

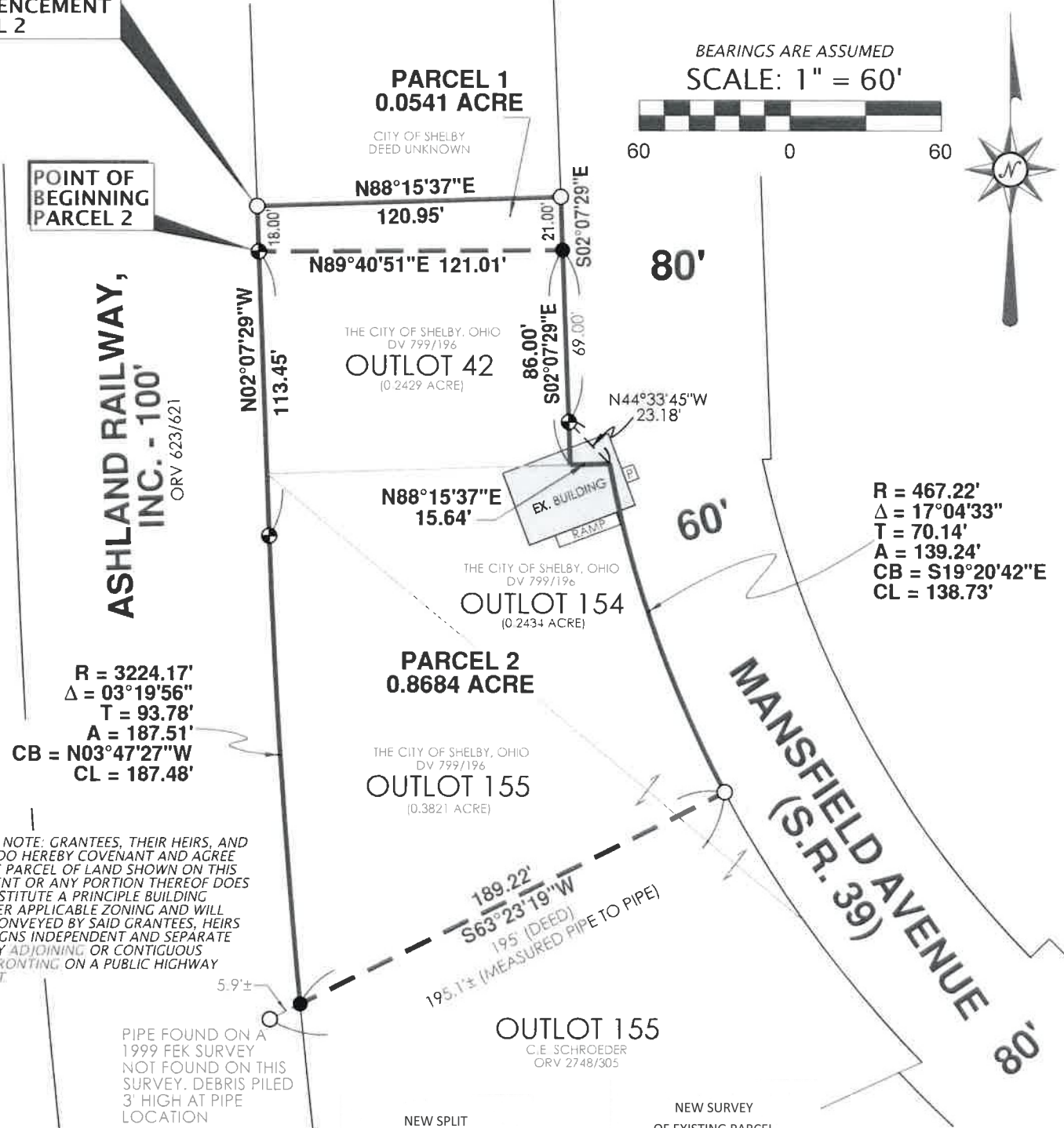
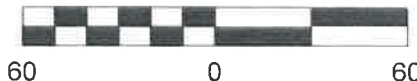
PLAT OF BOUNDARY SURVEY  
**CITY OF SHELBY**  
**OUTLOT 42 & PART OF OUTLOTS 154 & 155**  
**CITY OF SHELBY, RICHLAND COUNTY, OHIO**

POINT OF BEGINNING  
 PARCEL 1  
 POINT OF COMMENCEMENT  
 PARCEL 2

POINT OF BEGINNING  
 PARCEL 2

**ASHLAND RAILWAY,  
 INC. - 100'**  
 ORV 623/621

BEARINGS ARE ASSUMED  
 SCALE: 1" = 60'



R = 3224.17'  
 Δ = 03°19'56"  
 T = 93.78'  
 A = 187.51'  
 CB = N03°47'27"W  
 CL = 187.48'

R = 467.22'  
 Δ = 17°04'33"  
 T = 70.14'  
 A = 139.24'  
 CB = S19°20'42"E  
 CL = 138.73'

PARCEL 1 NOTE: GRANTEEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPLE BUILDING SITE UNDER APPLICABLE ZONING AND WILL NOT BE CONVEYED BY SAID GRANTEEES, HEIRS AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET.

PIPE FOUND ON A 1999 FEK SURVEY NOT FOUND ON THIS SURVEY. DEBRIS PILED 3' HIGH AT PIPE LOCATION

**LEGEND**

- IRON PIPE FOUND
- ⊕ 3" SURVEY SPIKE SET
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 6-28-21**  
 INITIAL DATE  
**PARCEL 1 MUST TRANSFER BEFORE PARCEL 2**

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 6-28-21**  
 INITIAL DATE  
**NN-237**

**REFERENCE MATERIALS**

- DEEDS AS SHOWN
- TAX MAPS
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:
- dd-25
- SURVEY BY GEORGE KOCH DATED APRIL 8, 1947
- SURVEY OF SHELBY MUNICIPAL LIGHT PLANT BY F.E. KROCKA DATED JULY 5, 1957
- SURVEY FOR KOCH BY CHARLES R. BLOSSER DATED MARCH 14, 1952
- SURVEY FOR KOCH BY F.E. KROCKA & ASSOCIATES, INC. DATED JUNE 21, 1979
- SHEET 28 OF CONSTRUCTION PLANS RIC-39-3 68 BY K.E. MCCARTNEY & ASSOCIATES, INC.



PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**  
 100 NORTH GAMBLE 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: MAY 19, 2021





**F.E. Krocka & Associates, Inc.**

*Surveying and Mapping  
100 North Gamble Street  
Shelby, Ohio 44875  
Phone: (419) 342-4556  
Fax: (419) 347-8885*

**DESCRIPTION  
CITY OF SHELBY  
PART OF OUTLOT 42  
CITY OF SHELBY, RICHLAND COUNTY, OHIO  
PARCEL 1 – 0.0541 ACRE**

DESCRIPTION: Being part of Outlot 42 in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being at an iron pipe found on the east right-of-way line of Ashland Railway, Inc. (100 feet in width) at the northwest corner of Outlot 42;

- 1) thence N88°15'37"E, along the north line of Outlot 42, a distance of 120.95 feet to an iron pipe found at the northeast corner of Outlot 42, said point also being on the west right-of-way line of Mansfield Avenue (State Route 39 – width varies);
- 2) thence S02°07'29"E, along the east line of Outlot 42 and the west right-of-way line of Mansfield Avenue, a distance of 21.00 feet to an iron pin set;
- 3) thence S89°40'51"W, a distance of 121.01 feet to a 3" survey spike set on the west line of Outlot 42 and the east right-of-way line of Ashland Railway, Inc.;
- 4) thence N02°07'29"W, along the west line of Outlot 42 and the east right-of-way line of said railroad, a distance of 18.00 feet to the real point of beginning,

and containing 0.0541 acre, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 30" long, 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are assumed.

Grantees, their 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 and will not be conveyed by said grantees, their heirs, and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

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: May 19, 2021



NEW SPLIT	
RICHLAND COUNTY	
TAX MAP OFFICE	
<u>EAK</u>	<u>6-28-21</u>
INITIAL	DATE
<u>NN-237</u>	



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**DESCRIPTION  
CITY OF SHELBY  
PART OF OUTLOTS 42, 154, & 155  
CITY OF SHELBY, RICHLAND COUNTY, OHIO  
PARCEL 2 – 0.8684 ACRE**

DESCRIPTION: Being part of Outlots 42, 154, and 155 in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pipe found on the east right-of-way line of Ashland Railway, Inc. (100 feet in width) at the northwest corner of Outlot 42; thence S02°07'29"E, along the east right-of-way line of said railroad and the west line of Outlot 42, a distance of 18.00 feet to a 3" survey spike set at the real point of beginning for the parcel herein described;

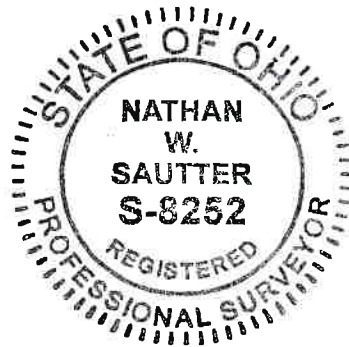
- 1) thence N89°40'51"E, a distance of 121.01 feet to an iron pin set on the east line of Outlot 42, said point also being on the west right-of-way line of Mansfield Avenue (State Route 39 - width varies);
- 2) thence S02°07'29"E, along the east line of Outlot 42 and the west right-of-way line of Mansfield Avenue and passing for reference a 3" survey spike set at 69.00 feet, a total distance of 86.00 feet to the southeast corner of Outlot 42, said point also being on the north line of Outlot 154;
- 3) thence N88°15'37"E, along the north line of Outlot 154, a distance of 15.64 feet to the northeast corner of Outlot 154, said point being referenced by a 3" survey spike set N44°33'45"W, 23.18 feet;
- 4) thence on a curve to the left having a radius of 467.22 feet, a delta of 17°04'33", and an arc length of 139.24 feet (chord bearing S19°20'42"E, 138.73 feet), to an iron pipe found at the northeasterly corner of a parcel in the name of Carl E. Schroeder and described in Official Record Volume 2748, Page 305;
- 5) thence S63°23'19"W, along the north line of said Schroeder parcel, a distance of 189.22 feet to an iron pin set on the east right-of-way line of said railroad and on the west line of Outlot 155;
- 6) thence along the west line of Outlot 155 and the east right-of-way line of said railroad, on a curve to the right having a radius of 3224.17 feet, a delta of 03°19'56", and an arc length of 187.51 feet (chord bearing N03°47'27"W, 187.48 feet), to a 3" survey spike set;
- 7) thence N02°07'29"W, along the west line of Outlots 155 and 42, and the east right-of-way line of said railroad, a distance of 113.45 feet to the real point of beginning,

and containing 0.8684 acre ~ {0.2429 acre in part of Outlot 42, 0.2434 acre in part of Outlot 154, and 0.3821 acre in part of Outlot 155}, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 30" long, 5/8" diameter with caps stamped "KROCKA & ASSOC." Bearings are assumed.

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: May 19, 2021



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK**      **6-28-21**  
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