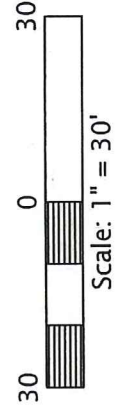


**PLAT OF BOUNDARY SURVEY
PART OF LOT 3, PLAT VOLUME 1, PAGE 41
CITY OF SHELBY, RICHLAND COUNTY, OHIO**

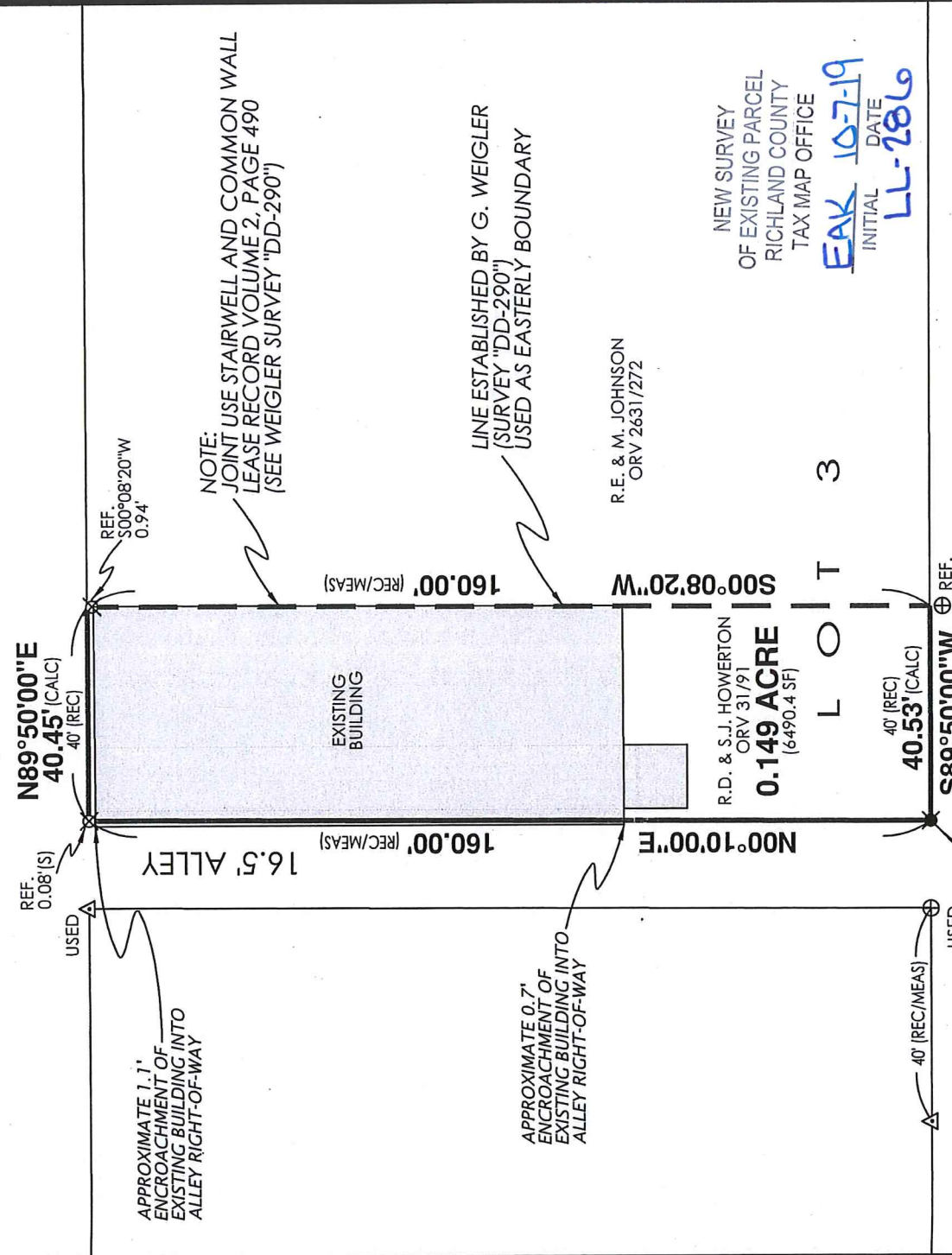
REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- RECORDER'S PLAT VOLUME 1, PAGE 41
- THE FOLLOWING RICHLAND COUNTY SURVEYS:
- C-279
- DD-290
- F-4-196
- I-242
- M-8
- SURVEY FOR MARTIN BY CHARLES A. KERG
DATED JUNE 13, 1991

BEARINGS ARE BASED ON SURVEY "C-279" BY
CHARLES A. KERG DATED NOVEMBER 4, 1994



WEST MAIN STREET (S.R. 39 & 96) - 60'



APPROXIMATE 1.1'
ENCROACHMENT OF
EXISTING BUILDING INTO
ALLEY RIGHT-OF-WAY

NOTE:
JOINT USE STAIRWELL AND COMMON WALL
LEASE RECORD VOLUME 2, PAGE 490
(SEE WEIGLER SURVEY "DD-290")

LINE ESTABLISHED BY G. WEIGLER
(SURVEY "DD-290")
USED AS EASTERLY BOUNDARY

APPROXIMATE 0.7'
ENCROACHMENT OF
EXISTING BUILDING INTO
ALLEY RIGHT-OF-WAY

POINT OF BEGINNING



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: SEPTEMBER 30, 2019



LEGEND

- △ IRON PIN FOUND
- ⊕ MAGNAIL FOUND
- ⊗ DRILL HOLE FOUND IN SIDEWALK
- ⊗ RAILROAD SPIKE SET



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 3, PLAT VOLUME 1, PAGE 41
CITY OF SHELBY, RICHLAND COUNTY, OHIO

Description: Being part of Lot 3, Plat Volume 1, Page 41 in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

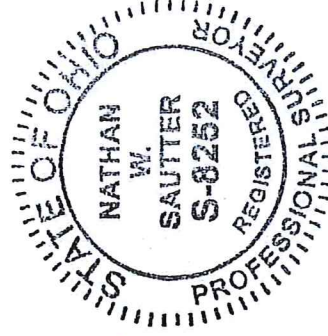
The real point of beginning being a railroad spike set at the southwest corner of Lot 3, said point also being at the intersection of the east right-of-way line of a 16.5 foot wide alley and the north right-of-way line of Wall Street (26.5 feet in width);

1. thence N00°10'00"E, along the west line of Lot 3 and the east right-of-way line of said alley, a distance of 160.00 feet to the northwest corner of Lot 3; said point also being the intersection of the east right-of-way line of said alley and the south right-of-way line of West Main Street (S.R. 39 and 96 – 60 feet in width), said point being referenced by a drill hole found 0.08 feet south;
2. thence N89°50'00"E, along the north line of Lot 3 and the south right-of-way line of West Main Street, a distance of 40.45 feet to the northwest corner of a parcel described in Official Record Volume 2631, Page 272;
3. thence S00°08'20"W, along the west line of said parcel described in Official Record Volume 2631, Page 272 and passing for reference a drill hole found 0.94 feet, a total distance of 160.00 feet to the south line of Lot 3 (north right-of-way line of Wall Street), said point being referenced by a magnall found S00°08'20"W, 2.38 feet;
4. thence S89°50'00"W, along the south line of Lot 3 (north right-of-way line of Wall Street), a distance of 40.53 feet to the real point of beginning,
and containing 0.149 acre (6,490.4 square feet), more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on survey "C-279" by Charles A. Kerg dated November 4, 1994.

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: September 30, 2019



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-7-19
INITIAL DATE
LL-286