

PLAT OF BOUNDARY SURVEY  
 PART OF THE NORTHEAST & NORTHWEST QUARTERS, SECTION SIX (6)  
 TOWNSHIP TWENTY-TWO (22), RANGE NINETEEN (19)  
 CITY OF SHELBY, SHARON TOWNSHIP, RICHLAND COUNTY, OHIO

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- PLAT VOLUME 26, PAGE 46
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE: G-235 & LL-194

G.M., M.A., G.L. & M.L.  
 HOCKENBERRY  
 ORV 2738/130  
 46.853 ACRES

CENTRAL OHIO LIMITED PARTNERSHIP  
 ORV 411/869  
 9.565 ACRES

N87°12'00"E  
 686.56'

S02°48'00"E  
 75.00'

CENTRAL OHIO ASSOCIATES, LTD.  
 ORV 2425/91  
 84.5872 ACRES (SEE HH-283)

**FIRESTONE ROAD**

SIKORSKY DRIVE

ALLISION DRIVE

**POINT OF COMMENCEMENT**

0.502 ACRE

N87°12'00"E  
 411.28'

S87°12'00"W  
 742.84'

**POINT OF BEGINNING**

SHELBY INDUSTRIAL PARK  
 PLAT VOLUME 26, PAGE 46

LOT 3954  
 PHOENIX  
 ACQUISITIONS, INC.  
 ORV 2180/472

LOT 3954  
 PHOENIX  
 ACQUISITIONS, INC.  
 ORV 2292/181

**INDUSTRIAL PARKWAY - 60'**

**23.1396 ACRES**

SHELBY HORIZONS, LTD.  
 ORV 711/35  
 (13.5000 ACRES)

SHELBY HORIZONS, LTD.  
 ORV 711/35  
 (9.6396 ACRES)

CITY OF SHELBY  
 ORV 2731/227  
 14.000 ACRES

N01°35'00"E  
 940.15'

E.LINE, NW 1/4, SEC.6  
 W.LINE, NE 1/4, SEC.6

S06°27'28"E  
 786.02'

REF.  
 30.00'

1222.32'  
 S83°32'32"W

**STATE STREET - 60'**

REF.  
 25.06'

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE

2c 11-7-19  
 INITIAL DATE  
 LL-321



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

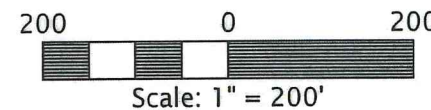
I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

*Nathan W. Sautter*

NATHAN W. SAUTTER  
 OHIO REGISTERED SURVEYOR NO. 8252  
 DATE: OCTOBER 25, 2019



BEARINGS ARE BASED ON SURVEY "G-235" BY F.E. KROCKA & ASSOCIATES, INC. DATED MARCH 29, 1996



**LEGEND**

- ⊗ RAILROAD SPIKE FOUND
- △ IRON PIN FOUND
- ⊕ SURVEY SPIKE FOUND





**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 THE NORTHEAST & NORTHWEST QUARTERS, SECTION SIX (6)**  
**TOWNSHIP TWENTY-TWO (22), RANGE NINETEEN (19)**  
**CITY OF SHELBY, SHARON TOWNSHIP, RICHLAND COUNTY, OHIO**

**DESCRIPTION:** Being part of the Northeast and Northwest Quarters of Section Six (6), Township Twenty-Two (22), Range Nineteen (19), City of Shelby, Sharon Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pin found at the northwest corner of Lot 3954 in the Shelby Industrial Park, Plat Volume 26, Page 46, said point also being on the south line of an 84.5872 acre parcel described in Official Record Volume 2425, Page 91 and at the northeast corner of a 14.000 acre parcel described in Official Record Volume 2731, Page 227; thence S87°12'00"W, along the north line of said 14.000 acre parcel (south line of said 84.5872 acre parcel), a distance of 742.84 feet to an iron pin found at the northwest corner of said 14.000 acre parcel, said point being the real point of beginning for the parcel herein described;

- 1) thence S06°27'28"E, along the west line of said 14.000 acre parcel and passing for reference an iron pin found at 756.02 feet, a total distance of 786.02 feet to a survey spike found on the centerline of State Street (60 feet in width);
- 2) thence S83°32'32"W, along the centerline of State Street, a distance of 1222.32 feet to a railroad spike found at the southeast corner of a 46.853 acre parcel described in Official Record Volume 2738, Page 130;
- 3) thence N01°35'00"E, along the east line of said 46.853 acre parcel and passing for reference an iron pin found at 25.06 feet, a total distance of 940.15 feet to an iron pin found at the southwest corner of 10.067 acres described Official Record Volume 411, Page 869;
- 4) thence N87°12'00"E, along the south line of said 10.067 acres, a distance of 686.56 feet to an iron pin found at a corner of an 84.5872 acre parcel described in Official Record Volume 2425, page 91;
- 5) thence S02°48'00"E, along a west line of said 84.5872 acre parcel, a distance of 75.00 feet to an iron pin found at the southwest corner of said 84.5872 acre parcel;
- 6) thence N87°12'00"E, along the south line of said 84.5872 acre parcel, a distance of 411.28 feet to the real point of beginning,

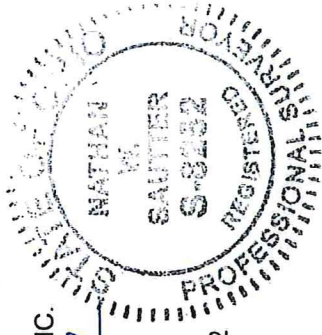
and containing 23.1396 acres (9.6396 acres within the Northeast Quarter of Section 6 and 13.5000 acres within the Northwest Quarter of Section 6), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on survey "G-235" by F.E. Krocka & Associates, Inc. dated March 29, 1996.

**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 25, 2019



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL NS DATE 11-7-19  
LL-321