

SURVEY FOR: SCOTT J. HANCOCK, TRUSTEE

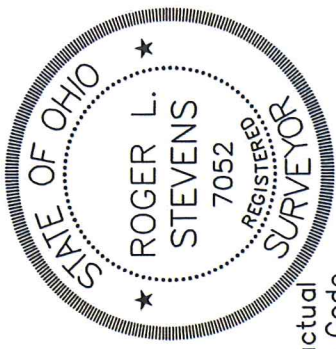
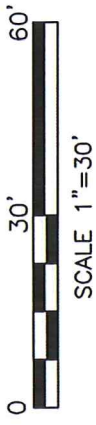
DATE: 3-24-20

JOB NUMBER: SHELBY 2584-2585

LOCATION: PART OF LOT 2584 AND ALL OF LOT 2585 IN THE CITY OF SHELBY, RICHLAND CO., STATE OF OHIO.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 329-20
INITIAL DATE
MM-75



Roger L. Stevens
Roger L. Stevens, P.S. #7052

Distances shown hereon are expressed in feet and decimal parts thereof.

Basis of bearings: Survey: W-167.

CERTIFICATION: I hereby certify that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code and is correct to the best of my knowledge.

LEGEND
O IRON PIN FOUND

PT. LOT 2589

PT. LOT 2589

LOT 2588

S 42°35'44" E 150.00'

LOT 2587

LOT 2586

S 42°35'44" E 150.00'

LOT 2585
(7500 Sq. Feet)

SCOTT J. HANCOCK, TRUSTEE
O.R.V.-2005 P.-814

11225 Sq. Feet

PT. LOT 2584
(3725 Sq. Feet)

N 42°35'44" W 150.00'

PT. LOT 2584

ANTHONY W. II & SUSAN M. SLOANE
O.R.V.-1787 P.-540

PT. LOT 2583

LOT 2604

N 37°48'53" W
5.99'

P.O.B.

N 47°31'15" E 80.00'

N 47°31'15" E 99.95'

N 47°31'15" E 74.83'

0.11'

N 47°31'15" E 75.00'

LOT 2601

0.68'

LOT 2602

S 47°31'15" W 74.83'

LOT 2603

S 72°50'43" W 0.17'

EAST JEFFERSON AVENUE (60')

Roger L. Stevens

March 24, 2020

**SURVEYOR'S DESCRIPTION FOR
SCOTT J. HANCOCK, TRUSTEE**

PART OF LOT 2584 & ALL OF LOT 2585

Situated in the City of Shelby, County of Richland, State of Ohio, being part of Lot 2584 and all of Lot 2585 in said City, and being more particularly described as follows:

Beginning at a point being the northerly corner of said Lot 2585, said point also being in the southeasterly right of way line of East Jefferson Avenue (60') and being referenced by an iron pin found N 37° 48' 53" W, 5.99 feet from said point;

Thence with the following **FOUR** courses:

- 1) **S 42° 35' 44" E, 150.00 feet** along the northeasterly line of said Lot 2585 to a point being the easterly corner of said Lot, said point being referenced by an iron pin found S 42° 35' 44" E, 0.68 feet from said point;
- 2) **S 47° 31' 15" W, 74.83 feet** along the southeasterly line of said Lot 2585 and along the southeasterly line of said Lot 2584 to a point being the easterly corner of a parcel of land conveyed to Anthony W. II and Susan M. Slone by official records volume 1787, page 540, said point being referenced by an iron pin found S 72° 50' 43" W, 0.17 feet from said point;
- 3) **N 42° 35' 44" W, 150.00 feet** along the northeasterly line of said land of Anthony W. II and Susan M. Slone to a point being the northerly corner of said land, said point also being in the northwesterly line of said Lot 2584, being in said southeasterly right of way line of East Jefferson Avenue (60') and being referenced by an iron pin found N 47° 31' 15" E, 0.11 feet from said point;
- 4) **N 47° 31' 15" E, 74.83 feet** along said northwesterly line of said Lot 2584 and along the northwesterly line of said Lot 2585, also being along said southeasterly right of way line of East Jefferson Avenue (60') to the **place of beginning**, passing through previously referenced iron pin found at 0.11 feet and containing **11,225 square feet**, more or less, of which 3,725 square feet are in part of Lot 2584 and 7,500 square feet are in Lot 2585 and subject to all legal highways and easements of record.

Basis of bearings: Survey W-167.

According to a survey made in March 2020 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.



Roger L. Stevens

Roger L. Stevens
Registered Surveyor No. 7052
SHELBY 2584-2585

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-29-20

INITIAL DATE

MM-75