

STATE OF OHIO, COUNTY OF RICHLAND, TOWNSHIP OF BLOOMINGGROVE, VILLAGE OF SHENANDOAH,
BEING PART OF LOT 14 OF AN UNRECORDED PLAT OF SHENANDOAH VILLAGE
BEING PART OF A 16.5' ALLEY VACATED BY D.V. 875, PAGE 130



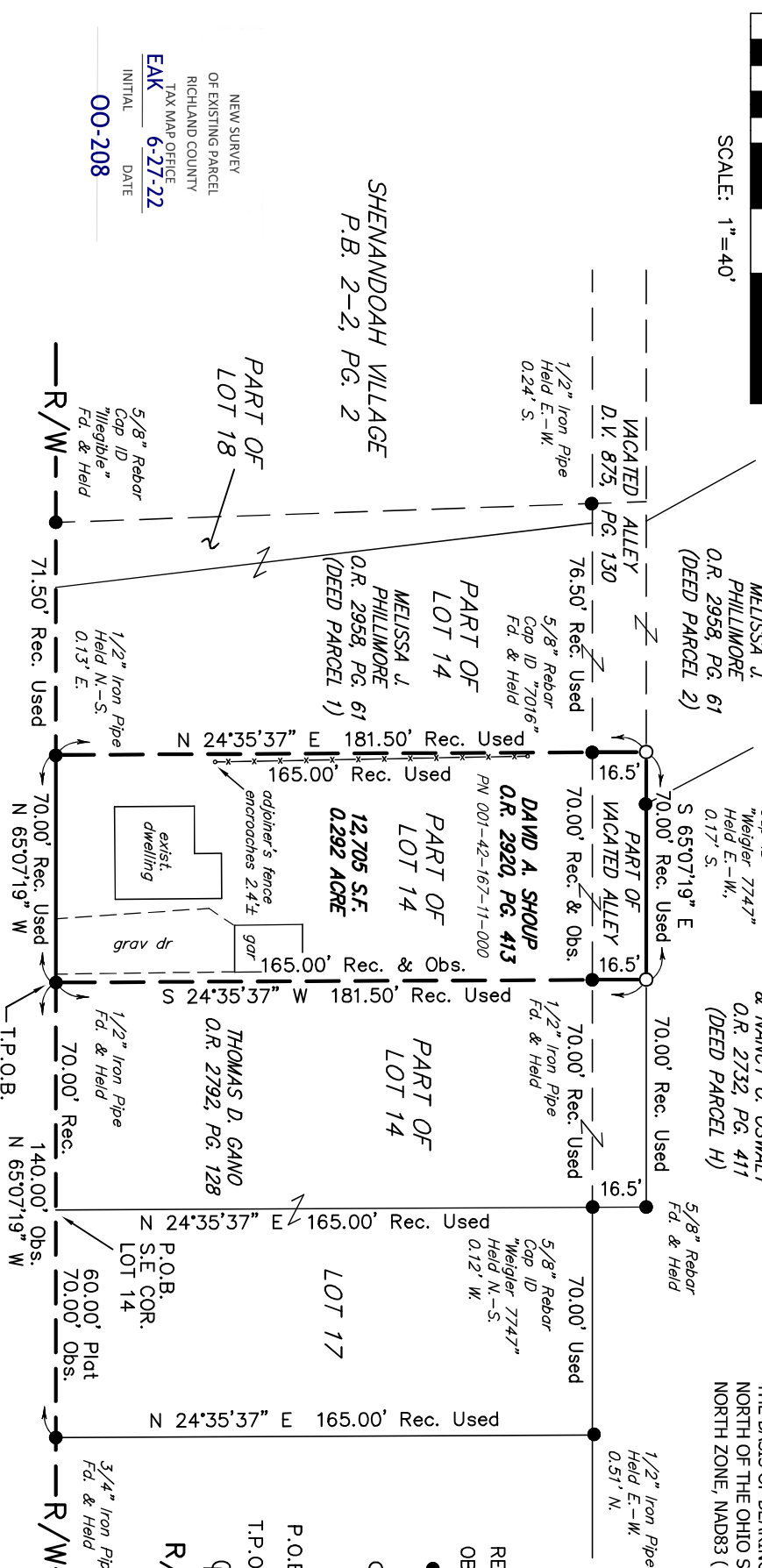
SCALE: 1"=40'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011).

LEGEND

- REC. - RECORD DISTANCE
- OBS. - OBSERVED DISTANCE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30" IN LENGTH IN LENGTH, WITH I.D. CAP "CAMPBELL & ASSOC." SET
- P.O.B. - POINT OF BEGINNING
- T.P.O.B. - TRUE PLACE OF BEGINNING
- ⊕ - CENTERLINE
- R/W - RIGHT-OF-WAY



STATE ROUTE 603 (60')

REFERENCE DATA USED

- RICHLAND COUNTY AUDITOR/GIS
- RICHLAND COUNTY DEEDS REFERENCED HEREON
- RICHLAND COUNTY PLAT: SHENANDOAH VILLAGE - P.V. 2-2, PG. 2
- RICHLAND COUNTY ENGINEER'S SURVEY RECORDS: 04/02/1955
- SURVEY BY BLOSSER DATED: G-100 P-69
- J-472 Z-54
- P-67 F-4-291

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 6-27-22
DATE
INITIAL
00-208

SHENANDOAH VILLAGE
P.B. 2-2, PG. 2

JAMES P. YURKSCHATT
CAMPBELL & ASSOCIATES, INC.
REG. NO. 7809
DATE 06/15/2022



**75 STATE ROUTE 603
0.292 ACRES**

Situated in the State of Ohio, County of Richland, Township of Bloominggrove, Village of Shenandoah, being part of Lot 14 of an unrecorded plat of Shenandoah Village, being part of a 16.5' alley vacated by D.V. 875, Page 130, being all of the land conveyed to David A. Shoup as recorded in O.R. 2920, Page 413 of Richland County Recorder's records and being more particularly bounded and described as follows:

Beginning at the southeast corner of said Lot 14. Said corner being a point on the northerly right-of-way line of State Route 603 (60' wide) and the southeast corner of land conveyed to Thomas D. Gano as recorded in O.R. 2792, Page 128 of Richland County Recorder's records.

Thence N 65°07'19"W, along the northerly right-of-way line of State Route 603, a distance of 70.00' to a 1/2" iron pipe found and held thereon marking the southwest corner of said Gano land and being the **TRUE PLACE OF BEGINNING** for the parcel of land described herein;

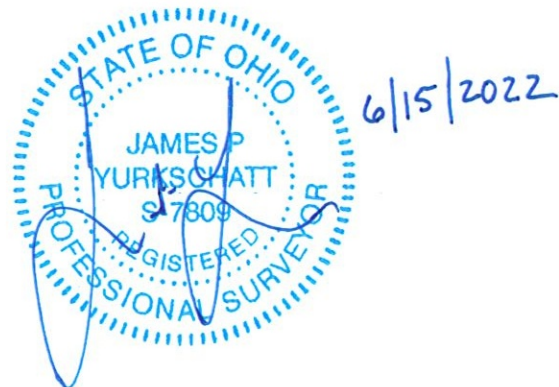
Thence continuing N 65°07'19"W, along the northerly right-of-way line of State Route 603, a distance of 70.00' to a point thereon being the southeast corner of land conveyed to Melissa J. Phillimore as recorded in O.R. 2958, Page 61 of Richland County Recorder's records (witness a 1/2" iron pipe found 0.13' east);

Thence N 24°35'37"E, along the easterly line of said Phillimore land, a distance of 181.50' to a 5/8" rebar (cap id. "Campbell & Assoc.") set on the northerly line of said vacated alley marking a corner of said Phillimore land;

Thence S 65°07'19"E, along the northerly line of said vacated alley and a line of said Phillimore land, then to and along a southerly line of land conveyed to David W. Oswalt and Nancy O. Oswalt as recorded in O.R. 2732, Page 411 of Richland County Recorder's records, a distance of 70.00' to a 5/8" rebar (cap id. "Campbell & Assoc.") set marking the northwest corner of said Gano land;

Thence S 24°35'37"W, along the westerly line of said Gano land, a distance of 181.50' to the **TRUE PLACE OF BEGINNING** and containing 0.292 acres (12,705 square feet) of land as surveyed by James P. Yurkschatt (P.S. 7809) of Campbell and Associates, Inc. on June 15, 2022. All 5/8" rebars set are 30" in length and capped "Campbell & Assoc."

The basis of bearings for this survey is Grid North of the Ohio State Plane Coordinate System, North Zone, NAD83(2011).



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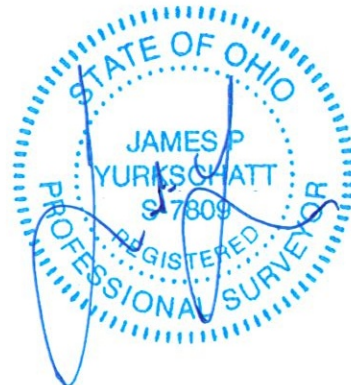
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