

X-239

J.C. Consulting, LLC  
P.O. Box 8601  
Mansfield, Ohio 44906  
(419) 529-9747

NOTE - ALL BEARINGS ASSUMED FOR  
PURPOSES OF THIS SURVEY.

LOT-485

OUTLOT-72

N 88° 41' 38" E 133.36' (M)

OUTLOT-71

TOTAL AREA = 6,292.75 SF

RW

3/4" IRON PIPE FND

NORTH BROADWAY (80' RW)

S 00° 58' 05" E 48.00' (M)

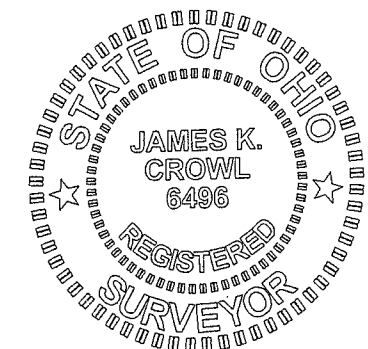
1/2" IRON PIPE FND

POB

S 86° 33' 28" W 116.86' (M)

SMILEY AVE (60' RW)

RW

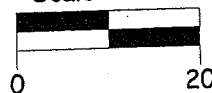


*James K. Crowl*  
James K. Crowl  
P.S. #6496

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
MIB 11-27-06  
INITIAL DATE

N

Scale: 1"=20'



Plat of Survey  
for  
V. Stephens

East Pt Outlot-71,  
City of Shelby,  
Richland County,  
Ohio

SHT 1/1 NOVEMBER 17, 2006

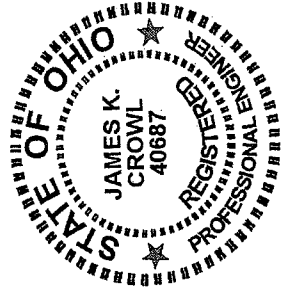
E.C. LESS THAN 1:10,000

LEGEND

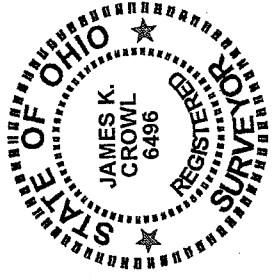
- - IRON PIN FOUND
- - IRON PIN SET W/ PLASTIC CAP "J CROWL 6496"

NOTE - ALL PINS MARKED SET  
ARE 3/4" REBAR X 30"

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Description

Being the east part of Outlot-71, City of Shelby, Richland County, Ohio and more particularly described as follows:

Beginning at a  $\frac{1}{2}$ " iron pipe found at the south east corner of Outlot-71 as referenced above, said point also being at the intersection of the west right of way line of North Broadway (80' RW) and the north right of way line of Smiley Avenue (60' RW);

Thence S 86° 33' 28" W along and with the north right of way line of Smiley Avenue (60' RW) a distance of 116.86 feet to a  $\frac{1}{2}$ " rebar found;

Thence N 18° 35' 20" W a distance of 54.83 feet to a capped iron pin, said point being on the north line of Outlot-71;

Thence N 88° 41' 38" E along and with the north line of Outlot-71 a distance of 133.36 feet to a  $\frac{3}{4}$ " iron pipe at the north east corner of Outlot-71, said point also being on the west right of way line of North Broadway (80' RW);

Thence S 00° 58' 05" E along and with the west right of way line of North Broadway (80' RW) a distance of 48.00 feet to the Place of Beginning and containing 6,292.75 S.F., more or less, subject to all easements of record.

This description was prepared from a field survey performed by James K. Crowl, P.S. 6496, on November 17, 2006, the bearings referred to herein are based on an assumed meridian and are for purposes of angular measurement only.

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