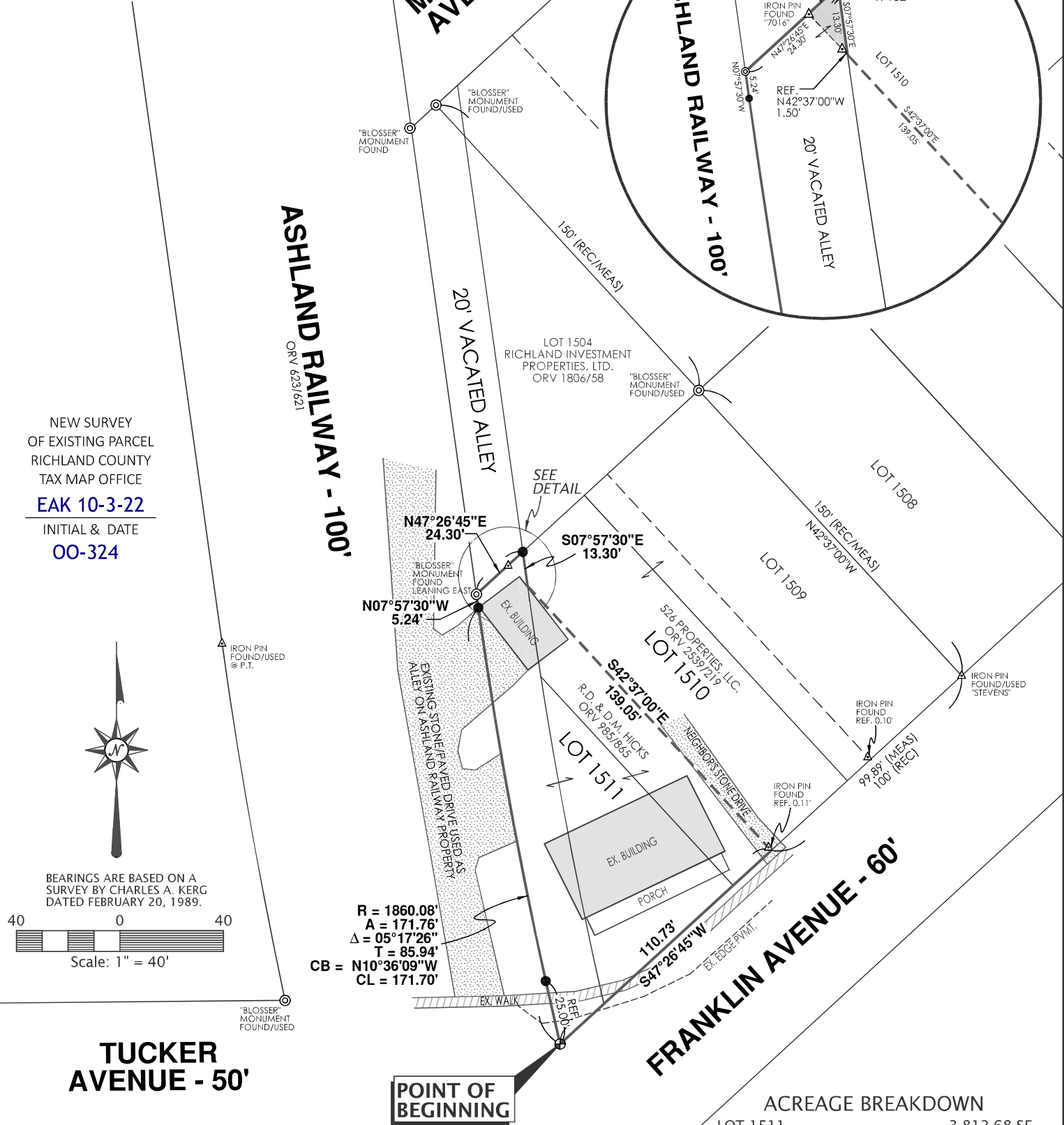
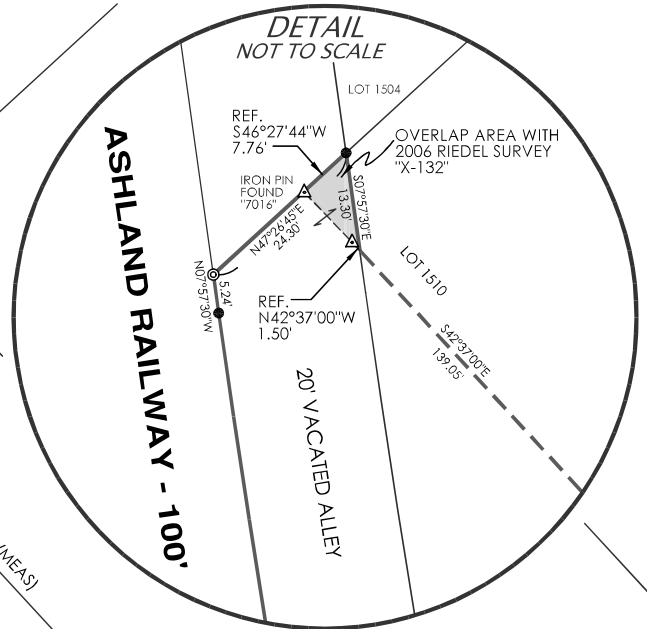


REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- RECORDER'S PLAT VOLUME 7, PAGE 20
- THE FOLLOWING RICHLAND COUNTY SURVEYS:
C-90, DD-25, I-291, JJ-119, U-223, X-132
- SURVEY FOR SNYDER BY CHARLES A. KERG
DATED FEBRUARY 20, 1989
- SURVEY FOR CARTON SERVICES BY RAYMOND G.
LENCZOWSKI DATED JUNE 12, 1991
- RIGHT-OF-WAY AND TRACK MAP FOR THE BALTIMORE
AND OHIO RAILROAD COMPANY DATED JUNE 30, 1918

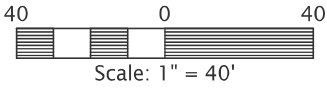
**PLAT OF BOUNDARY SURVEY
LOT 1511, PART OF LOT 1510, & PART OF VACATED ALLEY
JENNERS ADDITION, PLAT VOLUME 7, PAGE 20
CITY OF SHELBY, RICHLAND COUNTY, OHIO**



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-3-22
INITIAL & DATE
OO-324



BEARINGS ARE BASED ON A
SURVEY BY CHARLES A. KERG
DATED FEBRUARY 20, 1989.



$R = 1860.08'$
 $A = 171.76'$
 $\Delta = 05^\circ 17' 26''$
 $T = 85.94'$
 $CB = N10^\circ 36' 09'' W$
 $CL = 171.70'$

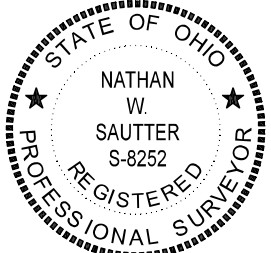
ACREAGE BREAKDOWN

LOT 1511	3,812.68 SF
PART OF LOT 1510	2,489.13 SF
PART OF VACATED ALLEY	3,547.11 SF
TOTAL	9848.92 SF

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: SEPTEMBER 19, 2022



- LEGEND**
- ⊙ "BLOSSER" MONUMENT FOUND
 - △ 5/8" IRON PIN FOUND (AS NOTED)
 - ⊕ 3" SURVEY SPIKE SET
 - 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 1511, PART OF LOT 1510, & PART OF VACATED ALLEY
JENNERS ADDITION, PLAT VOLUME 7, PAGE 20
CITY OF SHELBY, RICHLAND COUNTY, OHIO

DESCRIPTION: Being Lot 1511, part of Lot 1510, and part of a vacated alley in Jenners Addition, Plat Volume 7, Page 20, in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being a 3" survey spike set at the intersection of the northerly right-of-way line of Franklin Avenue (60 feet in width) and the easterly right-of-way line of Ashland Railway (100 feet in width), said point also being on the westerly line of a 20 foot wide vacated alley;

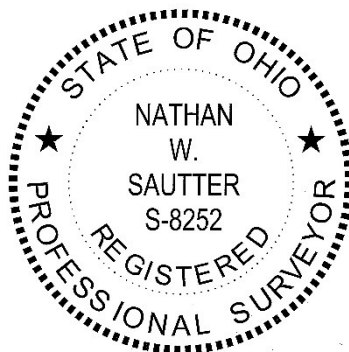
- 1) thence on a curve to the right having a radius of 1860.08 feet, a delta of 05°17'26", and an arc length of 171.76 feet (chord bearing N10°36'09"W, 171.70 feet), along the easterly right-of-way line of said railroad (westerly right-of-way of said vacated alley), to an iron pin set, having passed through an iron pin set for reference at 25.00 feet;
- 2) thence N07°57'30"W, continuing along said railroad and vacated alley right-of-way lines, a distance of 5.24 feet to a "Blosser" monument found;
- 3) thence N47°26'45"E, a distance of 24.30 feet to an iron pin set on the northerly line of Lot 1510 (southerly line of Lot 1504) and on the easterly right-of-way line of said vacated alley;
- 4) thence S07°57'30"E, along a westerly line of Lot 1510 and the easterly right-of-way line of said vacated alley, a distance of 13.30 feet to a point referenced by an iron pin found N42°37'00"W, 1.50 feet;
- 5) thence S42°37'00"E, passing for reference an iron pin found 138.94 feet, a total distance of 139.05 feet to the southerly line of Lot 1510, said point also being on the northerly right-of-way line of Franklin Avenue;
- 6) thence S47°26'45"W, along the southerly line of Lots 1510 and 1511 and the northerly right-of-way line of Franklin Avenue, a distance of 110.73 feet to the real point of beginning;

and containing 9,848.92 square feet – {3,812.68 square feet in Lot 1511, 2,489.13 square feet in part of Lot 1510, and 3,547.11 square feet within the vacated alley}, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pin set are 5/8" diameter, 30" long rebar with caps stamped "Krocka & Assoc". Bearings are based on a survey by Charles A. Kerg dated February 20, 1989.

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: September 19, 2022



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 10-3-22

INITIAL & DATE

00-324