

PLAT OF BOUNDARY SURVEY
PART OF LOT 59 & PART OF A 16.5' VACATED ALLEY
PLAT VOLUME 1, PAGE 144 &
LOTS 633, 634, 635, & 636, PLAT VOLUME 4, PAGE 9
CITY OF SHELBY, RICHLAND COUNTY, OHIO

REFERENCE MATERIALS

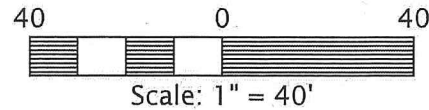
- DEEDS AS SHOWN
- TAX MAPS
- PLAT VOLUME 1, PAGE 144
- PLAT VOLUME 4, PAGE 9
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:
 A-608
 F-2-94
- SURVEY BY CHARLES A. KERG DATED OCTOBER 5, 2012

ACREAGE BREAKDOWN

PART OF LOT 59	0.150 ACRE (6,534 SF)
VACATED ALLEY	0.046 ACRE (2,004 SF)
LOT 633	0.145 ACRE (6,316 SF)
LOT 634	0.083 ACRE (3,616 SF)
LOT 635	0.202 ACRE (8,799 SF)
LOT 636	0.016 ACRE (697 SF)
TOTAL	0.642 ACRE (27,966 SF)



BEARINGS ARE BASED ON
 SURVEY PLAT VOLUME A-608.



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 10-30-18
 INITIAL DATE
KK-325



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

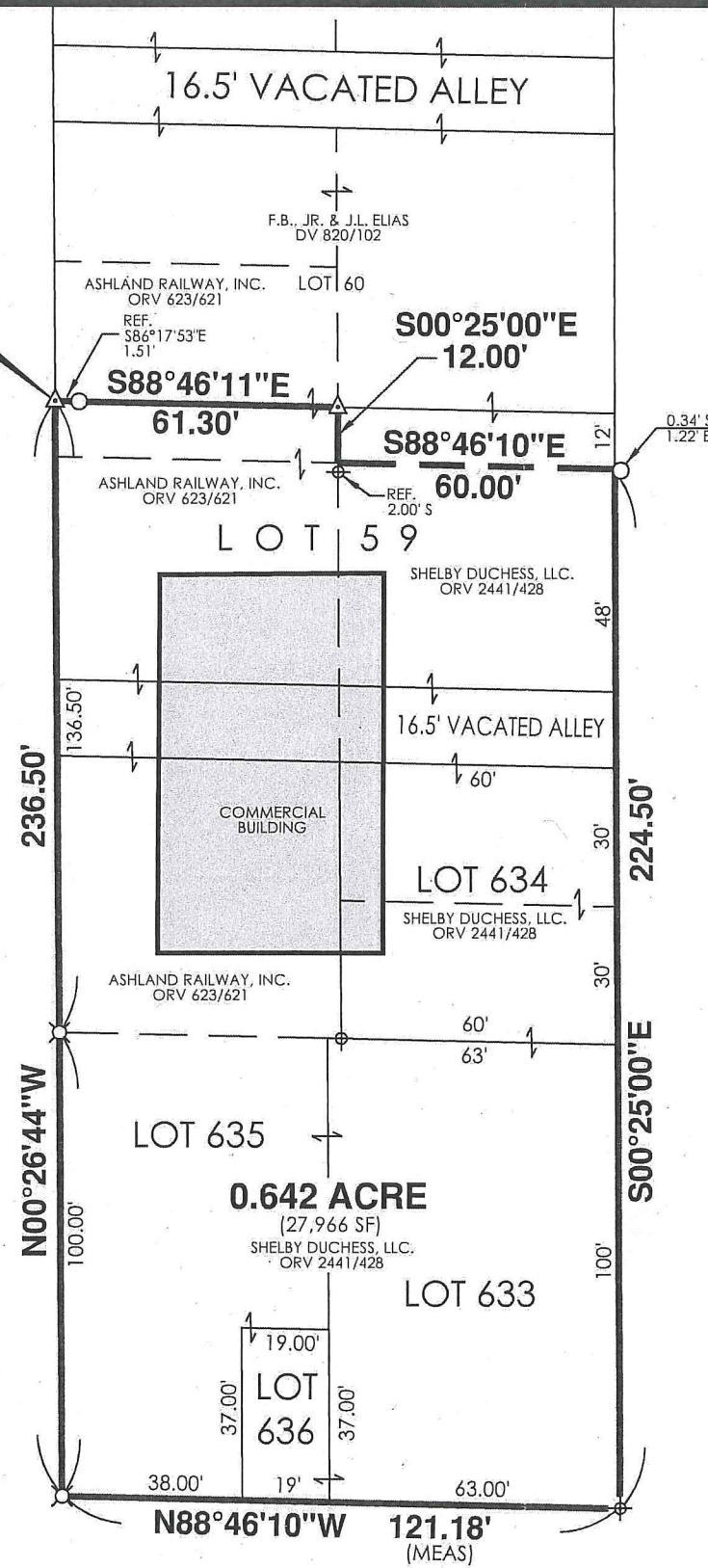
NATHAN W. SAUTTER
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE: OCTOBER 22, 2018



POINT OF BEGINNING

ASHLAND RAILROAD - 100'

ASHLAND RAILWAY, INC.
 ORV 623/621
 EX. CENTERLINE OF TRACK



BROADWAY STREET - 80'

EAST MAIN STREET - 60'

LEGEND

- ⊗ RAILROAD SPIKE FOUND
- IRON PIPE FOUND
- △ IRON PIN FOUND
- ⊕ DRILL HOLE FOUND IN CONCRETE



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 & A 16.5' VACATED ALLEY
PLAT VOLUME 1, PAGE 144 &
LOTS 633, 634, 635, & 636, PLAT VOLUME 4, PAGE 9
CITY OF SHELBY, RICHLAND COUNTY, OHIO

DESCRIPTION: Being part of Lot 59, a 16.5 foot wide vacated alley, Plat Volume 1, Page 144, and Lots 633, 634, 635, and 636, 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 found 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);

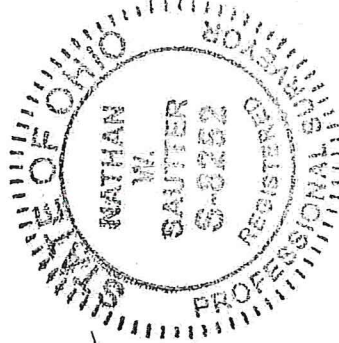
- 1) thence S88°46'11"E, along the north line of Lot 59 (south line of Lot 60), a distance of 61.30 feet to an iron pin found;
- 2) thence S00°25'00"E, a distance of 12.00 feet to point referenced by a drill hole in concrete found 2.00 feet South;
- 3) thence S88°46'10"E, a distance of 60.00 feet to the east line of Lot 59, said point being referenced by an iron pipe found 0.34 feet South, 1.22 feet East, and being on the west right-of-way line of Broadway Street (80 feet in width);
- 4) thence S00°25'00"E, along the east line of Lots 59, 634, and 633 (west right-of-way line of Broadway Street), a distance of 224.50 feet to a drill hole in concrete found at the southeast corner of Lot 633, said point also being on the north right-of-way line of East Main Street (60 feet in width);
- 5) thence N88°46'10"W, along the south line of Lots 633, 636, and 635 (north right-of-way line of East Main Street), a distance of 121.18 feet to a railroad spike found at the southwest corner of Lot 635, said point also being on the east right-of-way line of Ashland Railway, Inc.;
- 6) thence N00°26'44"W, along the west line of Lots 635 and 59 (east right-of-way line of Ashland Railway, Inc.) and passing for reference a railroad spike found at 100.00 feet, a total distance of 236.50 feet to the real point of beginning,

and containing 0.642 acre (27,966 square feet) {0.150 acre (6,534 square feet) in part of Lot 59, 0.046 acre (2,004 square feet) in the vacated alley, 0.145 acre (6,316 square feet) in Lot 633, 0.083 acre (3,616 square feet) in Lot 634, 0.202 acre (8,799 square feet) in Lot 635, and 0.016 acre (697 square feet) in Lot 636}, 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.

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 22, 2018



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

INITIAL **EAK** DATE **10-30-18**
INITIAL **KK** DATE **3-25**