



CODY J REYNOLDS
D.R. 2931, Pg. 14

VACATED MYERS AVENUE
ORDINANCE R3-2004
D.R. 1436, Pg. 330

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-10-25
INITIAL & DATE
RR-28

JEFF A WATSON
D.R. 2824, Pg. 310

BRIAN D CLAYTOR
D.R. 3015, Pg. 5882

0.3101 acres (13,498.26 sq ft) Inlot 2476 parcel #0460805908000
0.1721 acres (7,498.98 sq ft) East part of Inlot 2477 Parcel #0460805903000
0.0574 acres (2,499.66 sq ft) West part of Inlot 2477 Parcel #0460805909000
0.1721 acres (7,498.98 sq ft) East part of Inlot 2478 Parcel #0460805904000
0.0574 acres (2,499.66 sq ft) West part of Inlot 2478 Parcel #0460805909000
0.2295 acres (9,998.68 sq ft) Inlot 2479 Parcel #0460805910000
0.2295 acres (9,998.68 sq ft) Inlot 2480 Parcel #0460805905000
0.2295 acres (9,998.68 sq ft) Inlot 2481 Parcel #0460805906000
0.2295 acres (9,998.42 sq ft) Inlot 2482 Parcel #0460805907000
0.0660 acres (2,875.03 sq ft) vacated Myers Ave Parcel #0460805903000

DOFASCO SHELBY INC
A DELAWARE CORPORATION
D.R. 1604, Pg. 410

SCALE
1" = 40'
0 40 80 120
FEET

LEGEND

SET FOUND	DESCRIPTION
⊙	MONUMENT
⊕	RAILROAD SPIKE
⊖	MAG NAIL
○	IRON PIPE
⊙	DRILL HOLE
○	5/8" x 30" IRON BAR
●	CAPPED "JD BARNES" AND "PS 8411" IRON BAR
■	IRON BAR
▲	FENCE POST
◻	STONE
◻	MONUMENT BOX
D	DEED
P	PLAT
M	MEASURED
C	CALCULATED
∅	OUTSIDE DIAMETER
SR	SURVEY RECORD
✱	CHAIN LINK FENCE

STATE OF OHIO
JAMES DALE BARNES
S - 8411
PROFESSIONAL SURVEYOR

DEED VOLUMES AND PAGES AS SHOWN
PLAT VOLUME 13, PAGE 12

THIS SURVEY DOES NOT INCLUDE A TITLE SEARCH. ALL EASEMENTS OR OTHER ENCUMBRANCES ON OR OVER THE LAND ARE NOT SHOWN ON THIS SURVEY. PLEASE FURNISH ALL INFORMATION IF THESE ARE REQUIRED ON THIS PLAT. ALL FOUND SURVEY MONUMENTS WERE AT GRADE OR PAVEMENT SURFACE AND IN GOOD CONDITION, UNLESS OTHERWISE NOTED.

I HEREBY DECLARE THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY DURING JANUARY 2025 AS PER LEGAL DESCRIPTION FURNISHED TO ME. THIS SURVEY IS SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, RESTRICTIONS, LEASES OF RECORD AND OF RECORDS IN RESPECTIVE UTILITY OFFICES. THE BEARINGS REFERRED TO HEREON ARE BASED ON THE OHIO NORTH STATE PLANE COORDINATE SYSTEM.

James Dale Barnes
JANUARY 2025
DATE

JAMES DALE BARNES, P.S. 8411

WEST PARK DRIVE (50' R/W)

2474
2475
2476
2479
2480
2481
2482

0460805915000
0460805916000
0460805908000
0460805910000
0460805905000
0460805906000
0460805907000

0460805903000
0460805904000
0460805909000

0460805907000
0460805908000

15' ALLEY
15' ALLEY
15' ALLEY
15' ALLEY
15' ALLEY
15' ALLEY
15' ALLEY
15' ALLEY
15' ALLEY
15' ALLEY

1/2'
1/2'
1/2'
1/2'
1/2'
1/2'
1/2'
1/2'
1/2'
1/2'

300.00'

250.00'

LEGAL DESCRIPTION OF A 1.7531-ACRE PARCEL A

Being a parcel of land situated in all of Inlots 2476, 2477, 2478, 2479, 2480, 2481 and 2482 and in the south part of vacated Myers Avenue (ORD. 23-2004, O.R. 1436, Pg. 330) in the City of Shelby, Richland County, Ohio and being further described as follows:

BEGINNING at a found 1 ½" iron pipe marking the northeasterly corner of Inlot 2477, the southeasterly corner of a 15' wide alley and the westerly line of said vacated Myers Avenue.

- 1) Thence, North 00° 01' 32" East, along the west line of said vacated Myers Avenue and the easterly line of a 15' wide alley, a distance of 7.50 feet, to a set 5/8" iron bar marking an exterior corner of a parcel of land, now or formerly owned by Cody J. Reynolds through Official Record 2931, Page 14 of the records of Richland County;
- 2) Thence, North 89° 01' 48" East, along a southerly line of said Reynolds lands, a distance of 50.01 feet, to a set 5/8" iron bar marking the westerly line of a parcel of land, now or formerly owned by Dofasco Shelby Inc, a Delaware Corporation through Official Record 1604, Page 410;
- 3) Thence, South 00° 01' 32" West, along the westerly line of said Dofasco Shelby Inc lands, a distance of 57.50 feet, to an interior corner of said Dofasco Shelby Inc lands referenced by a found concrete monument being South 89° 01' 48" West, a distance of 50.01 feet;

- 4) Thence, South 89° 01' 48" West, along the northerly line of said Dofasco Shelby Inc lands, a distance of 50.01 feet, to a found concrete monument marking the southwesterly corner of said vacated Myers Avenue, a northwesterly corner of said Dofasco Shelby Inc lands and the northeasterly corner of Inlot 2478;
- 5) Thence, South 00° 01' 32" West, along the easterly line of Inlots 2478 and 2482 and the westerly line of said Dofasco Shelby Inc lands, a distance of 250.00 feet, to a found ½" iron bar marking the northeasterly corner of West Park Drive (50' R/W) and the southeasterly corner of Inlot 2482;
- 6) Thence, South 89° 05' 10" West, along the northerly right-of-way of said West Park Drive and the southerly line of Inlots 2476, 2479, 2480, 2481 and 2482, a distance of 245.00 feet, to a found ½" iron bar marking the southeasterly corner of Inlot 2475 and a parcel of land, now or formerly owned by Brian D. Claytor through Official Record 3015, Page 5882;
- 7) Thence, North 00° 01' 32" East, along the easterly line of Inlot 2475 and said Claytor lands, a distance of 300.00 feet, to a found ¾" iron bar marking the northeasterly corner of Inlot 2475 and the southerly right-of-way of a 15' wide alley;
- 8) Thence, North 89° 05' 10" East, along the southerly right-of-way of said 15' wide alley and the northerly line of Inlots 2476 and 2477, a distance of 245.00 feet, to the POINT OF BEGINNING.

Containing in all, 1.7531 acres of land (76,365.17 sq. ft.) more or less.
0.3101 acres of land (13,498.26 sq. ft.) lies within Inlot 2476
0.1721 acres of land (7,498.98 sq. ft.) lies within the East part of Inlot 2477
0.0574 acres of land (2,499.66 sq. ft.) lies within the West part of Inlot 2477
0.1721 acres of land (7,498.98 sq. ft.) lies within the East part of Inlot 2478
0.0574 acres of land (2,499.66 sq. ft.) lies within the West part of Inlot 2478
0.2295 acres of land (9,998.68 sq. ft.) lies within Inlot 2479
0.2295 acres of land (9,998.68 sq. ft.) lies within Inlot 2480
0.2295 acres of land (9,998.68 sq. ft.) lies within Inlot 2481
0.2295 acres of land (9,998.42 sq. ft.) lies within Inlot 2482
0.0660 acres of land (2,875.03 sq. ft.) lies within vacated Myers Avenue.

The bearings referred to are based on the Ohio North State Plane Coordinate System.

Prior Reference(s): Official Record 1436, Page 330
Official Record 2824, Page 310

Error of Closure = 1:1,205,020,000

This legal description is based upon an actual field survey performed for Julio Molina by James Dale Barnes, P.S. 8411, of Barnes Surveying in January 2025.

January 19th, 2025
Job No. 25009
JDB/jdb

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
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