

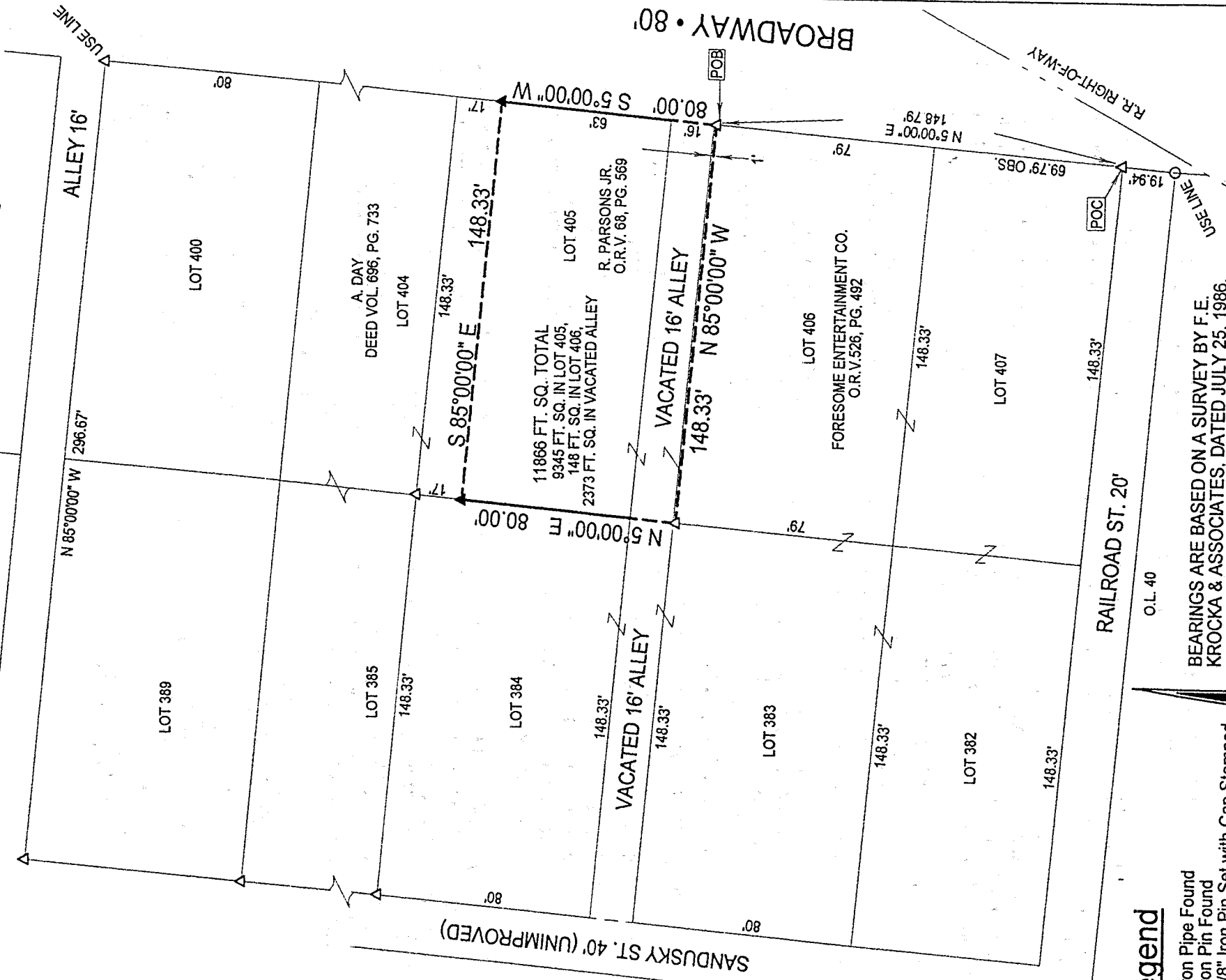
I-488

I-488

# PLAT OF BOUNDARY SURVEY RALPH PARSONS JR.

PARTS OF LOTS 405 AND 406 AND A VACATED 16' ALLEY, PLAT VOL. 2-3, PG. 9  
CITY OF SHELBY, RICHLAND COUNTY, OHIO

NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
DATE 12-10-97



11866 FT. SQ. TOTAL  
9345 FT. SQ. IN LOT 405,  
148 FT. SQ. IN LOT 406,  
2373 FT. SQ. IN VACATED ALLEY

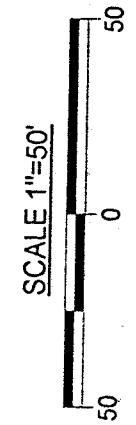
R. PARSONS JR.  
O.R.V. 68, PG. 569

FORESOME ENTERTAINMENT CO.  
O.R.V. 526, PG. 492

A. DAY  
DEED VOL. 696, PG. 733

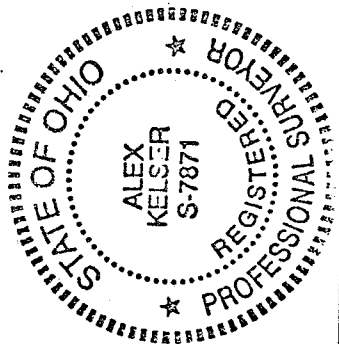
### Legend

- Iron Pipe Found
- △ Iron Pin Found
- ▲ 5/8" Iron Pin Set with Cap Stamped "Kelsner 7871"



DATE:	12/2/97
JOB NO.:	S32597ZP

BEARINGS ARE BASED ON A SURVEY BY F.E. KROCKA & ASSOCIATES, DATED JULY 25, 1986.



KELSNER SURVEYING

450 MARION AVE.  
MANSFIELD, OHIO 44903  
419-522-7242

*Alex Kelsner*  
Alex Kelsner

RLS #7871



# Kelser Surveying

ALEX KELSER  
REGISTERED LAND SURVEYOR NO. 7871  
450 Marion Ave. Mansfield, Ohio 44903  
Tel.: (419) 522-7242 Fax: (419) 522-7242

## DESCRIPTION RALPH PARSONS JR. PARTS OF LOTS 405 AND 406 AND A VACATED 16' ALLEY CITY OF SHELBY, RICHLAND COUNTY, OHIO

DESCRIPTION: Being a vacated 16' alley, a part of lot 405 and a part of lot 406 of the consecutively numbered lots in the City of Shelby, Richland County, Ohio; and being more particularly described as follows:

COMMENCING for the same at an iron pin found on the west right-of-way of Broadway (80' in width) at the southeast corner of lot 407, thence N 5°00'00" E with the said west right-of-way, a distance of 148.79 feet to an iron pin found on the east line of lot 406, at the northeast corner of that part of lot 406 in the name of Foresome Entertainment Company, per O.R.V. 526, Pg. 492 (southeast corner of that part of lot 406 in the name of R. Parsons Jr., per O.R.V. 68, Pg. 569) the real point of beginning for the parcel herein described;

- 1) thence N 85°00'00" W along the south line of the lands of said Parsons, a distance of 148.33 feet to an iron pin found on the west line of lot 406, at the northwest corner of that part of lot 406 in the name of said Foresome Entertainment Company;
- 2) thence N 5°00'00" E along the west line of the land of said Parsons, a distance of 80.00 feet to an iron pin set on the west line of lot 405 at the southwest corner of that part of lot 405 in the name of A. Day, per Deed Vol. 696, Pg. 733 and passing for reference the northwest corner of lot 406 a 1.00 foot and passing also for reference the north line of a vacated 16' alley at 17.00 feet;
- 3) thence S 85°00'00" E along the south line of the lands of said Day, a distance of 148.33 feet to an iron pin set on the west right-of-way of said Broadway (east line of lot 405) at the northeast corner of that part of lot 405 in the name of said Parsons;
- 4) thence S 5°00'00" W along said west right-of-way a distance of 80.00 feet to the point of beginning of the parcel herein described and passing for reference the north line of a vacated 16' alley at 63.00 feet and passing also for reference the southeast corner of lot 405 at 79.00 feet

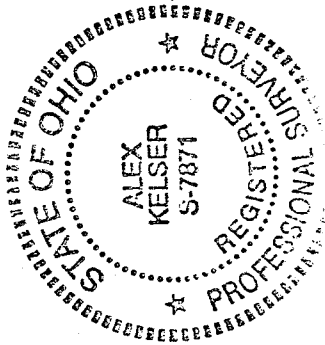
and containing 11866 square feet as follows: 9345 square feet in lot 405, 148 square feet in lot 406 and 2373 square feet in a vacated 16' alley, more or less, but subject to all legal easements and public rights-of-way now on record.

All iron pins set are 5/8" diameter with caps stamped "Kelser 7871".

Bearings are based on a survey by F.E. KROCKA & ASSOCIATED—dated July 25, 1986.

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

Prepared by  
KELSER SURVEYING



*Alex K.*  
Alex Kelser  
Registered Ohio Surveyor No. 7871  
Date: December 2, 1997

NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
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