

**PLAT OF BOUNDARY SURVEY
PART OF LOT 59 & PART OF A 16.5' VACATED ALLEY
PLAT VOLUME 1, PAGE 144 &
PART OF LOT 635, PLAT VOLUME 4, PAGE 9
CITY OF SHELBY, RICHLAND COUNTY, OHIO**

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- PLAT VOLUME 1, PAGE 144
- PLAT VOLUME 4, PAGE 9
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:
A-608
F-2-94
- SURVEY BY CHARLES A. KERG DATED OCTOBER 5, 2012

ACREAGE BREAKDOWN

PART OF LOT 59	0.084 ACRE (3,659.04 SF)
PART OF LOT 635	0.085 ACRE (3,702.60 SF)
PART OF VACATED ALLEY	0.023 ACRE (1,001.88 SF)
TOTAL	0.192 ACRE (8,363.52 SF)

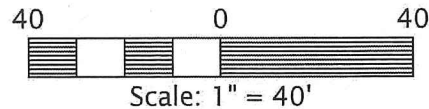
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-30-18
INITIAL DATE
KK-324

NOTE: GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPLE BUILDING SITE UNDER APPLICABLE ZONING AND WILL NOT BE CONVEYED BY SAID GRANTEES, HEIRS AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET.



BEARINGS ARE BASED ON
SURVEY PLAT VOLUME A-608.



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

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter

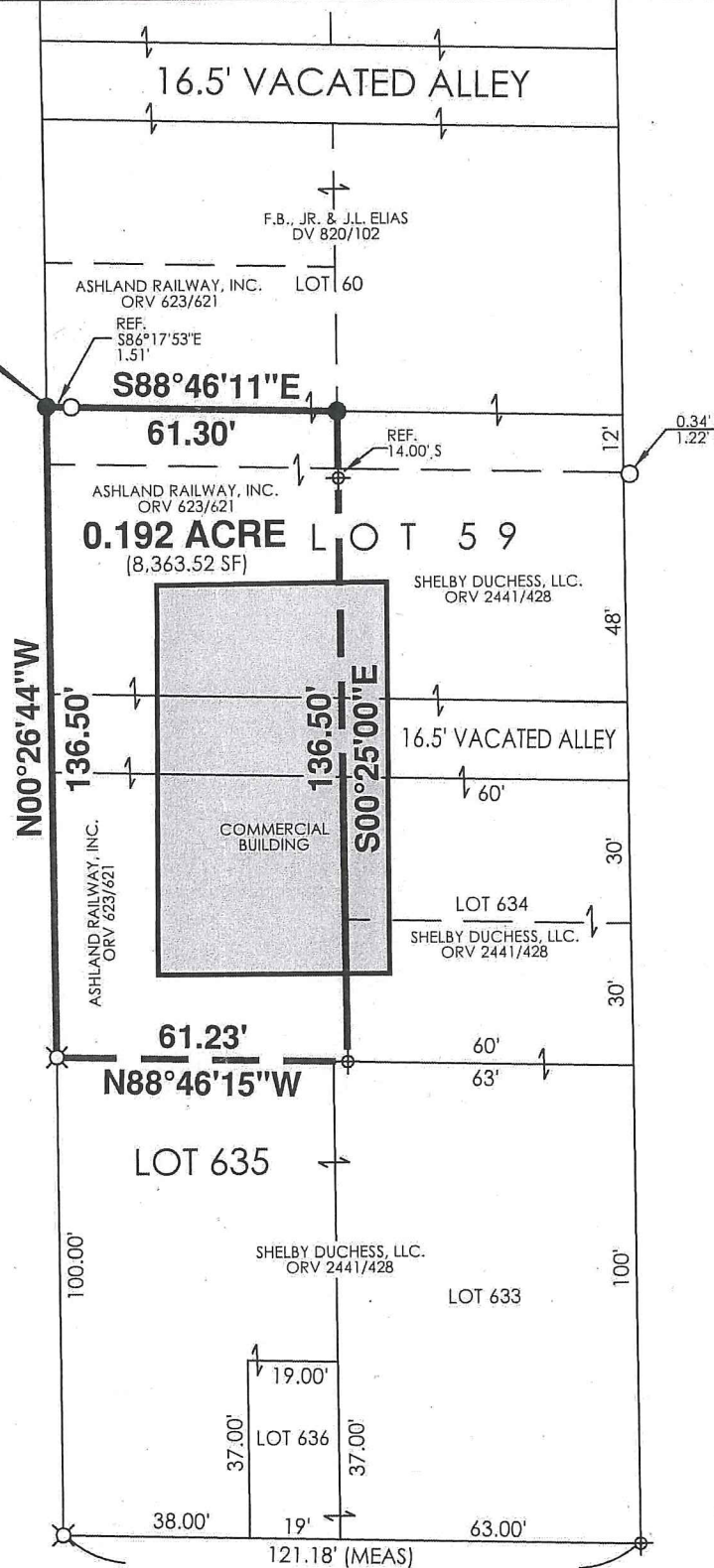
NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252
DATE: OCTOBER 19, 2018



POINT OF BEGINNING

ASHLAND RAILROAD - 100'

EX. CENTERLINE OF TRACK



BROADWAY STREET - 80'

EAST MAIN STREET - 60'

LEGEND

- ⊗ RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- ⊕ DRILL HOLE FOUND IN CONCRETE
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



F.E. Krocka & Associates, Inc.
 Engineering and Surveying
 44 East Main Street
 Shelby, Ohio 44875
 Phone: (419) 342-4556
 Fax: (419) 347-8885

DESCRIPTION
PART OF LOT 59 & PART OF A 16.5' VACATED ALLEY
PLAT VOLUME 1, PAGE 144 &
PART OF LOT 635
PLAT VOLUME 4, PAGE 9
CITY OF SHELBY, RICHLAND COUNTY, OHIO

DESCRIPTION: Being part of Lot 59 and part of a 16.5 foot wide vacated alley, Plat Volume 1, Page 144, and part of Lot 635, Plat Volume 4, Page 9, in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being an iron pin set at the northwest corner of Lot 59, said point also being the southwest corner of Lot 60 and on the east right-of-way line of Ashland Railway, Inc. (100 feet in width);

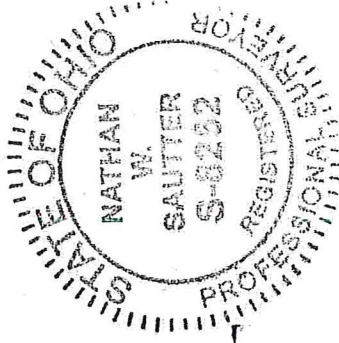
- 1) thence S88°46'11"E, along the north line of Lot 59 (south line of Lot 60), a distance of 61.30 feet to an iron pin set;
 - 2) thence S00°25'00"E, passing for reference a drill hole in concrete found at 14.00 feet, a total distance of 136.50 feet to a drill hole in concrete found at the southwest corner of Lot 634, said point also being on the north line of Lot 633;
 - 3) thence N88°46'15"W, a distance of 61.23 feet to a railroad spike found on the west line of Lot 635, said point also being on the east right-of-way line of Ashland Railway, Inc.;
 - 4) thence N00°26'44"W, along the west line of Lots 635 and 59 (east right-of-way line of Ashland Railway, Inc.), a distance of 136.50 feet to the real point of beginning,
- and containing 0.192 acre (8,363.52 square feet) {0.084 acre (3,659.04 square feet) in part of Lot 59, 0.085 acre (3,702.60 square feet) in part of Lot 635, and 0.023 acre (1,001.88 square feet) in part of vacated 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, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on survey plat volume A-608.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principle building site under applicable zoning and will not be conveyed by said grantees, their heirs, and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
 Ohio Registered Surveyor No. 8252
 Date: October 19, 2018



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK 10-30-18
 INITIAL DATE
KK-324

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 10-30-18
 INITIAL DATE
For Auditors Purposes ONLY