

PT. LOT 220

PT. LOT 220

ELIZABETH C. ALLWINE
O.R.V.-803 P.-66

ORD. #30-56
D.V.-426 P.-481

PT. VAC. ALLEY
PT. VAC. ALLEY

GARAGE

ALLEY (16')

ALLEY (16')



PT. LOT 221

1800 Sq. Feet
TO BE TRANSFERRED TO
AN ADJOINING OWNER

PT. LOT 221
(1440 Sq. Feet)

N 01°28'33"
40.00'

S 89°17'45" E
45.00'

ORD. #23-65
V.-563 P.-511

PT. VAC. ALLEY
(360 Sq. Feet)

N 89°17'45" W
45.00'

BRIAN L. SMITH
O.R.V.-1629 P.-736

LOT 728

PT. LOT 221

PT. LOT 222
S 89°48'58" E 100.14'

DONALD SHEPHERD JR.
O.R.V.-2626 P.-571

PT. LOT 222

40.00'
S 01°28'33" W

PT. VAC. ALLEY

PT. VAC. ALLEY
N 89°17'45" W 95.12'

**PART OF LOT 221 & PART
OF VACATED ALLEY, CITY OF
SHELBY, RICHLAND CO., OHIO.**

LEGEND

- IRON PIN FOUND
- IRON PIN SET, 5/8" DIA. ROD WITH PLASTIC CAP STAMPED "STEVENS 7052"

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 5-18-22
INITIAL DATE

00-160

00-160



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

Date 5-09-22

SHELBY 221-222

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.

Distances shown hereon are expressed in feet and decimal parts thereof.
Basis of bearings: Survey T-202.

**SURVEYOR'S DESCRIPTION FOR
DONALD SHEPHERD JR.**

PART OF LOT 221 & PART OF VACATED ALLEY

Situated in the City of Shelby, County of Richland, State of Ohio, being part of Lot 221 and part of vacated Alley in said City, and being more particularly described as follows:

Commencing at a point being the southeasterly corner of Lot 222, said point also being in the intersection of the westerly right of way line of Walnut Street (50') and the north right of way line of a vacated Alley (16') and being referenced by an iron pin found N 11° 05' 00" E, 22.50 feet from said point;

Thence S 11° 05' 00" W, 8.13 feet along said westerly right of way line of Walnut Street (50') to a point being the northeasterly corner of a parcel of land conveyed to Brian L. Smith by official records volume 1629, page 736, said point also being the southeasterly corner of a parcel of land conveyed to Donald Shepherd Jr. by official records volume 2626, page 571 and being referenced by an iron pin found N 11° 05' 00" E, 30.63 feet from said point;

Thence N 89° 17' 45" W, 95.12 feet along the north line of said land of Brian L. Smith, also being along the south line of said land of Donald Shepherd Jr. to an iron pin found in the southwest corner of said land of Donald Shepherd Jr., said iron pin being the **true place of beginning**;

Thence with the following **FOUR** courses:

- 1) **N 89° 17' 45" W, 45.00 feet** and continuing said north line of said land of Brian L. Smith to an iron pin set;
- 2) **N 01° 28' 33" E, 40.00 feet** to an iron pin set;
- 3) **S 89° 17' 45" E, 45.00 feet** to an iron pin set in the west line of said land of Donald Shepherd Jr.;
- 4) **S 01° 28' 33" W, 40.00 feet** along said west line of said land of Donald Shepherd Jr. to the **true place of beginning** and containing **1,800 square feet**, more or less, of which 1,440 square feet are in part of Lot 221 and 360 square feet are in vacated Alley and subject to all legal highways and easements of record.

The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Basis of bearings: Survey T-202.

According to a survey made in May 2022 by Roger L. Stevens, Ohio Registered Surveyor No. 7052.

All iron pins set are 5/8" diameter rod with plastic cap stamped "STEVENS 7052".



Roger L. Stevens
 Roger L. Stevens
 Registered Surveyor No. 7052
 SHELBY 221

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE
EAK **5-18-22**
 INITIAL DATE