

F. E. KROCKA & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
102 WEST MAIN STREET
SHELBY, OHIO 44875
PHONE: (419) 342-4556

DESCRIPTION
WILLARD HOME IMPROVEMENT, INC.
PART OF LOT 4048, RIVERVIEW ESTATES PHASE 1
PLAT BOOK 27, PAGE 11
CITY OF SHELBY, RICHLAND COUNTY, OHIO
0.2143 ACRE

DESCRIPTION: Being part of Lot 4048, Riverview Estates Phase 1, Plat Book 27, Page 11, City of Shelby, Richland County, Ohio, and being more particularly described as follows:

Beginning for the same at an iron pin found at the northwesterly corner of Lot 4048 (southwesterly corner of Lot 4047) in Riverview Estates Phase 1, Plat Book 27, Page 11, said point also being on the easterly right-of-way line of River Bend Drive (60 feet in width); thence N 60°14'53" E, a distance of 118.96 feet, along a northerly line of Lot 4048 (south line of Lot 4047), to an iron pin found at the southeast corner of Lot 4047 and the southwest corner of Outlot 187; thence N 70°01'38" E, a distance of 18.37 feet, along the north line of Lot 4048 (south line of Outlot 187), to an iron pin set at the real point of beginning for the parcel herein described;

- 1) thence N70°01'38" E, a distance of 156.63 feet, along a north line of Lot 4048 (south line of Outlot 187), to an iron pin found at the northeast corner of Lot 4048 (southeast corner of Outlot 187), said point also being on the west line of Lot 4054;
- 2) thence S 19°58'22" E, a distance of 30.00 feet, along the easterly line of Lot 4048 (west line of Lot 4054), to an iron pin found at the southwest corner of Lot 4054 (northwest corner of Lot 4053);
- 3) thence S 19°42'40" W, a distance of 47.72 feet, along an easterly line of Lot 4048 (west line of Lot 4053), to an iron pin found at the southeasterly corner of Lot 4048 (southwesterly corner of Lot 4053 and the northeasterly corner of Lot 4052);
- 4) thence S 60°14'53" W, a distance of 79.73 feet, along the south line of Lot 4048 (north lines of Lots 4052 and 4051), to an iron pin found at the northwest corner of Lot 4051 (northeast corner of Lot 4049) and passing for reference an iron pin found at the northwest corner of Lot 4052 (northeast corner of Lot 4051) at 44.23 feet;
- 5) thence N 29°45'07" W, a distance of 34.42 feet, to an iron pin set;
- 6) thence S 77°49'54" W, a distance of 35.38 feet, to an iron pin set;

M-149

M-149

- 7) thence N 34°33'13" W, a distance of 19.15 feet, to an iron pin set;
- 8) thence N 24°34'31" W, a distance of 23.08 feet, to the real point of beginning.

and containing 0.2143 acre, 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 with caps stamped "KROCKA & ASSOC." Bearings are based on Plat Book 27, Page 11.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, their heirs, and assigns, unless said parcel is sold together with an adjoining property.

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

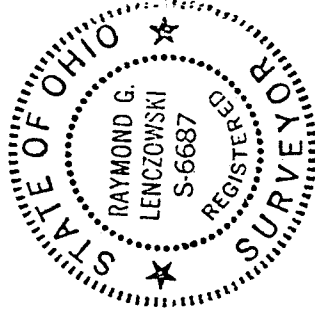
F. E. KROCKA & ASSOCIATES, INC.

Raymond G. Lenczowski

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Ohio Registered Surveyor No. 6687

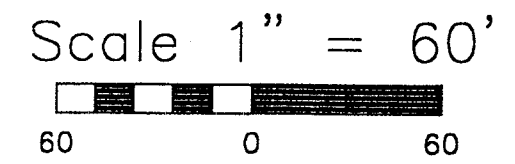
Date: April 26, 2000



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M-149

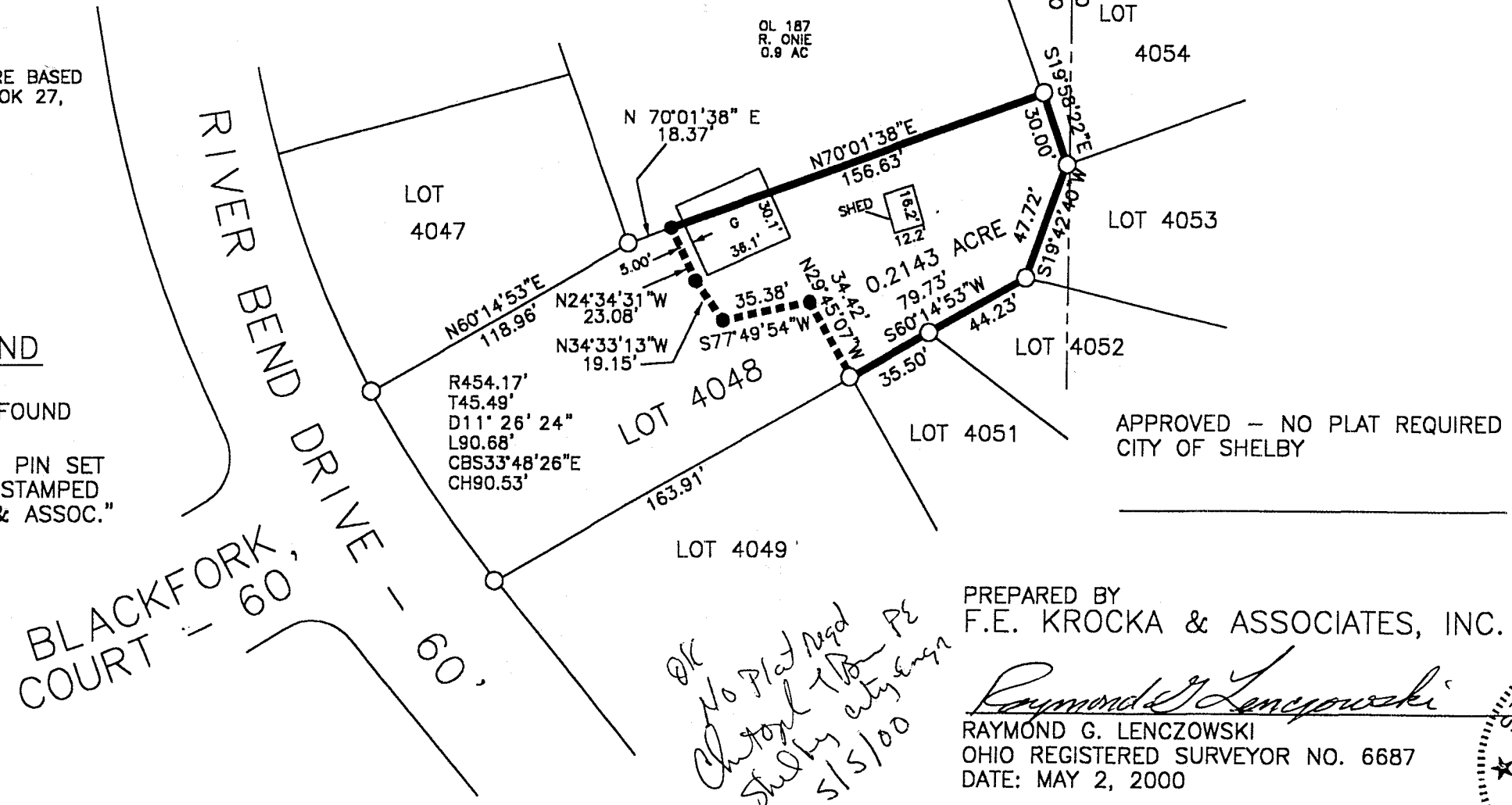
PLAT OF PROPERTY SURVEY
WILLARD HOME IMPROVEMENT, INC.
PART OF LOT 4048, RIVERVIEW ESTATES PHASE 1
PLAT BOOK 27, PAGE 11
CITY OF SHELBY, RICHLAND COUNTY, OHIO
0.2143 ACRE



BEARINGS ARE BASED
ON PLAT BOOK 27,
PAGE 11.

LEGEND

- IRON PIN FOUND
- 5/8" IRON PIN SET
WITH CAP STAMPED
"KROCKA & ASSOC."



RIVER BEND DRIVE - 60'
BLACKFORK COURT - 60'

*OK
No Plat Reqd
City of Shelby
\$15100*

PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.

Raymond G. Lenczowski
RAYMOND G. LENCZOWSKI
OHIO REGISTERED SURVEYOR NO. 6687
DATE: MAY 2, 2000

