

REFERENCE MATERIALS

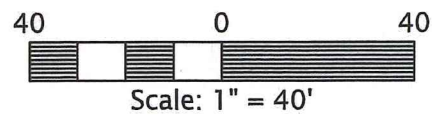
- DEEDS AS SHOWN
- TAX MAPS
- PLAT VOLUME 5, PAGE 19
- THE FOLLOWING RICHLAND COUNTY SURVEYS:
 AA-120
 B-244
 B-381
 H-142
 H-420
 P-112
 X-075
- SURVEY FOR PURDY BY F.E. KROCKA DATED NOVEMBER 7, 1959
- SURVEY FOR BARKDULL BY F.E. KROCKA & ASSOCIATES, INC. DATED SEPTEMBER 27, 1980

ACREAGE BREAKDOWN

| | |
|----------------------|------------------|
| PP#046-08-009-14-000 | 5,571 SF |
| PP#046-08-009-12-000 | 14,359 SF |
| PP#046-08-104-14-000 | 444 SF |
| PP#046-08-104-15-000 | 6,445 SF |
| PP#046-08-086-16-001 | 3,882 SF |
| TOTAL | 30,701 SF |



BEARINGS ARE BASED ON SURVEY "B-244" DATED APRIL 14, 1994 & "AA-120" DATED JANUARY 26, 2009 BY CHARLES A. KERG & FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE.



NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

EAK 5-13-20
 INITIAL DATE
MM-128

PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
 100 NORTH GAMBLE 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

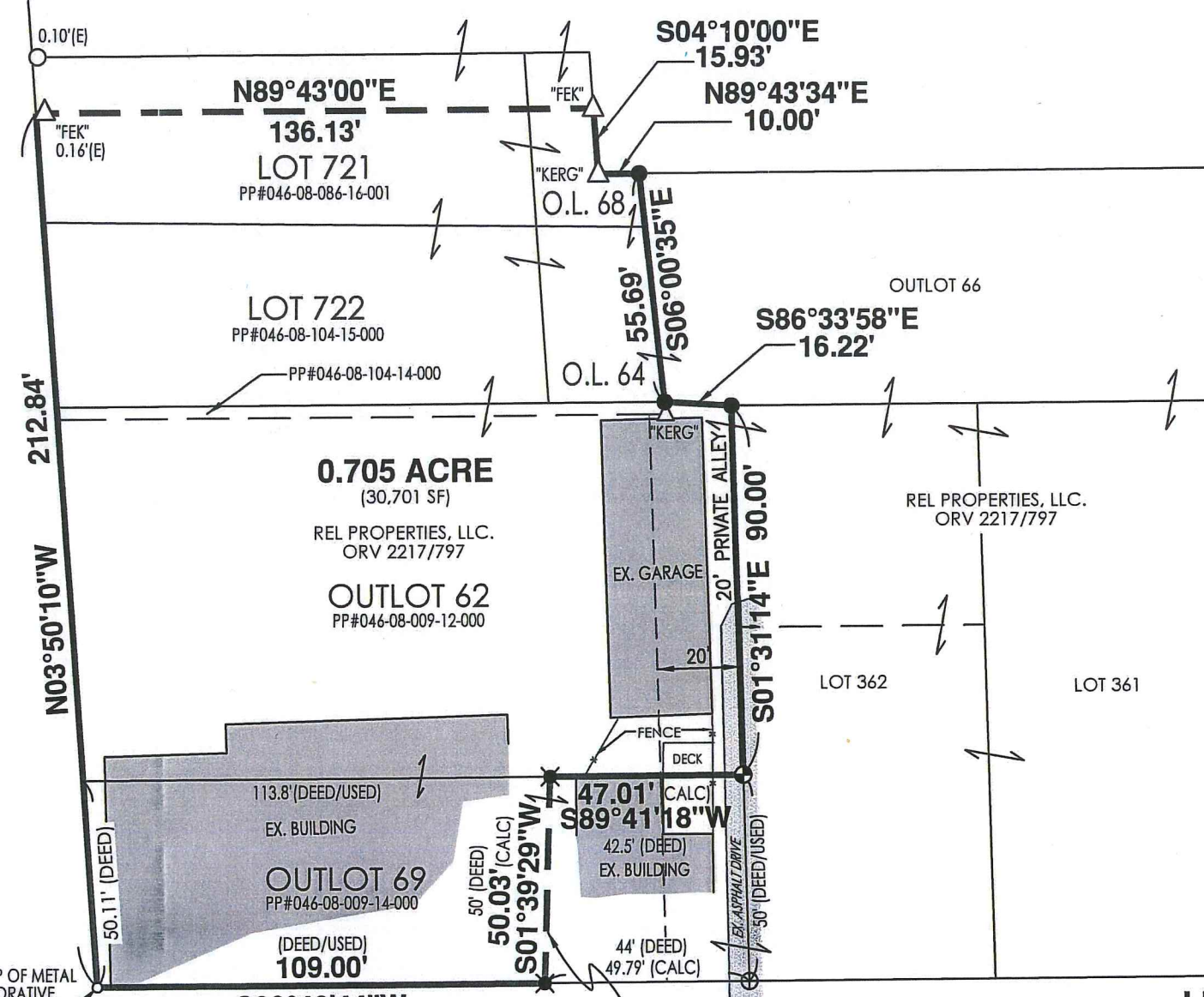
NATHAN W. SAUTTER
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE: MAY 1, 2020



PLAT OF BOUNDARY SURVEY
LOT 722 & PART OF LOT 721, STAMBAUGH'S 1ST ADDITION
PLAT VOLUME 5, PAGE 19 &
OUTLOTS 62 & 64 AND PART OF OUTLOTS 68 & 69
CITY OF SHELBY, RICHLAND COUNTY, OHIO

NORTH GAMBLE STREET - 60'

LOT 1171
 T.H. & J.L. GOVE
 ORV 1422/786



POINT OF BEGINNING
 MARK ON TOP OF METAL BASE OF DECORATIVE COLUMN

WHITNEY AVENUE - 60'

- LEGEND**
- IRON PIPE FOUND
 - △ IRON PIN FOUND (AS NOTED)
 - ⊕ SURVEY NAIL FOUND
 - ⊙ 3" SURVEY SPIKE SET
 - ✱ DRILLHOLE SET IN CONCRETE
 - 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



F.E. Krocka & Associates, Inc.
Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION
LOT 722 & PART OF LOT 721, STAMBAUGH'S 1ST ADDITION
PLAT VOLUME 5, PAGE 19 AND
OUTLOTS 62 & 64 AND PART OF OUTLOTS 68 & 69
CITY OF SHELBY, RICHLAND COUNTY, OHIO

Description: Being Lot 722 and part of Lot 721, Stambaugh's 1st Addition, Plat Volume 5, Page 19, and Outlots 62 and 64 and part of Outlots 68 and 69 in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being a mark on top of metal base of decorative column at the southwest corner of Outlot 69, said point also being at the intersection of the north right-of-way line of Whitney Avenue (60 feet in width) and the east right-of-way line of Gamble Street (60 feet in width);

1. thence N03°50'10"W, along the west line of Outlots 69 and 62, the west line of Lot 722, partially along the west line of Lot 721, and the east right-of-way line of Gamble Street, a distance of 212.84 feet to the southwest corner of a parcel in the name of Gove described in Official Record Volume 1422, Page 786;
2. thence N89°43'00"E, along the south line of said Gove parcel and passing for reference an iron pin found at 0.16 foot, a total distance of 136.13 feet to an iron pin found on the east line of Outlot 68;
3. thence S04°10'00"E, along the east line of Outlot 68, a distance of 15.93 feet to an iron pin found at a corner of Outlot 68;
4. thence N89°43'34"E, along a north line of Outlot 68, a distance of 10.00 feet to an iron pin set at a corner of Outlot 68, said point also being at the northwest corner of Outlot 66;
5. thence S06°00'35"E, along the east line of Outlots 68 and 64 (west line of Outlot 66), a distance of 55.69 feet to an iron pin set at the southeast corner of Outlot 64 (southwest corner of Outlot 66), said point also being on the north line of Outlot 62;
6. thence S86°33'58"E, along the north line of Outlot 62 (south line of Outlot 66), a distance of 16.22 feet to an iron pin set at the northeast corner of Outlot 62, said point also being at the northwest corner of Lot 362;
7. thence S01°31'14"E, along the east line of Outlot 62 (west line of Lot 362), a distance of 90.00 feet to a 3" survey spike set at the southeast corner of Outlot 62, said point also being at the northeast corner of Outlot 69;
8. thence S89°41'18"W, along the south line of Outlot 62 (north line of Outlot 69), a distance of 47.01 feet to a drillhole set in concrete;

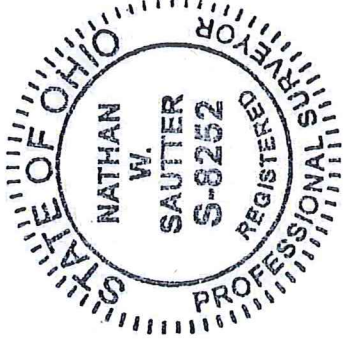
9. thence S01°39'29"W, a distance of 50.03 feet to a drillhole set in concrete on the south line of Outlot 69, said point also being on the north right-of-way line of Whitney Avenue;
10. thence S89°40'44"W, along the south line of Outlot 69 and the north right-of-way line of Whitney Avenue, a distance of 109.00 feet to the real point of beginning, and containing 0.705 acre (30,701 square feet), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "Krocka & Assoc." Bearings are based on survey "B-244" dated April 14, 1994 and "AA-120" dated January 26, 2009 by Charles A. Kerg 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: May 1, 2020



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

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