

PLAT OF PROPERTY SURVEY AT THE REQUEST OF

FRANK BENHAM

L-244

PART OF INLOT 2882 OF THE CITY OF SHELBY
PART OF LOT 1 OF WALDRUFF SUBDIVISION - PLAT VOLUME 16, PAGE 11
TOWNSHIP TWENTY-TWO (22), RANGE NINETEEN (19)
CITY OF SHELBY, RICHLAND COUNTY, OHIO

BASIS OF BEARINGS

BEARING ARE BASED ON THE CENTERLINE OF
MANSFIELD AVE. (S.R. 39) BEING S 36°53'05" E
AS INDICATED ON RIGHT OF WAY PLANS
RIC-39-(4.53-13.54) ON FILE IN THE RICHLAND
COUNTY TAX MAP OFFICE (FILE S-8)

REFERENCE MATERIAL

RIGHT OF WAY PLANS RIC-39-(4.53-13.54)
PLAT VOLUME 16, PAGE 11 -- WALDRUFF SUBD.
TAX MAPS
DEEDS AS NOTED ON SURVEY



GLECCA REALTY
O.R.V. 400 PG. 760

DEBORAH L. BENHAM
O.R.V. 559 PG. 897

THOMAS E. RINEHART
D.V. 836 PG. 15

N 70°46'30" E

163.61' CALC.

166.4' REC.

0.212 ACRES

1 STORY COMM. BLD.

177' REC.

179.68' CALC.

S 69°55'46" W

CONC. DRIVE

PROPOSED 1.5' DRIVEWAY EASEMENT

FROM THOMAS E. RINEHART
TO DEBORAH L. BENHAM

1 STORY COMM. BLD.

P.O.B.

NE CORNER LOT 2882

REBAR FD. 10.46'

D.V. 559 PAGE 399
10' HIGHWAY EASEMENT
SIDEWALK

S 36°53'05" E

S 36°53'05" E

632.69' REC

MANSFIELD AVE. (S.R. 39)

220.00'

147.40' W. LINE LOT 2882

N 19°53'29" W

55.06'

GARAGE

IRON PIPE FD.

0.8' DRIVEWAY ENCR

ASPHALT PARKING

1.5' DRIVEWAY ENCR.

LEGEND

- 1" IRON PIN FOUND IN MON. BOX
- IRON PIN/PIPE FOUND
- ⊕ 1/2" DIA. X 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "WEIGLER 7747"
- ⊗ SURVEY NAIL SET



SCALE 1"=20'

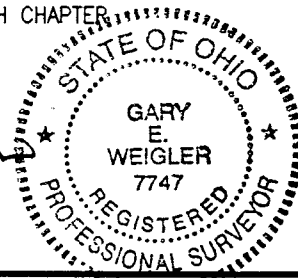
CERTIFICATION: I HEREBY CERTIFY THAT THE
FOREGOING SURVEY WAS PREPARED FROM ACTUAL
FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER
4733-37, OHIO ADMINISTRATIVE CODE.
PREPARED BY

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED

DATE 10/21/99

VILLAGE ENGINEERING, LTD.

GARY E. WEIGLER
OHIO REGISTERED SURVEYOR NO. 7747
DATE: SEPTEMBER 23, 1999



VILLAGE ENGINEERING, LTD.

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FAX: (419) 342-6344
E-mail: Village@Richnet.Net

PRES.-BRUCE W. BERDANIER, PE, PS

V. PRES.-JOHN C. MEDLEY
99022

DESCRIPTION OF PART OF LOT 2882 - CITY OF SHELBY

Deborah L. Benham

Situated in the City of Shelby, County of Richland, State of Ohio, being a part of Inlot 2882 of the consecutively numbered lots of the City of Shelby, and being also known as part of Lot 1 of Waldruff Subdivision as recorded in Plat Volume 16, Page 11 of the Richland County Recorder's Records, Township Twenty-Two (22), Range Nineteen (19), and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 2882, said corner being referenced by a rebar found South 70°46'30" West a distance of 10.46 feet;

Thence with the following four (4) courses:

- (1) South 36° 53' 05" East with the east line of said Lot 2882 a distance of 55.00 feet to a survey nail set;
- (2) South 69° 55' 46" West a distance of 179.68 feet to an iron pipe found, passing through for reference a rebar set at a distance of 20.00 feet;
- (3) North 19° 53' 29" West a distance of 55.06 feet to a point on the north line of Lot 2882, referenced by an iron pipe found North 19° 53' 29" West a distance of 0.11 feet;
- (4) North 70° 46' 30" East with the north line of Lot 2882 a distance of 163.61 feet to the point of beginning, passing through for reference a rebar found at a distance of 153.15 feet, and containing 0.212 acres, subject to all legal easements, restrictions, and public right-of-way now on record.

Subject to a 10 foot easement for highway purposes as recorded in Deed Volume 559, Page 395.

Bearings are based on the centerline of Mansfield Avenue (S.R. 39) being South 36° 53' 05" East as indicated on right of way plans RIC-39-(4.53-13.54) on file in the Richland County Tax Map Office (File S-8).

I hereby certify that a survey was made of the above property and all monumentation was set or found as indicated. All rebars set are 1/2" diameter by 30" long rebar with yellow plastic cap stamped "WEIGLER 7747".

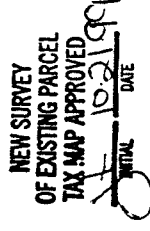
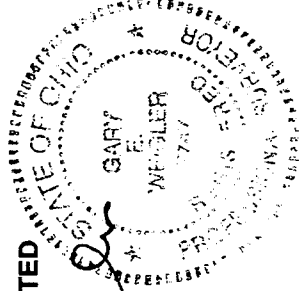
Deed Reference: Official Record Volume 559, Page 897

Prepared By:
VILLAGE ENGINEERING LIMITED

Gary E. Weigler
Gary E. Weigler

Registered Surveyor No. 7747

Date: September 23, 1999



7-244