



PLAT VOL. 5, PG. 18

NORTH



SOUTH GAMBLE STREET
(ST. RT. 61) 60' R/W

LOT #801

LOT #691

LOT #3059

PART LOT #3060

P.V. 18, PAGE 91

PART LOT #3060

160.00'

MAG NAIL SPIKE FOUND

ALLEY
PLAT 15; MEASURES 16'

S 79°18'54" E
100.00'

PART LOT #802
(6,000 SF)

PART LOT #802

PART LOT #803
(6,000 SF)

19,498 SQ. FT. TOTAL

PART LOT #803

PART LOT #804
(7,498 SF)

TUCKER CAR WASH LLC
O.R.V. 2217, PAGE 759

PART LOT #804

N 79°18'54" W
100.00'

P.O.B.

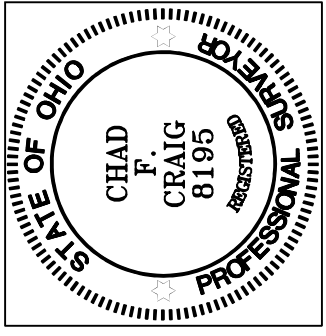
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

TUCKER AVENUE
50' R/W

EAK 5-28-24

INITIAL & DATE

QQ-148



Chad F. Craig

SURVEY BY: CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

LEGEND

- IRON PIN FOUND
- IRON PIPE FOUND
- ⊗ 3" SURVEY MARKER SET IN PAVEMENT
- ☀ DRILL HOLE FOUND
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "CRAIG 8195"

SURVEY PLAT FOR

PROPERTY TRANSFER

PART LOT #802, PART LOT #803 &
PART LOT #804, CITY OF SHELBY
RICHLAND COUNTY, OHIO

DATE: MAY 14, 2024 SCALE: 1"=40'

TUCKER_AVE_CAR_WASH

SURVEY DESCRIPTION

PART LOTS #802, #803 & #804
CITY OF SHELBY,
RICHLAND COUNTY, OHIO

Situated in the City of Shelby, County of Richland, State of Ohio and being known as part Lots #802, #803 and #804 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at a 3" survey marker set in pavement marking the southwest corner of Lot #804, Thence, North 11 degrees 31 minutes 36 seconds East with the west line of said lot and the northerly prolongation thereof 195.00 feet to a 3" survey marker set in pavement marking the northwest corner of Lot #802;

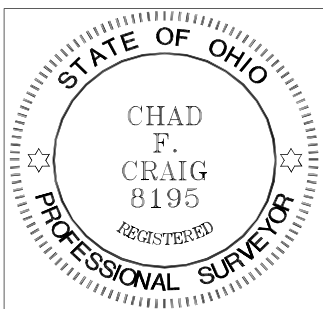
Thence, South 79 degrees 18 minutes 54 seconds East with the north line of said lot 100.00 feet to an iron pin set;

Thence, South 11 degrees 31 minutes 36 seconds West 195.00 feet to an iron pipe found on the south line of Lot #804;

Thence, North 79 degrees 18 minutes 54 seconds West with the south line of said lot 100.00 feet to the place of beginning, containing a total of 19,498 square feet, of which 6,000 square feet are in Part Lot #802, 6,000 square feet are in Part Lot #803 and 7,498 square feet are in Part Lot #804, according to survey by Chad F. Craig P.S. 8195 on May 14, 2024, but subject to all easements, right of ways and highways of record.

Iron pins set are 5/8" rods with caps stamped "CRAIG 8195".

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



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A handwritten signature in black ink that reads "Chad F. Craig".

Chad F. Craig P.S. #8195
Seiler and Craig Surveying, Inc.