



BEING PART OF LOT 1226 IN THE CITY OF SHELBY, RICHLAND CO., OHIO.

SURVEY FOR
KMS ENTERPRISES
GROUP LLC

0 40' 80'

SCALE 1"=40'

LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-28-21
INITIAL DATE
NN-149



Roger L. Stevens
Roger L. Stevens, P.S. #7052 Date 4-18-21
SHELBY 1226

Distances shown hereon are expressed in feet and decimal parts thereof.

Basis of bearings: Survey T-308.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and is correct to the best of my knowledge.

**SURVEYOR'S DESCRIPTION FOR
KMS ENTERPRISES GROUP LLC**

PART OF LOT 1226

Situated in the City of Shelby, County of Richland, State of Ohio, being part of Lot 1226 of the consecutively numbered Lots in said City and being more particularly described as follows:

Beginning at a point being the southeasterly corner of said Lot 1226, said point also being in the intersection of the north right of way line of Tucker Avenue (50') and the westerly right of way line of an Alley (15') and being referenced by an iron pin set N 11° 08' 16" E, 1.50 feet from said point;

Thence with the following **FOUR** courses:

- 1) **S 89° 35' 13" W, 46.89 feet** along the south line of said Lot 1226 also being along said north line of Tucker Avenue (50') to an iron pin found in the southeast corner of a parcel of land conveyed to Thomas A. Alt by official records volume 2424, page 235;
- 2) **N 01° 54' 20" E, 143.75 feet** along the east line of said land of Thomas A. Alt to a point being the northeast corner of said land, said point also being in the north line of said Lot 1226, being in the south right of way line of an Alley (15') and being referenced by an iron pin found N 01° 54' 20" E, 0.50 feet from said point;
- 3) **S 89° 42' 38" E, 70.25 feet** along said north line of said Lot 1226 also being along said south right of way line of said Alley to an iron pin set in the northeasterly corner of said Lot, said iron pin also being in the westerly right of way line of aforementioned Alley (15');;
- 4) **S 11° 08' 16" W, 145.72 feet** along the easterly line of said Lot 1226 also being along said westerly right of way line of said Alley to the **place of beginning**, passing through previously referenced iron pin set at 144.22 feet and containing **8,395 square feet**, more or less, and subject to all legal highways and easements of record.

Basis of bearings: Survey T-308.

According to a survey made in April 2021 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052" .



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
SHELBY 1226

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