

PARCEL 2 NOTE: 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 PRINCIPLE 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.

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, RR-48
 - 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

ACREAGE BREAKDOWN

PARCEL 1	
PART OF OUTLOT 138	1,600 SF
ORV 3023/2139	1,343 SF
ORV 3025/590	3,872 SF
PART OF LOT 582	6,815 SF
TOTAL	

PARCEL 2	
PART OF OUTLOT 138	532 SF
PART OF LOT 582	3,559 SF
TOTAL	4,091 SF



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 13, 2025



APPROVED, NO PART REQUIRED
John L. Schrag, Mayor 3/18/25

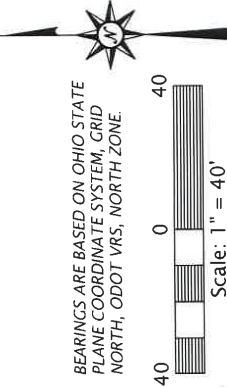
LINE	BEARING	DISTANCE
L1	N08°07'10"W	16.15'
L2	N11°25'20"W	43.65'
L3	N05°52'02"W	41.32'
L4	N89°29'59"E	24.01'
L5	N72°33'43"E	34.32'
L6	N89°29'59"E	20.00'
L7	S89°29'59"W	17.43'
L8	N09°57'46"W	30.41'
L9	S89°29'59"W	40.13'

LEGEND

- △ 5/8" IRON PIN FOUND
- IRON PIPE FOUND
- ⊕ 3" SURVEY SPIKE FOUND IN ASPHALT
- ⊗ 2" MAGNAIL IN DRILL HOLE FOUND IN CONCRETE OR BRICK
- ⬢ 3" SURVEY SPIKE SET IN ASPHALT

PLAT OF BOUNDARY SURVEY
LOT 582, PLAT VOLUME 3, PAGE 32A
& PARTS OF OUTLOT 138
CITY OF SHELBY, RICHLAND COUNTY, OHIO

MOHICAN
STREET - 29'

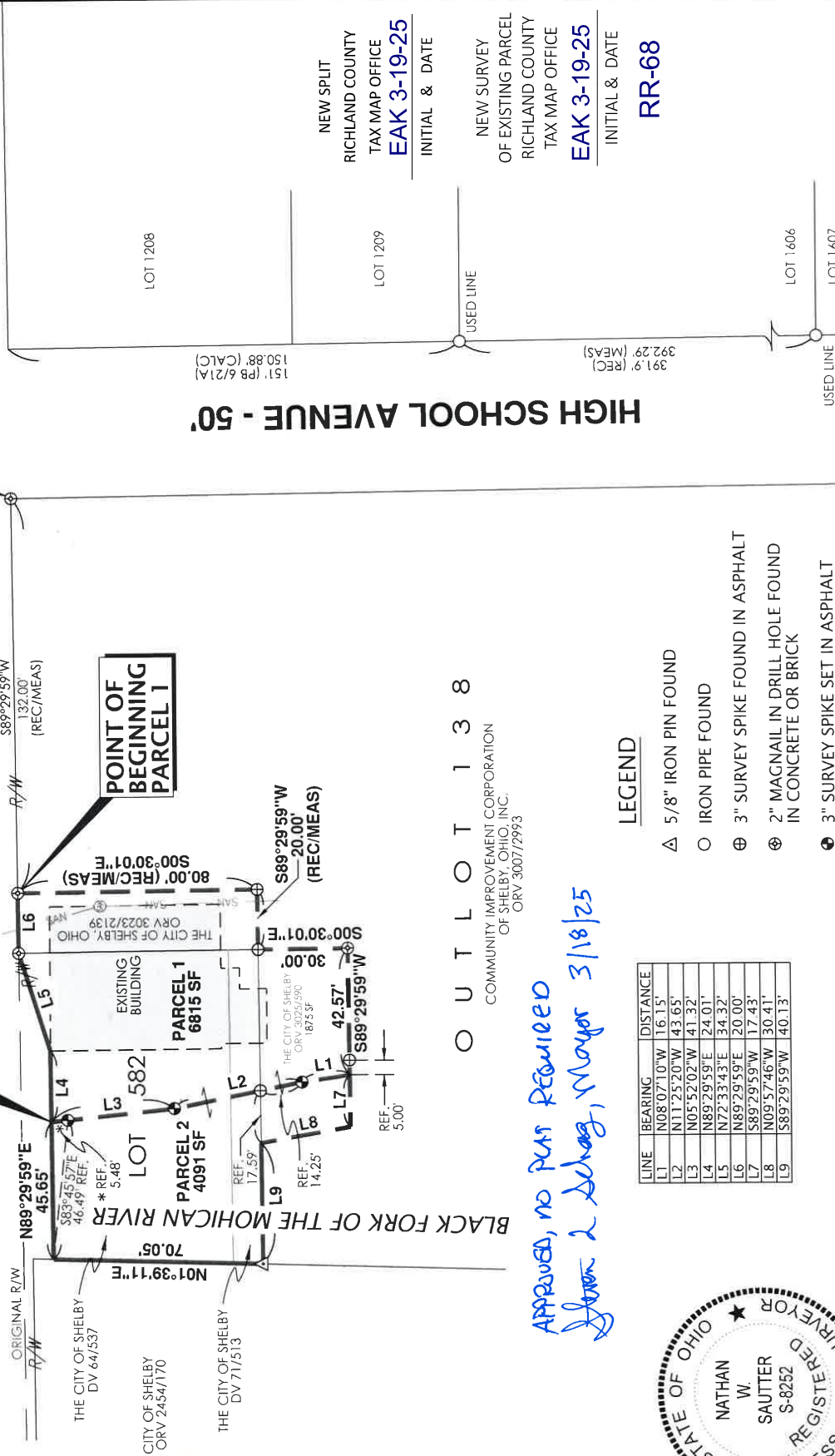


EAST MAIN STREET
(WIDTH VARIES)

POINT OF
BEGINNING
PARCEL 2

POINT OF
BEGINNING
PARCEL 1

POINT OF
COMMENCEMENT



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-19-25
INITIAL & DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-19-25
INITIAL & DATE

RR-68



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 OF LOT 582, PLAT VOLUME 3, PAGE 32A
& PARTS OUTLOT 138
CITY OF SHELBY, RICHLAND COUNTY, OHIO
PARCEL 1 – 6,815 Square Feet**

DESCRIPTION: Being part of Lot 582 as shown in Plat Volume 3, Page 32A and parts 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 found 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 found 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, said point being the real point of beginning for the parcel herein described;

- 1) thence S00°30'01"E, along the east line of said City of Shelby parcel, a distance of 80.00 feet to a 3" survey spike found in asphalt at the southeast corner of said City of Shelby parcel;
- 2) thence S89°29'59"W, along the south line of said City of Shelby parcel, a distance of 20.00 feet to a 3" survey spike found in asphalt at the southeast corner of Lot 582 as shown in Plat Book 3, Page 32A, said point also being the northeast corner of an 1,875 square foot parcel described in Official Record Volume 3025, Page 590;
- 3) thence S00°30'01"E, along the east line of said 1,875 square foot parcel, a distance of 30.00 feet to a 2" magnail in drill hole found at the southeast corner of said 1,875 square foot parcel;
- 4) thence S89°29'59"W, along the south line of said 1,875 square foot parcel and passing for reference a 3" survey spike found at 37.57 feet, a total distance of 42.57 feet to a point;
- 5) thence N08°07'10"W, a distance of 16.15 feet to a 3" survey spike set;
- 6) thence N11°25'20"W, passing for reference a 3" survey spike found in asphalt at 14.25 feet, a total distance of 43.65 feet to a 3" survey spike set;
- 7) thence N05°52'02"W, passing for reference a 3" survey spike set at 35.84 feet, a total distance of 41.32 feet to the south right-of-way line of East Main Street;
- 8) thence N89°29'59"E, along the south right-of-way line of East Main Street, a distance of 24.01 feet to the corner of a building;
- 9) thence N72°33'43"E, continuing along the south right-of-way line of East Main Street, a distance of 34.32 feet to a 2" magnail in drill hole found at the northwest corner of said City of Shelby parcel;

10) thence N89°29'59"E, along the north line of said City of Shelby parcel and the south right-of-way line of East Main Street, a distance of 20.00 feet to the real point of beginning,

and containing 6,815 square feet ~ {part of Outlot 138 - 2,943 square feet and part of Lot 582 – 3,872 square feet}, more or less, but subject to all legal easements and public rights-of-way now on record. Bearings are based on Ohio State Plane Coordinate System, Grid North, ODOT VRS, North Zone.

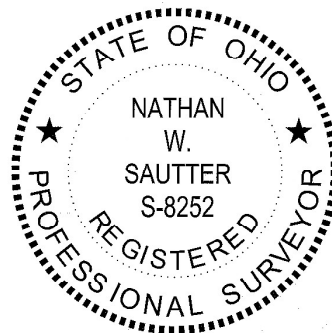
Prior Deed Volume: Official Record Volume 3025, Page 590
Official Record Volume 3023, Page 2139
Deed Volume 64, Page 537
Deed Volume 71, Page 513

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 14, 2025



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-19-25

INITIAL & DATE

RR-68



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 OF LOT 582, PLAT VOLUME 3, PAGE 32A
& PART OUTLOT 138
CITY OF SHELBY, RICHLAND COUNTY, OHIO
PARCEL 2 – 4,091 Square Feet**

DESCRIPTION: Being part of Lot 582 as shown in Plat Volume 3, Page 32A and 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 found 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 and passing for reference a 2" magnail in drill hole found at 132.00 feet, a total distance of 152.00 feet, to a 2" magnail in drill hole found at the northwest corner of a parcel in the name of The City of Shelby, Ohio and described in Official Record Volume 3023, Page 2139; thence S72°33'43"W, continuing along the south right-of-way line of East Main Street, a distance of 34.32 feet to the corner of a building; thence S89°29'59"W, continuing along the south right-of-way line of East Main Street, a distance of 24.01 feet to the real point of beginning for the parcel herein described, said point being referenced by a 3" survey spike set S05°52'02"E, 5.48 feet;

- 1) thence S05°52'02"E, a distance of 41.32 feet to a 3" survey spike set;
- 2) thence S11°25'20"E, passing for reference a 3" survey spike found in asphalt at 29.40 feet, a total distance of 43.65 feet to a 3" survey spike set;
- 3) thence S08°07'10"E, a distance of 16.15 feet to the south line of an 1,875 square foot parcel described in Official Record Volume 3025, Page 590, said point being referenced by a 3" survey spike found in asphalt N89°29'59"E, 5.00 feet;
- 4) thence S89°29'59"W, along the south line of said 1,875 square foot parcel, a distance of 17.43 feet to the southwest corner of said 1,875 square foot parcel, said point being referenced by a 3" survey spike found in asphalt N89°29'59"E, 22.43 feet;
- 5) thence N09°57'46"W, along the west line of said 1,875 square foot parcel, a distance of 30.41 feet to the south line of Lot 582, said point being referenced by a 3" survey spike found in asphalt N89°29'59"E, 17.59 feet;
- 6) thence S89°29'59"W, along the south line of Lot 582 (north line of Outlot 138), a distance of 40.13 feet to a 5/8" iron pin found at the southwest corner of Lot 582;
- 7) thence N01°39'11"E, along the west line of Lot 582, a distance of 70.05 feet to the south right-of-way line of East Main Street, said point being referenced by a 3" survey spike set S83°45'57"E, 46.49 feet;

8) thence N89°29'59"E, along the south right-of-way line of East Main Street, a distance of 45.65 feet to the real point of beginning,

and containing 4,091 square feet ~ {part of Outlot 138 – 532 square feet and part of Lot 582 – 3,559 square feet}, more or less, but subject to all legal easements and public rights-of-way now on record. 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 principle 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.

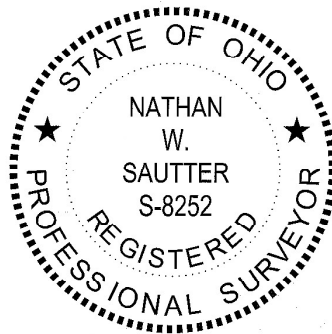
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F. E. KROCKA & ASSOCIATES, INC.



Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: February 14, 2025



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 3-19-25

INITIAL & DATE

RR-68