated street.

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

F. E. KROCKA AND ASSOCIATES, INC.

*Raymond G. Lenczowski*

Raymond G. Lenczowski  
Ohio Registered Surveyor #6687

JUNE 1, 1985

