



PLAT VOL. 5, PG. 18

LOT #690

LOT #691

160.00'

LOT #3059

PART LOT #3060

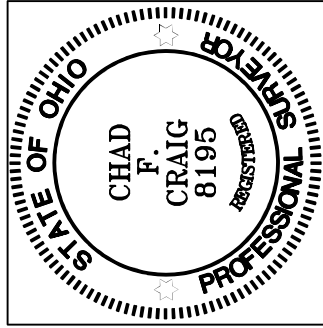
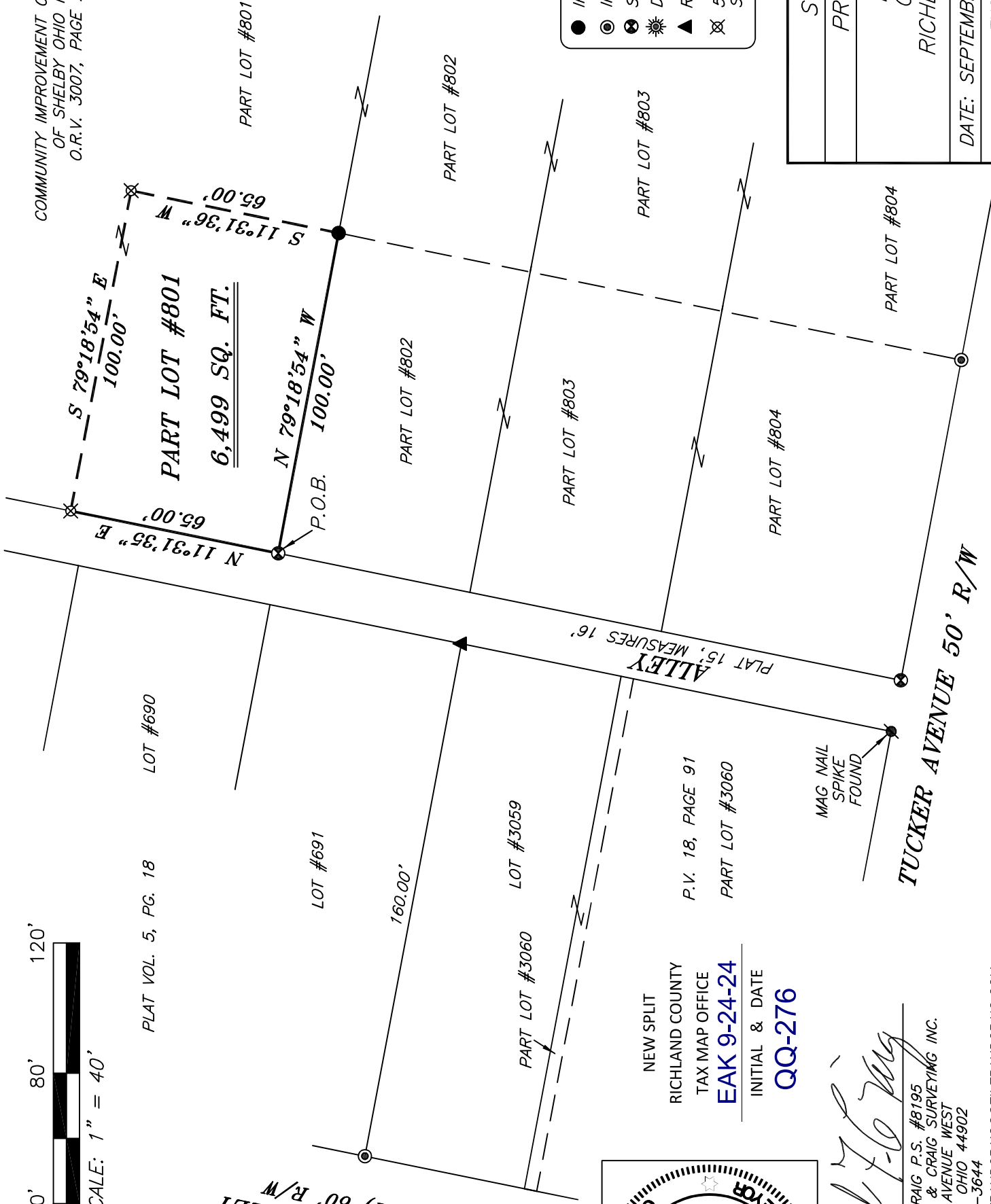
SOUTH GAMBLE STREET
(ST. RT. 61) 60' R/W

COMMUNITY IMPROVEMENT CORPORATION
OF SHELBY OHIO INC.
O.R.V. 3007, PAGE 2993

NORTH



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



Chad F. Craig

CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
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NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-24-24
INITIAL & DATE
QQ-276

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PART LOT #3060

MAG NAIL
SPIKE
FOUND

TUCKER AVENUE 50' R/W

LEGEND

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

SURVEY PLAT FOR

PROPERTY TRANSFER

PART LOT #801
CITY OF SHELBY
RICHLAND COUNTY, OHIO

DATE: SEPTEMBER 16, 2024 SCALE: 1"=40'

TUCKER_AVE_CAR_WASH_B

SURVEY DESCRIPTION

PART LOT #801
CITY OF SHELBY,
RICHLAND COUNTY, OHIO

Situated in the City of Shelby, County of Richland, State of Ohio and being known as part Lot #801 of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at a survey marker found and accepted as marking the southwest corner of Lot #801 and being on the easterly right of way of an alley, Thence, North 11 degrees 31 minutes 35 seconds East with the west line of said lot and with said alley right of way 65.00 feet to an iron pin set;

Thence, South 79 degrees 18 minutes 54 seconds East 100.00 feet to an iron pin set;

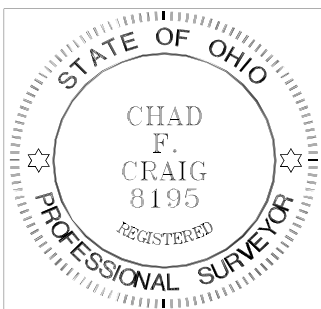
Thence, South 11 degrees 31 minutes 36 seconds West 65.00 feet to an iron pin found on the south line of said lot;

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 6,499 square feet, according to survey by Chad F. Craig P.S. 8195 on September 16, 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.

The grantees, his 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.



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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.