

PLAT OF BOUNDARY SURVEY

JOHN WALLACE

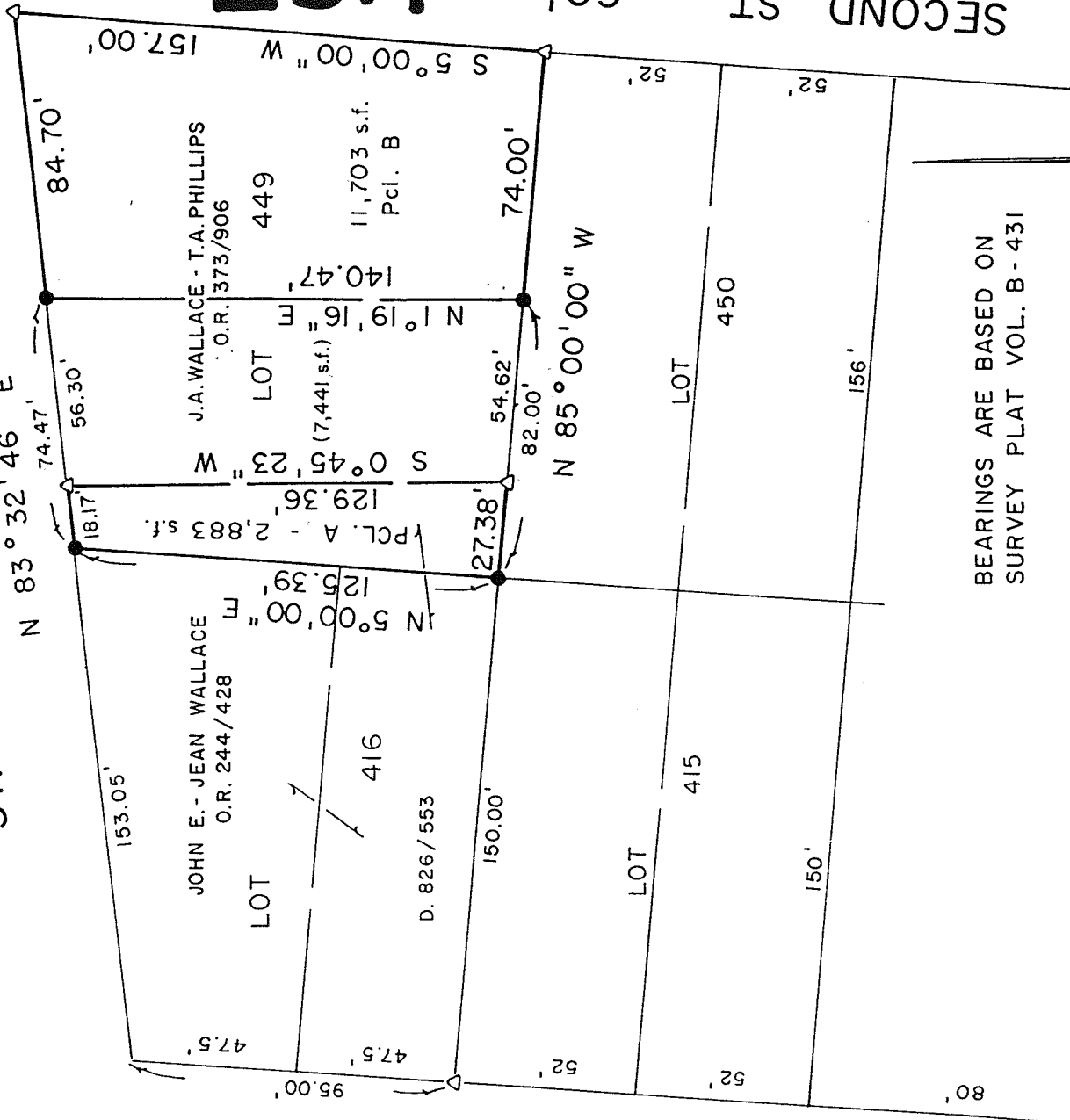
PARTS OF LOT 449

CITY OF SHELBY, RICHLAND COUNTY, OHIO

STATE ST. - 60'

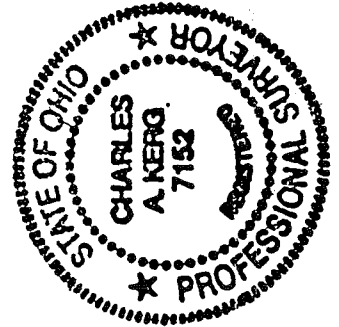
N 83° 32' 46" E

BROADWAY - 80' SECOND ST. - 60'



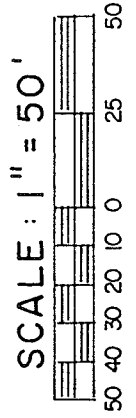
L-314

BEARINGS ARE BASED ON SURVEY PLAT VOL. B - 431



*Lot Split Approved by
 Charles A. Kerg
 Shelby City Engineer
 11/12/99*

NEW SPLIT
 TAX MAP APPROVED
 INITIAL: [Signature] DATE: [Blank]



LEGEND

- △ IRON PIN FOUND (7152)
- 5/8" IRON PIN SET WITH CAP
- STAMPED "C. KERG, RLS 7152"

PREPARED BY KERG SURVEYING

Charles A. Kerg
 CHARLES A. KERG
 REGISTERED OHIO SURVEYOR NO. 7152
 DATE: OCTOBER 12, 1999

CHARLES A. KERG
REGISTERED LAND SURVEYOR No. 7152
102 West Main Street
Shelby, Ohio 44875
Phone: (419) 347-8799

DESCRIPTION
JOHN WALLACE
PARTS OF LOT 449
CITY OF SHELBY, RICHLAND COUNTY, OHIO

PARCEL A

DESCRIPTION: Being a part of Inlot 449 of the consecutively numbered inlots in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning of the same being an iron pin set on the south right-of-way line of State Street (60 feet in width) at the northwest corner of Inlot 449 (John E. and Jean L. Wallace per Deed Volume 826, Page 553);

- 1) thence N 83°32'46" E a distance of 18.17 feet along said right-of-way line to an iron pin found (7152) at the northwest corner of part of said lot in the name of Jeffrey A. Wallace and Theresa A. Phillips per Official Record Volume 373, Page 906;
- 2) thence S 0°45'23" W a distance of 129.36 feet to an iron pin found (7152) on the south line of Lot 449;
- 3) thence N 85°00'00" W a distance of 27.38 feet to an iron pin set at the southwest corner of said lot;
- 4) thence N 5°00'00" E a distance of 125.39 feet along the west line of said lot to the real point of beginning of the parcel herein described

and containing 2,883 square feet, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG, RLS 7152". Bearings are based on Survey Plat Volume B, Page 431. The grantees, 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 principal building site under applicable zoning.

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PARCEL B

DESCRIPTION: Being a part of Inlot 449 of the consecutively numbered inlots in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning of the same being an iron pin found (7152) at the intersection of the south right-of-way line of State Street (60 feet in width) and the west right-of-way line of Second Street (60 feet in width), said point being the northeast corner of Inlot 449 (Jeffrey A. Wallace and Theresa A. Phillips per Official Record Volume 373, Page 906);

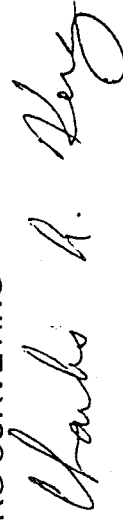
- 1) thence S 5°00'00" W a distance of 157.00 feet along the west line of Second Street to an iron pin found (7152) at the southeast corner of Inlot 449;
- 2) thence N 85°00'00" W a distance of 74.00 feet along the south line of said lot to an iron pin set;
- 3) thence N 1°19'16" E a distance of 140.47 feet to an iron pin set on the south line of State Street;
- 4) thence N 83°32'46" E a distance of 84.70 feet along said right-of-way line to the real point of beginning of the parcel herein described

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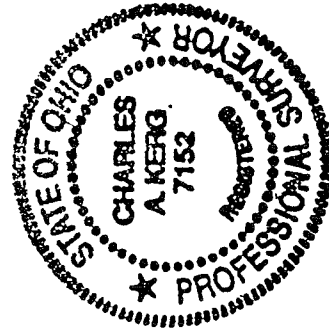
and containing 11,703 square feet, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG, RLS 7152". Bearings are based on Survey Plat Volume B, Page 431.

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

Prepared by
KERG SURVEYING



Charles A. Kerg
Registered Ohio Surveyor No. 7152
Date: October 12, 1999



NEW SPLIT
TAX MAP APPROVED
11/2/99
INITIAL DATE

CHARLES A. KERG
REGISTERED LAND SURVEYOR No. 7152

102 West Main Street
Shelby, Ohio 44875
Phone: (419) 347-8799

DESCRIPTION
JOHN WALLACE
PART OF LOT 449
CITY OF SHELBY, RICHLAND COUNTY, OHIO

PARCEL C


DESCRIPTION: Being a part of Inlot 449 of the consecutively numbered inlots in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pin set on the south right-of-way line of State Street (60 feet in width) at the northwest corner of Inlot 449 (John E. and Jean L. Wallace per Deed Volume 826, Page 553); thence N 83°32'46" E a distance of 18.17 feet along said right-of-way line to an iron pin found (7152) at the northwest corner of part of said lot in the name of Jeffrey A. Wallace and Theresa A. Phillips per Official Record Volume 373, Page 906, being the real point of beginning of the parcel herein described:

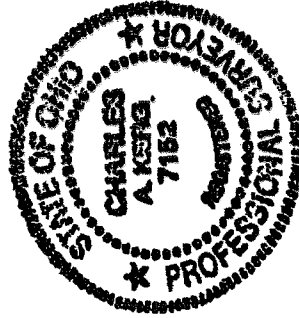
- 1) thence N 83°32'46" E a distance of 56.30 feet along said right-of-way line to an iron pin set;
- 2) thence S 1°19'16" W a distance of 140.47 feet to an iron pin set on the south line of said lot;
- 3) thence N 85°00'00" W a distance of 54.62 feet to an iron pin found (7152);
- 4) thence N 0°45'23" E a distance of 129.36 feet to the real point of beginning

and containing 7,441 square feet, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG, RLS 7152". Bearings are based on Survey Plat Volume B, Page 431.

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

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED


Prepared by
KERG SURVEYING



Charles A. Kerg

Charles A. Kerg
Registered Ohio Surveyor No. 7152
Date: December 21, 1999