

PLAT OF BOUNDARY SURVEY  
 LOTS 2927, 2928, 2349, AND PART OF LOTS 2929, LOT 2348, & 2350  
 EWALT'S SUBDIVISION NO. 1  
 PLAT VOLUME 12, PAGE 22  
 CITY OF SHELBY, RICHLAND COUNTY, OHIO

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- PLAT VOLUME 12, PAGE 22
- PLAT VOLUME 14, PAGE 2
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:
  - II-172
  - II-249
  - S-127
  - Y-300
  - Y-302

- SURVEY FOR DICK BY FRED E. KROCKA DATED MARCH 30, 1964
- SURVEY FOR CARINCOM BY FRED E. KROCKA DATED AUGUST 31, 1959
- SURVEY FOR SMITH BY F.E. KROCKA & ASSOCIATES, INC. DATED JULY 2, 1984

**SQUARE FOOTAGE BREAKDOWN**

LOT 2927	523 SF
LOT 2928	2,570 SF
PART OF LOT 2929	4,748 SF
PART OF LOT 2348	3,485 SF
LOT 2349	5,387 SF
PART OF LOT 2350	3,311 SF
<b>TOTAL</b>	<b>20,024 SF</b>



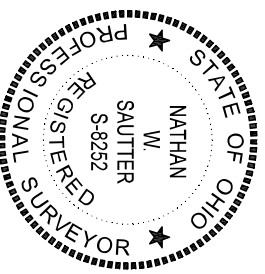
PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**  
 100 NORTH GAMBLE STREET  
 SHELBY, OHIO 44875  
 (419) 342-4556

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK** 8-10-21  
 INITIAL DATE  
**NN-295**

NATHAN W. SAUTTER  
 OHIO REGISTERED SURVEYOR NO. 8252  
 DATE: JULY 30, 2021

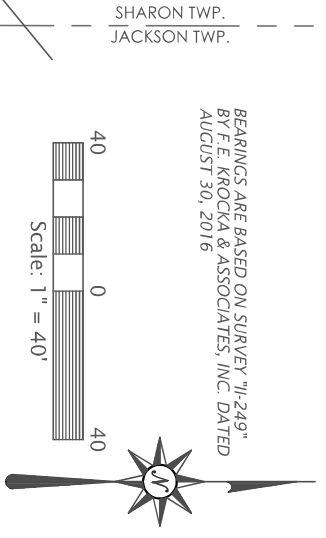
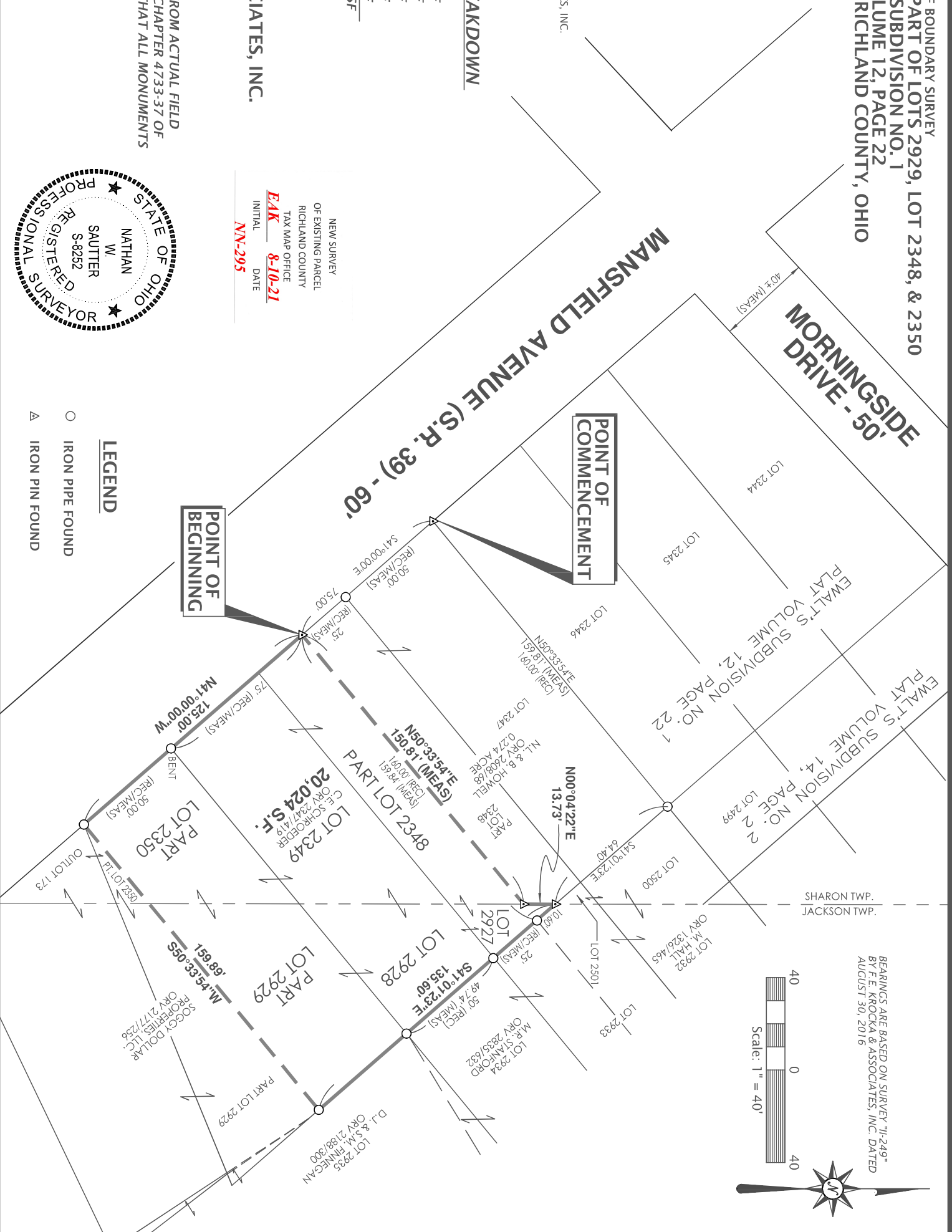
*Nathan W. Sautter*

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.



**LEGEND**

- IRON PIPE FOUND
- △ IRON PIN FOUND





F.E. Krocka & Associates, Inc.

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

**DESCRIPTION**  
**LOTS 2927, 2928, & 2349, & PART OF LOTS 2929, 2348, & 2350**  
**EWALT'S SUBDIVISION NO. 1**  
**PLAT VOLUME 12, PAGE 22**  
**CITY OF SHELBY, RICHLAND COUNTY, OHIO**

DESCRIPTION: Being all of Lots 2927, 2928, and 2349, and part of Lots 2929, 2348, and 2350 in Ewalt's Subdivision No. 1, Plat Volume 12, Page 22, in the City of Shelby, 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 2347, said point also being on the easterly right-of-way line of Mansfield Avenue (State Route 39 – 60 feet in width) and at the southwesterly corner of Lot 2346; thence S41°00'00"E, along the westerly line of Lots 2347 and Lot 2348 (easterly right-of-way line of Mansfield Avenue) and passing for reference an iron pipe found at 50.00 feet, a total distance of 75.00 feet, to an iron pin found at the real point of beginning for the parcel herein described;

- 1) thence N50°33'54"E, a distance of 150.81 feet to an iron pin found on the easterly line of Lot 2348, said point also being on the west line of Lot 2927;
- 2) thence N00°04'22"E, along the easterly line of Lot 2348 (west line of Lot 2927), a distance of 13.73 feet to an iron pin found at the northern most point of Lot 2927, said point also being on the southern most point of Lot 2501 and on the westerly line of Lot 2933;
- 3) thence S41°01'23"E, along the easterly line of Lots 2927, 2928, and 2929 (westerly line of Lots 2933, 2934, and 2935) and passing for reference iron pipes found at 10.60 feet, 35.60 feet, and 85.34 feet, a total distance of 135.60 feet to an iron pipe found at the northeasterly corner of a parcel in the name of Soggy Dollar Properties, LLC. described in Official Record Volume 2177, Page 256;
- 4) thence S50°33'54"W, along the northerly line of said Soggy Dollar parcel, a distance of 159.89 feet to an iron pipe found at the southwest corner of Lot 2350, said point also being on the easterly right-of-way line of Mansfield Avenue;
- 5) thence N41°00'00"W, along the westerly line of Lots 2350, 2349, and 2348 (easterly right-of-way line of Mansfield Avenue) and passing for reference an iron pipe found at 50.00 feet, a total distance of 125.00 feet to the real point of beginning,

and containing 20,024 square feet ~ {523 square feet in Lot 2927, 2,570 square feet in Lot 2928, 4,748 square feet in part of Lot 2929, 3,485 square feet in part of Lot 2348, 5,387 square feet in Lot 2349, and 3,311 square feet in part of Lot 2350}, more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on survey "II-249" by F.E. Krocka & Associates, Inc. dated August 30, 2016.

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: July 30, 2021



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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