

CERTIFICATION

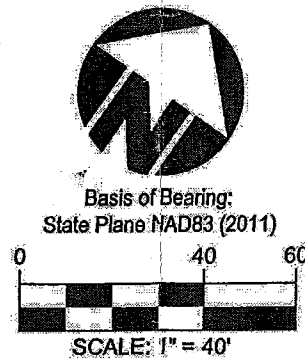
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.

Brian R. Johnson 7-29-15
 BRIAN R. JOHNSON, P.S.
 PROFESSIONAL SURVEYOR #8484
 IN THE STATE OF OHIO



NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 12-4-15
 INITIAL DATE

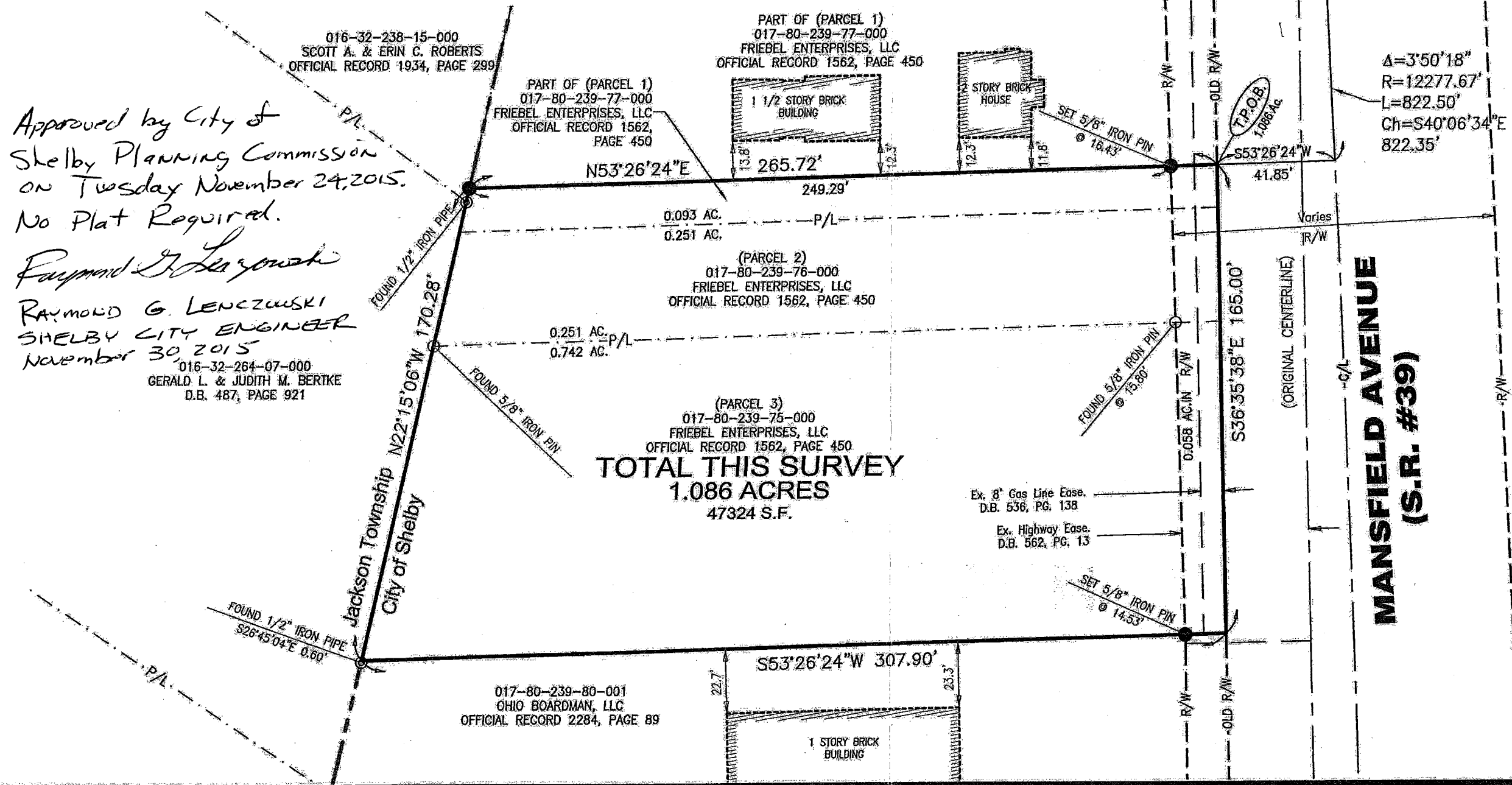
NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
 EAK 12-4-15
 INITIAL DATE
 HH-317



LEGEND

- Set 5/8" Iron Pin (5/8" DIAMETER X 30" CAPPED "BAYER BECKER")
- Found Iron Pin
- R/W -Ex Right of Way
- ⊙ Found Iron Pipe
- P/L -Ex Property Line

INTERSECTION OF THE ORIGINAL CENTERLINE OF GEORGE HAWK RD. AND THE CENTERLINE OF S.R. #39



Approved by City of Shelby Planning Commission on Tuesday November 24, 2015. No Plat Required.

Raymond G. Lenczowski
 RAYMOND G. LEN CZAWSKI
 SHELBY CITY ENGINEER
 November 30, 2015
 016-32-264-07-000
 GERALD L. & JUDITH M. BERTKE
 D.B. 487, PAGE 921

bayer becker
 www.bayerbecker.com
 6900 Tylersville Road, Suite A
 Mason, OH 45040 - 513.336.6600

1.086 ACRES
 EAST HALF OF THE NORTHWEST QTR. SECTION 16, TOWNSHIP 22, RANGE 19
 JACKSON TOWNSHIP, CONGRESS LANDS NORTH OF OLD SEVEN RANGES
 CITY OF SHELBY
 RICHLAND COUNTY, OHIO
PLAT OF SURVEY

Drawing:	15M065-000 SP
Scale:	1"=40'
Drawn by:	DDS
Checked By:	BRJ
Issue Date:	7-29-15

Date: July 29, 2015

Description: 1.086 Acre

Location: City of Shelby
Richland County, Ohio



Situated in the State of Ohio, East half of the Northwest Quarter of Section 16, Township 22, Range 19, Jackson Township, Congress Lands North of the Old Seven Ranges, City of Shelby, Richland County, being part of the lands of Friebel Enterprises, LLC as recorded in Official Record 1562, Page 450 of the Richland County, Ohio, Recorder's Office and being further described as follows:

Commencing at the intersection of the original centerline of George Hawk Road and the centerline of Mansfield Avenue (S.R. #39); thence, leaving said original centerline of George Hawk Road and with said centerline of Mansfield Avenue (S.R. #39), South 42° 01' 43" East, 48.02 feet to a found monument box at the point of curvature of said Mansfield Avenue (S.R. #39); with a curve to the right, having a central angle of 03° 50' 18", a radius of 122.77.67 feet, an arc length of 822.50 feet, and a chord bearing and distance of South 40° 06' 34" East, 822.35 feet, thence leaving said centerline of Mansfield Avenue (S.R. #39), South 53° 26' 24" West, 41.85 to the easterly line of said lands of Friebel Enterprises, LLC and being the **True Point of Beginning**:

thence, with said easterly line of said Friebel Enterprises, LLC., South 36° 35' 38" East, 165.00 feet to the northeast corner of the lands of Ohio Boardman, LLC as recorded in Official Record 2284, Page 89 of the Richland County, Ohio, Recorder's Office;

thence, with the northerly line of said lands of Ohio Boardman, LLC, South 53° 26' 24" West, (passing a set 5/8" iron pin at 14.53 feet), 307.90 feet to the easterly line of the lands of Gerald L. and Judith M. Bertke, as recorded in Deed Book 487, Page 921 of the Richland County, Ohio, Recorder's Office, being witnessed by a found 1/2" iron pipe South 26° 45' 04" East, 0.60 feet;

thence, leaving said northerly line of said lands of Ohio Boardman, LLC and with said easterly line of the lands of Gerald L. and Judith M. Bertke, North 22° 15' 06" West, 170.28 feet to a set 5/8" iron pin on the easterly line of the lands of Scott A. and Erin C. Roberts, as recorded in Official Record 1934, Page 299 of the Richland County, Ohio, Recorder's Office;

thence, leaving said easterly line of the lands of Scott A. and Erin C. Roberts and on a new division line through said lands of Friebel Enterprises, LLC, North 53° 26' 24" East, (passing a set 5/8" iron pin at 249.29 feet), 265.72 feet to the **True Point of Beginning** containing 47,324 square feet or 1.086 acres of land more or less, with 0.058 acres in the right of way of Mansfield Avenue (S.R. #39) and being subject to all easements, legal highways, restrictions and agreements of record.

The above description was prepared from a field survey prepared by Bayer Becker, Brian R. Johnson, Registered Professional Surveyor #8484 in the State of Ohio, July 29, 2015.

Prior References: Official Record 1562, Page 450.

Basis of Bearings: State Plane NAD83 GPS Observations, (O.D.O.T. VRS network, Geobase Ohio Network 8484)

All iron pins set are 5/8" diameter rebar 30" long with a plastic cap stamped "Bayer Becker"

15M065-000 Split Legal 151110.doc

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6900 Tylersville Road, Suite A
Mason, OH 45040
513-336-6600

318 South College Avenue
Oxford, OH 45056
513-523-4270

209 Grandview Drive
Fort Mitchell, KY 41017
859-261-1113

NEW SPLIT
RICHLAND COUNTY
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<http://www.bayerbecker.com>

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