

PLAT OF BOUNDARY SURVEY
PART OF OUTLOT 138
CITY OF SHELBY, RICHLAND COUNTY, OHIO

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- PLAT BOOK 2-3, PAGE 6
- PLAT BOOK 3, PAGE 16
- PLAT BOOK 6, PAGE 21A
- PLAT BOOK 2-2, PAGE 9
- PLAT BOOK 3, PAGE 32A
- PLAT BOOK 7, PAGE 12
- THE FOLLOWING RICHLAND COUNTY SURVEYS:
B-010, BB-087, C-081, DD-025, HH-019,
II-298, JJ-214, PP-334, QQ-134
- ODOT BRIDGE PLAN RIC-39-3.52
- SURVEY FOR THE SHELBY BOARD OF EDUCATION
BY F.E. KROCKA & ASSOCIATES, INC. DATED
AUGUST 19, 1982
- SURVEY FOR WESTBELD BY F.E. KROCKA &
ASSOCIATES, INC. DATED FEBRUARY 10, 1992
- UNRECORDED DEED FROM THE BOARD OF
EDUCATION OF THE SHELBY CITY SCHOOL
DISTRICT TO THE CITY OF SHELBY, OHIO
DATED AUGUST 28, 1946

NOTES:
GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT
AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS
INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A
PRINCIPAL BUILDING SITE 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.

THIS DRAWING AND ACCOMPANYING DESCRIPTION ARE INTENDED TO
DESCRIBE A PARCEL OF LAND DEEDED FROM THE BOARD OF EDUCATION
OF THE SHELBY CITY SCHOOL DISTRICT TO THE CITY OF SHELBY, OHIO,
DATED AUGUST 28, 1946. SAID DEED WAS SIGNED BY GRANTOR AND
NOTARIZED BUT NEVER RECORDED.

PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
100 NORTH GAMBLE STREET
SHELBY, OHIO 44875
(419) 342-4556



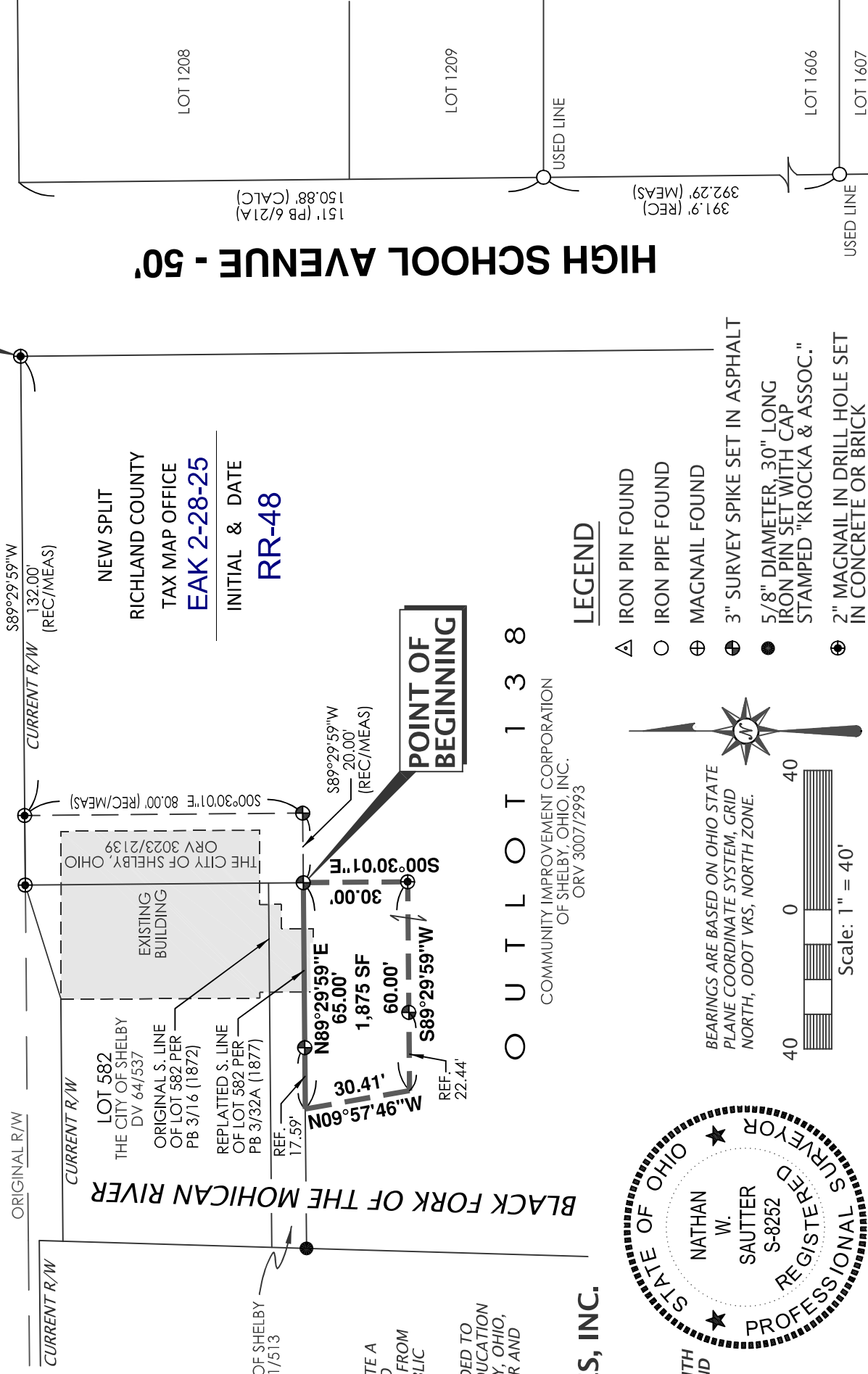
I CERTIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH
CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND
ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter

NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252
DATE: FEBRUARY 12, 2025

EAST MAIN STREET (WIDTH VARIES)

MOHICAN STREET
- 29'



O U T L O T 1 3 8

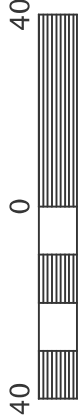
COMMUNITY IMPROVEMENT CORPORATION
OF SHELBY, OHIO, INC.
ORV 3007/2993

LEGEND

- △ IRON PIN FOUND
- IRON PIPE FOUND
- ⊕ MAGNAIL FOUND
- ⊙ 3" SURVEY SPIKE SET IN ASPHALT
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."
- ⊙ 2" MAGNAIL IN DRILL HOLE SET IN CONCRETE OR BRICK



BEARINGS ARE BASED ON OHIO STATE
PLANE COORDINATE SYSTEM, GRID
NORTH, ODOT VRS, NORTH ZONE.



Scale: 1" = 40'





F.E. Krocka & Associates, Inc.

*Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885*

**DESCRIPTION
PART OUTLOT 138
CITY OF SHELBY, RICHLAND COUNTY, OHIO**

DESCRIPTION: Being part of Outlot 138 in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a 2" magnail in drill hole set at the northeast corner of Outlot 138, said point being at the intersection of the west right-of-way line of High School Avenue (50 feet in width), and the south right-of-way line of East Main Street (width varies); thence S89°29'59"W, along the north line of Outlot 138 and the south right-of-way line of East Main Street, a distance of 132.00 feet to a 2" magnail in drill hole set at the northeast corner of a parcel in the name of The City of Shelby, Ohio and described in Official Record Volume 3023, Page 2139; thence S00°30'01"E, along the east line of said The City of Shelby, Ohio parcel, to a 3" survey spike set at the southeast corner of said The City of Shelby, Ohio parcel; thence S89°29'59"W, along the south line of said The City of Shelby, Ohio parcel, a distance of 20.00 feet to a 3" survey spike set at the southeast corner of Lot 582 as shown in Plat Book 3, Page 32A, said point being the real point of beginning for the parcel herein described;

- 1) thence S00°30'01"E, a distance of 30.00 feet to a 2" magnail in drill hole set;
- 2) thence S89°29'59"W, passing for reference a 3" survey spike set at 37.56 feet, a total distance of 60.00 feet to a point in the Black Fork of the Mohican River;
- 3) thence N09°57'46"W, a distance of 30.41 feet to the south line of Lot 582, said point being referenced by a 3" survey spike set N89°29'59"E, 17.59 feet;
- 4) thence N89°29'59"E, along the south line of Lot 582 and passing for reference a 3" survey spike set at 17.59 feet, a total distance of 65.00 feet to the real point of beginning,

and containing 1,875 square feet, more or less, but subject to all legal easements and public rights-of-way now on record. All pins set are 5/8" diameter, 30" long iron pins with caps stamped "Krocka & Assoc." Bearings are based on Ohio State Plane Coordinate System, Grid North, ODOT VRS, North Zone.

Grantees, their 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, their heirs, and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

This description and accompanying drawing are intended to describe a parcel of land deeded from the Board of Education of the Shelby City School District to the City of Shelby, Ohio, dated August 28, 1946. Said deed was signed by grantor and notarized, but never recorded.

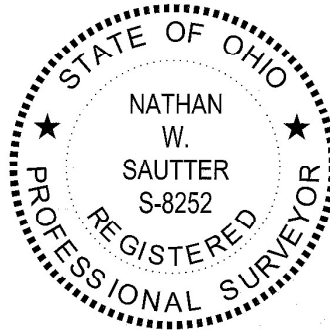
Prior Deed Volume: Official Record Volume 3007, Page 2993

CERTIFICATION: I, Nathan W. Sautter, Ohio Registered Surveyor No. 8252, for F.E. Krocka & Associates, Inc., certify this survey was prepared in accordance with Chapter 4733-37 of the Ohio Administrative Code on February 12, 2025 and all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.



Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: February 12, 2025



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 2-28-25

INITIAL & DATE

RR-48