

PLAT OF PROPERTY SURVEY FOR
MODERN TIRE MART, LLC

PART OF THE OUTLOT 56
 PLAT BOOK 7, PAGE 11
 CITY OF SHELBY, RICHLAND COUNTY, OHIO

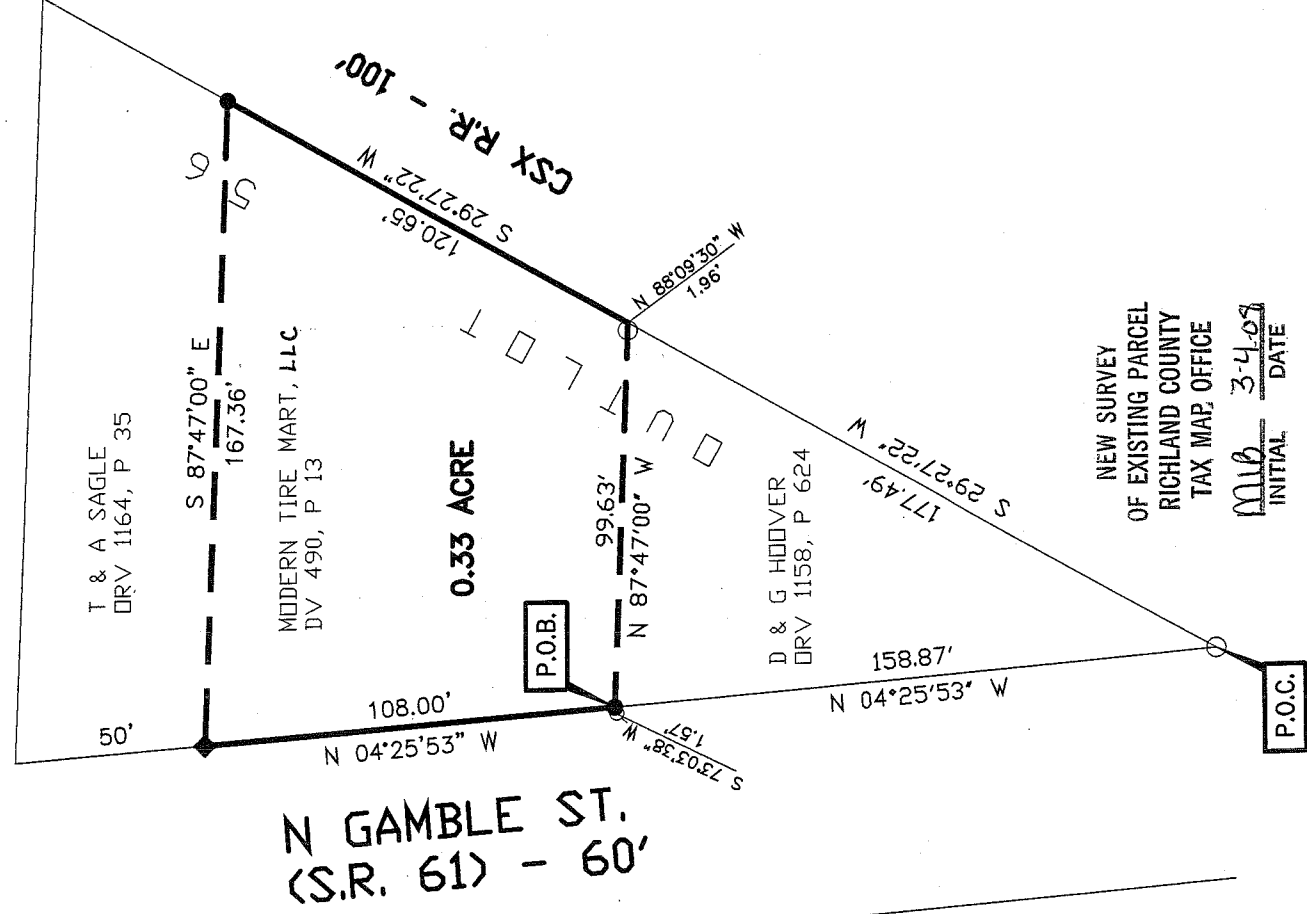


SCALE 1" = 50'

BASIS OF BEARINGS

BEARINGS ARE BASED ON NORTH 04°25'53" WEST FOR THE EAST RIGHT-OF-WAY LINE OF NORTH GAMBLE STREET PER A SURVEY PERFORMED BY CHARLES KERIG DATED DECEMBER 12, 2002.

SMILEY AVE. - 60'



LEGEND

- 5/8" DIA. X 30" LONG REBAR SET WITH PLASTIC CAP STAMPED "LUTZ 6756"
- ◆ RAILROAD SPIKE SET
- IRON PIN FOUND
- ⊗ IRON PIPE FOUND

NEW SURVEY OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE



PREPARED BY

David E. Lutz

DAVID E. LUTZ
 OHIO REGISTERED SURVEYOR NO. 6756
 DATE: March 3, 2008

CERTIFICATION: I HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

**DESCRIPTION OF PART OF OUTLOT 56
MODERN TIRE MART, LLC**

Situated in the State of Ohio, County of Richland, City of Shelby, being part of Outlot 56 of the consecutively numbered lots in the City of Shelby as recorded in Plat Book 7, Page 11, of the Richland County Recorder's Records, and being more particularly described as follows:

Commencing at an iron pin found at the south corner of Outlot 56 and on the east right-of-way line of North Gamble Street (State Route 61, 60 feet in width) also being the west right of way line of CSX Railroad (100 feet in width).

Thence North 04°25'53" West, 158.87 feet with the east right-of-way line of said North Gamble Street and the west line of land owned by David & Garnet Hoover per Official Record Volume 1158, Page 624 to a rebar set, said point being referenced by an iron pipe found at South 73°03'38" West, 1.57 feet. Said rebar being the place of beginning for the parcel herein described;

Thence with the following four (4) courses:

1. North 04°25'53" West, 108.00 feet with the east right-of-way line of said North Gamble Street to a railroad spike set;
2. South 87°47'00" East, 167.36 with the south line of land owned by Ted and Alice Sagle per Official Record Volume 1164, Page 35 to a rebar set on the west line of said CSX Railroad;
3. South 29°27'22" West, 120.65 feet with the west line of said CSX Railroad to a point being referenced by an iron pin found North 88°09'30" West, 1.96 feet;
4. North 87°47'00" West, 99.63 feet with the north line of said Hoover land to the point of beginning for the parcel herein described, containing 0.33 acre more or less, 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 "Lutz 6756".

Bearings are based on North 04°25'53" West for the east right-of-way line of North Gamble Street per a survey performed by Charles Kerg dated December 12, 2002.

I hereby certify that this description is based upon an actual field survey made under the supervision of David E. Lutz Registered Surveyor No. 6756, and all monumentation was set or found as indicated.

Prior Deed Reference: Deed Volume 490, Page 13

Prepared by:



David E. Lutz
Registered Surveyor No. 6756
Dated: March 3, 2008



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
MLB 3-4-08
INITIAL DATE