



**BRUCE W. BERDANIER, PS**

3954 INDUSTRIAL PARKWAY, SHELBY, OHIO 44875  
PHONE (419) 342-2811 FAX (419) 342-6344

Z-46

07059

**DESCRIPTION OF PART LOTS 1250 & 1251  
MONICA PHILLIPS**

Situated in the State of Ohio, County of Richland, City of Shelby, being part of Lots 1250 & 1251, Ephraim Myers Addition as per Plat Book 6, Page 23, of the Richland County Recorder's Records, and being more particularly described as follows:

Beginning at a rebar set at the Northeast corner Lot 1250. Said point being the place of beginning for the parcel herein described;

Thence with the following four (4) courses:

1. South 00°28'33" West, 104.00 feet with the east line of Lots 1250 and 1251 and with the west line of an Alley, to a point being referenced by an iron pin found at North 23°41'26" West, 0.59 feet;
2. South 88°45'47" West, 6.00 feet with the south line of Lot 1251 to a point, said point being referenced by a rebar set at North 83°14'25" East, 2.51 feet;
3. North 00°28'33" East, 104.00 feet to a rebar set on the north line of Lot 1250;
4. North 88°45'47" East, 6.00 feet with the north line of Lot 1250 to the point of beginning for the parcel herein described, containing 624 square feet also being 0.01 acre more or less, of which 312.0 square feet in Lot 1250, 312 square feet in Lot 1251, subject to all legal easements, restrictions, and rights-of-way now on record.

All rebar set are 5/8-inch diameter x 30 inch long with plastic cap stamped "BWB 6991".

Bearings are based on an assumed meridian and are used for determination of angles only.

I hereby certify that this description is based upon an actual field survey made under the supervision of Bruce W. Berdanier, Registered Surveyor No. 6991, and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 1374, Page 702 and Official Record Volume 1374, Page 704

Prepared by:

*B. Berdanier*

Bruce W. Berdanier  
Registered Surveyor No. 6991  
Dated: NOVEMBER 29, 2007



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

MB 12-22-07  
INITIAL DATE

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07059

## DESCRIPTION OF PART OUTLOTS 17, 23, 12, AND PART LOT 1625 MONICA PHILLIPS

Situated in the State of Ohio, County of Richland, City of Shelby, being part of Outlots 17, 23, and 12, as per Plat Book 7, Page 13, and part of Lot 1625, as per Plat Book 8, Page 24 of the Richland County Recorder's Records, and being more particularly described as follows:

Beginning at a point at the Northwest corner Lot 2542 and on the south right of way line of Main Street (State Route 39 and State Route 96) said point being referenced by an iron pipe found at South 00°11'05" West, 0.10 feet. Said point being the place of beginning for the parcel herein described;

Thence with the following ten (10) courses:

1. South 00°11'05" West, 267.00 feet with the west line of Lot 2542, to a point being referenced by an iron pipe found at South 00°11'05" West, 0.12 feet;
2. North 88°46'52" East, 212.84 feet with the south line of lots 2542, 2543, and 2544 to a rebar set;
3. South 00°11'05" West, 148.65 feet to a rebar set;
4. North 89°30'45" West, 111.19 feet to an iron pipe found;
5. South 00°17'29" West, 49.51 feet to a rebar set;
6. North 89°30'45" West, 100.67 feet to an iron pin found;
7. South 00°12'28" West, 41.45 feet with the west line of Outlot 23 and the east line of Outlot 17 to an iron pin found;
8. North 89°30'45" West, 148.27 feet to a point on the east line of an alley, said point being referenced by a iron pipe found at North 81°42'08" East, 0.39 feet;
9. North 00°18'08" East, 495.90 feet with the west line of Outlot 17 and the east line of and alley to the north line of Lot 1625 and the south line of said Main Street to an iron pin found;
10. North 88°46'52" East, 146.48 feet with the north line of Lot 1625 and the north line of Outlot 17 and with the south line of said Main Street to the point of beginning for the parcel herein described, containing 2.51 acres more or less, of which 0.04 acre is in Lot 1625, 1.64 acre is in Outlot 17, 0.45 acre is in Outlot 23, and 0.38 acre is in Outlot 12 and subject to all legal easements, restrictions, and rights-of-way now on record.

All rebar set are 5/8-inch diameter x 30 inch long with plastic cap stamped "BWB 6991".

Bearings are based on an assumed meridian and are used for determination of angles only.

I hereby certify that this description is based upon an actual field survey made under the supervision of Bruce W. Berdanier, Registered Surveyor No. 6991, and all monumentation was set or found as indicated.

Prior Deed Reference: Official Record Volume 1374, Page 706 and Official Record Volume 154, Page 839

Prepared by:



Bruce W. Berdanier  
Registered Surveyor No. 6991  
Dated: NOVEMBER 29, 2007



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

MLB 12-12-07  
INITIAL DATE

Z-46