

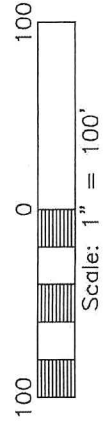
REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- PLATS AS SHOWN
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE: DD-25
- SURVEY FOR G.A.F. BUSINESS FORMS BY F.E. KROCKA & ASSOCIATES, INC. DATED DECEMBER 16, 1978.
- SURVEY FOR SHELBY BUSINESS FORMS, INC. BY FRED E. KROCKA DATED MAY 5, 1964
- SURVEY FOR G.A.F. BUSINESS FORMS BY FRED E. KROCKA DATED OCTOBER 19, 1970

PLAT OF BOUNDARY SURVEY
CITY OF SHELBY, OHIO
LOT 1607 & PART OF A 12' PRIVATE DRIVE, PLAT VOLUME 8, PAGE 14,
PART OF LOT 2881, PLAT VOLUME 16, PAGE 26,
OUTLOTS 119 & 121, PLAT VOLUME 7, PAGE 10,
& PART OF THE ASHLAND RAILWAY
CITY OF SHELBY, RICHLAND COUNTY, OHIO

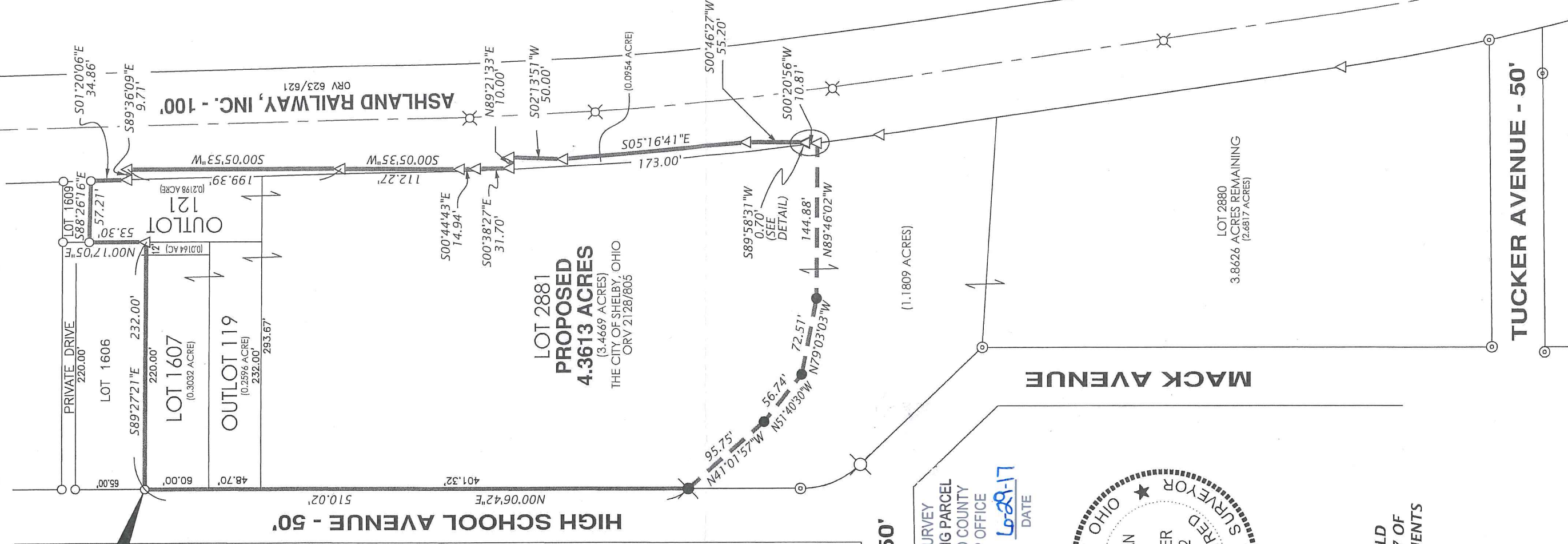
POINT OF BEGINNING

BEARINGS ARE BASED ON SURVEY "dd-25" BY F.E. KROCKA & ASSOCIATES, INC. DATED JANUARY 16, 2012 AND FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE.



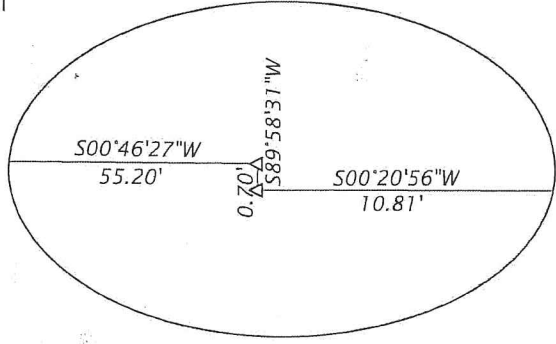
LEGEND

- IRON PIPE FOUND
- △ IRON PIN FOUND
- ⊙ MONUMENT FOUND
- ⊗ RAILROAD SPIKE FOUND
- ⊗ RAILROAD SPIKE SET
- 3/4" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



APPROVED

Steven Schag
 STEVEN SCHAG, MAYOR - CITY OF SHELBY, OHIO



DETAIL

NEW SPLIT	NEW SURVEY
RICHLAND COUNTY	OF EXISTING PARCEL
TAX MAP OFFICE	RICHLAND COUNTY
EAK	TAX MAP OFFICE
INITIAL	DATE
6-29-17	6-29-17
DATE	DATE
EAK	INITIAL
JJ-214	DATE



PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
 44 EAST MAIN STREET
 SHELBY, OHIO 44875
 (419) 342-4556



I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter

NATHAN W. SAUTTER
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE: JUNE 13, 2017



F.E. Krocka & Associates, Inc.
Engineering and Surveying
44 East Main Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION
CITY OF SHELBY, OHIO
LOT 1607 & PART OF A 12 FOOT WIDE PRIVATE DRIVE, PLAT VOLUME 8, PAGE 14,
PART OF LOT 2881, PLAT VOLUME 16, PAGE 26,
OUTLOTS 119 & 121, PLAT VOLUME 7, PAGE 10,
& PART OF THE ASHLAND RAILWAY
CITY OF SHELBY, RICHLAND COUNTY, OHIO

DESCRIPTION: Being Lot 1607 and part of a 12 foot wide private drive as shown on Plat Volume 8, Page 14, part of Lot 2881, Plat Volume 16, Page 26, Outlots 119 and 121, Plat Volume 7, Page 10, part of the Ashland Railway, in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being an iron pipe found at the northwest corner of Lot 1607, said point also being at the southwest corner of Lot 1606 and on the east right-of-way line of High School Avenue (50 feet in width);

- 1) thence S89°27'21"E, along the north line of Lot 1607 (south line of Lot 1606) and crossing a 12 foot wide private drive as shown in Plat Volume 8, Page 14, a distance of 232.00 feet to an iron pin found on the east line of said private drive, said point also being on the west line of Outlot 121;
- 2) thence N00°17'05"E, along the east line of said drive and the west line of Outlot 121, a distance of 53.30 feet to an iron pipe found at the northwest corner of Outlot 121, said point also being at the southwest corner of Lot 1609;
- 3) thence S88°26'16"E, along the north line of Outlot 121 (south line of Lot 1609), a distance of 57.21 feet to an iron pipe found at the northeast corner of Outlot 121 (southeast corner of Lot 1609), said point also being on the west right-of-way line of the Ashland Railway (100 feet in width);
- 4) thence S01°20'06"E, along the east line of Outlot 121 and the west right-of-way line of Ashland Railway, Inc. described in Official Record Volume 623, Page 621, a distance of 34.86 feet to an iron pin found;
- 5) thence S89°36'09"E, a distance of 9.71 feet, to an iron pin found;
- 6) thence S00°05'53"W, a distance of 199.39 feet, to an iron pin found;
- 7) thence S00°05'35"W, a distance of 112.27 feet, to an iron pin found;
- 8) thence S00°44'43"E, a distance of 14.94 feet, to an iron pin found;
- 9) thence S00°38'27"E, a distance of 31.70 feet, to an iron pin found;
- 10) thence N89°21'33"E, a distance of 10.00 feet, to an iron pin found;
- 11) thence S02°13'51"W, a distance of 50.00 feet, to an iron pin found;
- 12) thence S05°16'41"E, a distance of 173.00 feet, to an iron pin found;
- 13) thence S00°46'27"W, a distance of 55.20 feet, to an iron pin found;
- 14) thence S89°58'31"W, a distance of 0.70 feet, to an iron pin found;
- 15) thence S00°20'56"W, a distance of 10.81 feet, to an iron pin found on the west right-of-way line of said the Ashland Railway (east line of Lot 2881);
- 16) thence N89°46'02"W, a distance of 144.88 feet to an iron pin set;
- 17) thence N79°03'03"W, a distance of 72.51 feet to an iron pin set;

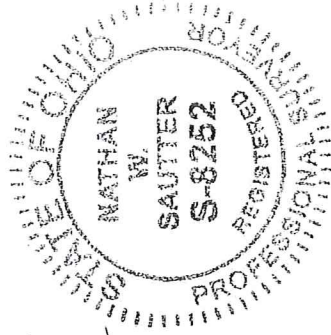
- 18) thence N51°40'30"W, a distance of 56.74 feet to an iron pin set;
 - 19) thence N41°01'57"W, a distance of 95.75 feet to a railroad spike set on the west line of Lot 2881, said point also being on the east right-of-way line of High School Avenue;
 - 20) thence N00°06'42"E, partially along the west line of Lot 2881, and along the west lines of Outlot 119 and Lot 1607 and the east right-of-way line of High School Avenue, a distance of 510.02 feet, to the real point of beginning,
- and containing 4.3613 acres, (0.3032 acre in Lot 1607 and 0.0164 acre in 12 foot wide private drive, 0.2596 acre in Outlot 119, 0.2198 acre in Outlot 121, 3.4669 acres in part of Lot 2881, and 0.0954 acre in the Ashland Railway), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 3/4" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on survey "dd-25" by F.E. Krocka & Associates, Inc. dated January 16, 2012 and found at the Richland County Tax Map Office.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.



Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: June 13, 2017



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-29-17
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-29-17
INITIAL DATE

JJ-214