



**RAMSEY SURVEYING**  
*Professional Land Surveying Services*

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**LEGAL DESCRIPTION**

March 10, 2023

**Situated** in the City of Shelby, County of Richland, State of Ohio, being a part of Lot 107 and a part of Lot 108 in said city and being the lands conveyed to Harold T. & Andrea D. Slone by official record volume 819, page 464 and being more particularly described as follows:

**Beginning** for the same at a vertical railroad rail found in the northeast corner of said Lot 107, also marking the intersection of the south line of West Main Street-(60' R/W) with the west line of CSX Transportation right of way;

Thence with the following **SEVEN** courses:

1. **South 29 degrees 25 minutes 48 seconds West, 183.89 feet** along the west line of said CSX Transportation right of way to a point on the north line of a 16.5 foot Alley, being referenced by an iron pipe found North 49 degrees 58 minutes 08 seconds East, 1.15 feet therefrom;
2. **North 89 degrees 59 minutes 13 seconds West, 40.95 feet** along the north line of said Alley to an iron pin set in the southwest corner of aforementioned Lot 108;
3. **North 01 degree 08 minutes 33 seconds West, 67.22 feet** along the west line of said Lot 108 to an iron pin set in the southwest corner of a parcel conveyed to Richland Investment Properties, Ltd. by official record volume 1806, page 58;
4. **South 89 degrees 54 minutes 33 seconds East, 31.66 feet** along the south line of said Richland Investment Properties, Ltd. parcel to a point in a southeast corner thereof, said point being referenced by an iron pipe found South 85 degrees 32 minutes 11 seconds East, 0.22 feet therefrom;
5. **North 29 degrees 21 minutes 47 seconds East, 61.98 feet** along a southeasterly line of said Richland Investment Properties, Ltd. parcel to an iron pin set in an easterly corner thereof;
6. **North 00 degrees 13 minutes 13 seconds West, 39.00 feet** along an east line of said Richland Investments Properties, Ltd. parcel to an iron pin set in the northeast corner thereof, said iron pin also being on the north line of the aforementioned Lot 107, the same also being the aforementioned south right of way line of West Main Street;

7. **South 89 degrees 59 minutes 13 seconds East, 70.75 feet** along the south line of West Main Street to the **Place of Beginning** and containing a total of 9,018.68 square feet, more or less, of which 5959.19 sf is located within said Part Lot 107 and 3059.49 sf is located within said Part Lot 108, and subject to all legal highways, easements, leases, servitudes, and use restrictions of record.

Bearings are to an assumed meridian and are used to express angles only.

Iron pins set are 5/8” rebar with plastic cap stamped “RAMSEY S-8396”.

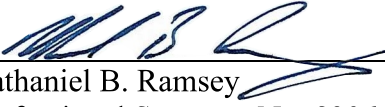
According to a survey made in February, 2023 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 3-13-23**

INITIAL & DATE

**PP-58**



  
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Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
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