

PLAT OF PROPERTY SURVEY

**PHILLIPS REAL ESTATE INVESTMENTS, LTD.**

LOT 4014, PLAT VOLUME 26, PAGE 180  
PART OF THE NORTHWEST & SOUTHWEST  
QUARTERS, SECTION FIVE (5)  
TOWNSHIP TWENTY-TWO NORTH (22N),  
RANGE NINETEEN WEST (19W)  
CITY OF SHELBY, SHARON TOWNSHIP,  
RICHLAND COUNTY, OHIO

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL: MLB DATE: 3-30-06

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL: MLB DATE: 3-30-06

BEARINGS ARE BASED ON  
PLAT VOLUME 26,  
PAGE 180.



Scale: 1" = 60'

S.LINE,NW 1/4,SEC.5  
N.LINE,SW 1/4,SEC.5

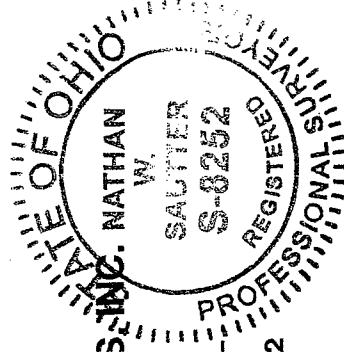
REFERENCE MATERIAL:

- 1) DEEDS AS SHOWN
- 2) PLAT VOLUMES AS SHOWN
- 3) SURVEY BY J.B. ROBERTS  
DATED SEPTEMBER 1991

NO PLAT REQUIRED, PARCEL 2 MAY NOT  
BE CONVEYED UNLESS SAID PARCEL IS  
SOLD TOGETHER WITH AN ADJOINING  
PROPERTY.

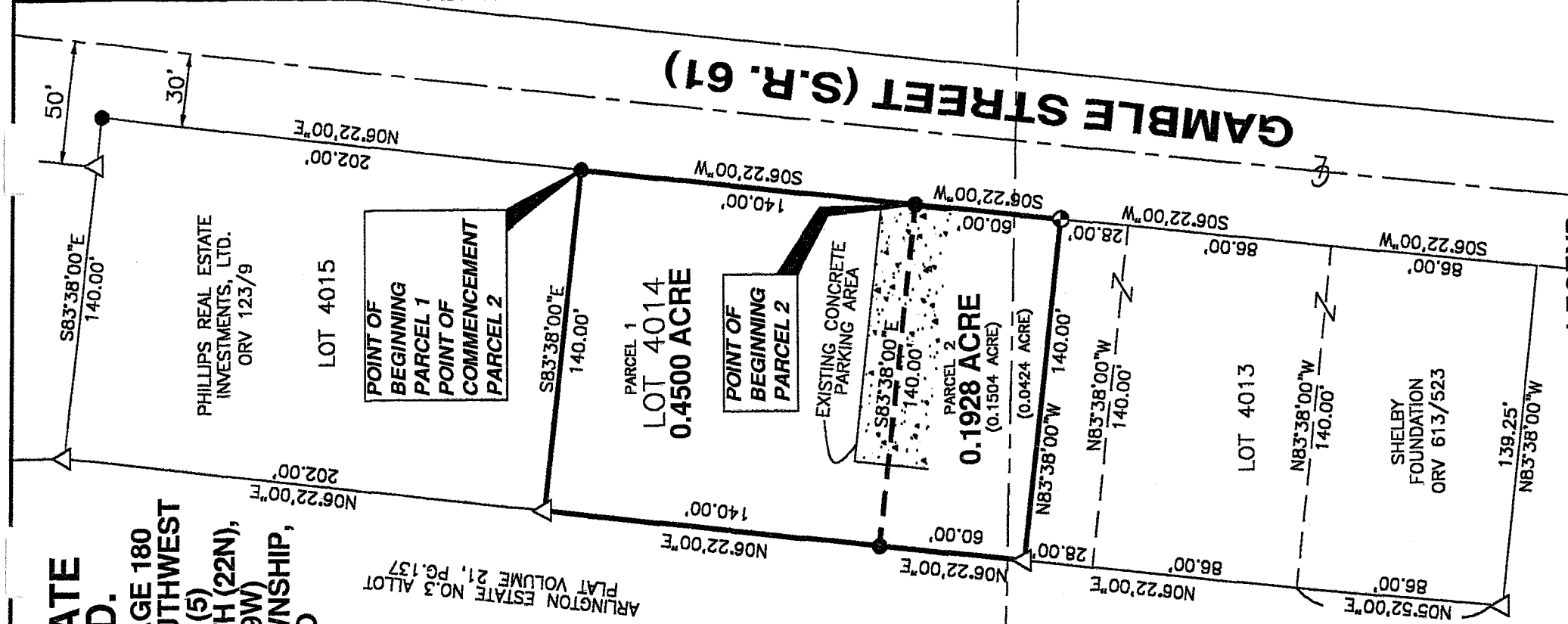
Nathan W. Sautter  
SHELBY CITY ENGINEER  
DATE: 3/28/2006

PREPARED BY  
**F.E. KROCKA & ASSOCIATES, INC.**  
Nathan W. Sautter  
NATHAN W. SAUTTER  
OHIO REGISTERED SURVEYOR NO. 8252  
DATE: MARCH 16, 2006



LEGEND

- △ IRON PIN FOUND
- ⊙ SURVEY NAIL SET  
IN DRILL HOLE IN CONCRETE
- 5/8" DIAMETER, 30" LONG  
IRON PIN SET WITH CAP  
STAMPED "KROCKA & ASSOC."



**GAMBLE STREET (S.R. 61)**

491-W

W-194

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

**DESCRIPTION**  
**PHILLIPS REAL ESTATE INVESTMENTS, LTD.**  
**PART OF LOT 4014, PLAT VOLUME 26, PAGE 180**  
**PART OF THE NORTHWEST & SOUTHWEST QUARTERS, SECTION FIVE (5)**  
**TOWNSHIP TWENTY-TWO NORTH (22N), RANGE NINETEEN WEST (19W)**  
**CITY OF SHELBY, SHARON TOWNSHIP, RICHLAND COUNTY, OHIO**  
**PARCEL 2 - 0.1928 ACRE**

**DESCRIPTION:** Being a part of Lot 4014, Plat Volume 26, Page 180, part of the Northwest and Southwest Quarters of Section Five (5), Township Twenty-Two North (22N), Range Nineteen West (19W), City of Shelby, Sharon Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pin set at the northeast corner of Lot 4014, said point also being on the westerly right-of-way line of Gamble Street (State Route 61); thence S06°22'00"W, a distance of 140.00 feet, along the east line of Lot 4014 and the westerly right-of-way line of Gamble Street, to an iron pin set at the real point of beginning for the parcel herein described;

- 1) thence S06°22'00"W, a distance of 60.00 feet, along the east line of Lot 4014 and the westerly right-of-way line of Gamble Street, to a survey nail set in a drill hole at the southeast corner of Lot 4014;
- 2) thence N83°38'00"W, a distance of 140.00 feet, along the south line of Lot 4014, to an iron pin found at the southwest corner of Lot 4014;
- 3) thence N06°22'00"E, a distance of 60.00 feet, along the west line of Lot 4014, to an iron pin set;
- 4) thence S83°38'00"E, a distance of 140.00 feet, to the real point of beginning,

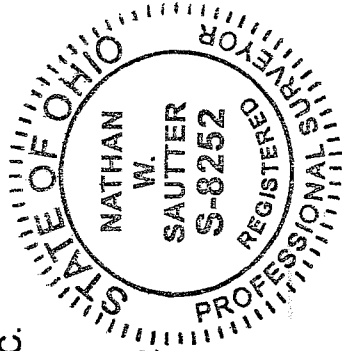
and containing 0.1928 acre, more or less (0.1504 acre in the Northwest Quarter of Section 5 and 0.0424 acre in the Southwest Quarter of Section 5), but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on Plat Volume 26, Page 180.

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 boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code, was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

*Nathan W. Sautter*

Nathan W. Sautter  
Ohio Registered Surveyor No. 8252  
Date: March 16, 2006



Phillips S 4014.doc

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
MIB 3-30-06  
INITIAL DATE

F. E. KROCKA & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING  
102 WEST MAIN STREET  
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**DESCRIPTION**

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PART OF LOT 4014, PLAT VOLUME 26, PAGE 180  
PART OF THE NORTHWEST QUARTER, SECTION FIVE (5)  
TOWNSHIP TWENTY-TWO NORTH (22N), RANGE NINETEEN WEST (19W)  
CITY OF SHELBY, SHARON TOWNSHIP, RICHLAND COUNTY, OHIO  
PARCEL 1 - 0.4500 ACRE

DESCRIPTION: Being a part of Lot 4014, Plat Volume 26, Page 180, part of the Northwest Quarter of Section Five (5), Township Twenty-Two North (22N), Range Nineteen West (19W), City of Shelby, Sharon Township, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being an iron pin set at the northeast corner of Lot 4014, said point also being on the westerly right-of-way line of Gamble Street (State Route 61);

- 1) thence S06°22'00"W, a distance of 140.00 feet, along the east line of Lot 4014 and the westerly right-of-way line of Gamble Street, to an iron pin set;
- 2) thence N83°38'00"W, a distance of 140.00 feet, to an iron pin set on the west line of Lot 4014;
- 3) thence N06°22'00"E, a distance of 140.00 feet, along the west line of Lot 4014, to an iron pin found at the northwest corner of Lot 4014;
- 4) thence S83°38'00"E, a distance of 140.00 feet, along the north line of Lot 4014, to the real point of beginning,

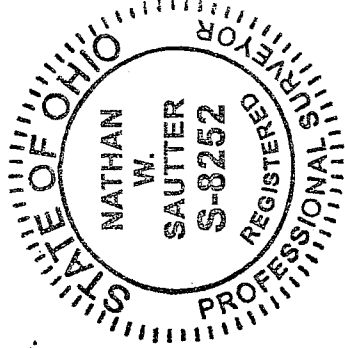
and containing 0.4500 acre, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on Plat Volume 26, Page 180.

CERTIFICATION: I hereby certify that a boundary survey pursuant to Chapter 4733-37 of the Ohio Administrative Code, was made of the above described parcel and all markers were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

*Nathan W. Sautter*

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Ohio Registered Surveyor No. 8252  
Date: March 16, 2006



Phillips n 4014.doc  
NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
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*MSB*  
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*3/30/06*  
DATE

W-194