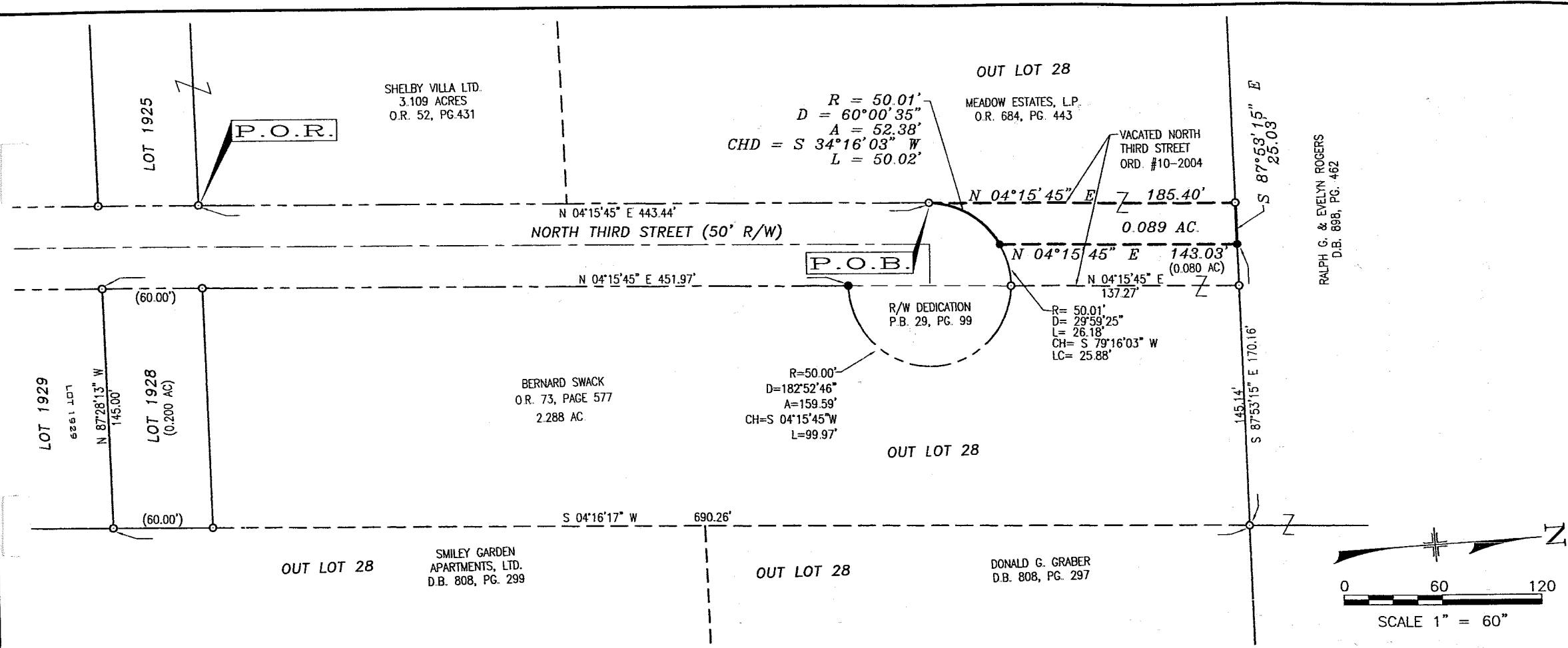


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**DESCRIPTION**

BEING PART OF OUT LOT 28, ALL OF LOT 1928, AND PART OF VACATED NORTH TRIRD STREET (50 FEET IN WIDTH) OF THE CONSECUTIVELY NUMBERED LOTS OF THE CITY OF SHELBY, RICHLAND COUNTY, OHIO.

**LEGEND**

FOUND SET  
○ ● IRON PIN

**NOTES**

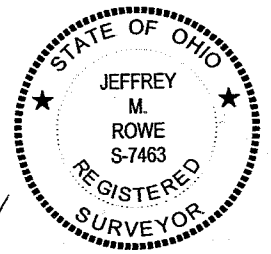
1. ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

**SURVEYOR'S STATEMENT**

WE HEREBY STATE TO MEADOW ESTATES II THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN AUGUST, 2004, BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Jeffrey M. Rowe*  
JEFFREY M. ROWE, P.S.  
PROFESSIONAL SURVEYOR NO. 7463  
DATE: 9-16-2004

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
MIB 9-2004  
INITIAL DATE



2000\257\007\00.257-007 BOUND 2.DWG

**Makeever & Associates, Inc.** ENGINEERS \* SURVEYORS  
Phone: (419) 562-7757  
Fax: (419) 562-4717  
P.O. BOX 325, 1810 E. MANSFIELD ST. BUCYRUS, OHIO 44820

ASSISTANTS:  
SCOTT ROWE  
MIKE BODINE  
DRAWN BY: BRT  
FILE NO: 00-257

PLAT OF SURVEY FOR:  
**MEADOW ESTATES II**

T-293

# **Aakeever & Associates, Inc.**

ENGINEERS • SURVEYORS

1810 E. Mansfield St.  
P.O. Box 325  
Bucyrus, Ohio 44820  
(419) 562-7757  
(419) 562-4717 fax

## DESCRIPTION FOR MEADOW ESTATES II 2.288 ACRE TRACT CITY OF SHELBY, RICHLAND COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF SHELBY, BEING PART OF OUT LOT 28, ALL OF LOT 1928, AND PART OF VACATED THIRD STREET (50 FEET IN WIDTH) AS CONVEYED TO BERNARD SWACK OF RECORD IN OFFICIAL RECORD 73, PAGE 577, RECORDS REFER TO RECORDER'S OFFICE, RICHLAND COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1928, THE NORTHWEST CORNER OF LOT 1929, AND ON THE EAST RIGHT-OF-WAY LINE OF SAID NORTH THIRD STREET;

THENCE NORTH 04°15'45" EAST, A DISTANCE OF 451.97 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID NORTH THIRD STREET TO AN IRON PIN SET;

THENCE WITH ALONG THE EAST RIGHT-OF-WAY OF SAID NORTH THIRD STREET AS DEDICATED IN PLAT BOOK 29, PAGE 99 WITH AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 182°52'46", AN ARC LENGTH OF 159.59 FEET, THE CHORD OF WHICH BEARS NORTH 04°15'45" EAST, A DISTANCE 99.97 FEET TO AN IRON PIN FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID VACATED NORTH THIRD STREET;

THENCE CONTINUING WITH THE RIGHT-OF-WAY OF NORTH THIRD STREET WITH AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.01 FEET, A DELTA ANGLE OF 29°59'25", AN ARC LENGTH OF 26.18 FEET, THE CHORD OF WHICH BEARS SOUTH 79°16'03" WEST, A DISTANCE 25.88 FEET TO AN IRON PIN SET IN THE CENTERLINE OF SAID VACATED NORTH THIRD STREET;

THENCE NORTH 04°15'45" EAST, A DISTANCE OF 143.03 FEET WITH THE CENTERLINE OF SAID VACATED NORTH THIRD STREET AND THE EAST LINE OF A TRACT CONVEYED TO MEADOW ESTATES LIMITED PARTNERSHIP OF RECORD IN OFFICIAL RECORD 684, PAGE 443 TO AN IRON PIN SET ON THE SOUTH LINE OF A TRACT AS CONVEYED TO RALPH G. & EVELYN ROGERS OF RECORD IN DEED BOOK 898, PAGE 462;

THENCE SOUTH 87°53'15" EAST, A DISTANCE OF 170.16 FEET WITH THE SOUTH LINE OF SAID ROGERS TRACT (PASSING AN IRON PIN FOUND AT 25.02 FEET) TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF A TRACT AS CONVEYED TO DONALD G. GRABER OF RECORD IN DEED BOOK 808, PAGE 297, THE SOUTHEAST CORNER OF SAID ROGERS TRACT AND THE NORTHEAST CORNER OF SAID SWACK TRACT;

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THENCE SOUTH 04°16'17" WEST, A DISTANCE OF 690.26 FEET WITH THE WEST LINE OF SAID GRABER TRACT, THE WEST LINE OF A TRACT AS CONVEYED TO SMILEY GARDEN APARTMENTS, LTD, OF RECORD IN DEED BOOK 808, PAGE 299, AND THE EAST LINE OF SAID SWACK TRACT (PASSING AN IRON PIN FOUND AT 630.26 FEET) TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1928, AND AT THE NORTHEAST CORNER OF SAID LOT 1929;

THENCE NORTH 87°28'13" WEST, A DISTANCE OF 145.00 FEET, WITH THE SOUTH LINE OF SAID LOT 1928, AND THE NORTH LINE OF SAID LOT 1929 TO THE POINT OF BEGINNING, CONTAINING 2.288 ACRES OF LAND, MORE OR LESS, OF WHICH 0.200 ACRES ARE OUT OF LOT 1928, AND 0.080 ACRES ARE OUT OF VACATED NORTH THIRD STREET.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE SUPERVISION OF JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED SEPTEMBER, 2004, BUT IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" X 30" REINFORCING RODS WITH YELLO<sup>Y</sup> CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR REFERENCE: OFFICIAL RECORD 73, PAGE 577.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
MB 9.20.04  
INITIAL DATE

T-293



ENGINEERS • SURVEYORS  
1810 E. Mansfield St.  
P.O. Box 325  
Bucyrus, Ohio 44820  
(419) 562-7757  
(419) 562-4717 fax

DESCRIPTION FOR MEADOW ESTATES II  
PARCEL 2 - 0.089 ACRES  
CITY OF SHELBY, RICHLAND COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF SHELBY, BEING PART OF VACATED THIRD STREET (50 FEET IN WIDTH), VACATED BY THE CITY OF SHELBY ORDINANCE #10-2004, AS CONVEYED TO MEADOW ESTATES, L.P. OF RECORD IN OFFICIAL RECORD 684, PAGE 443, RECORDS REFER TO RECORDER'S OFFICE, RICHLAND COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 1925 AND ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH THIRD STREET;

THENCE NORTH 04°15'45" EAST, A DISTANCE OF 443.44 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH THIRD STREET TO AN IRON PIN FOUND MARKING THE POINT OF BEGINNING;

THENCE NORTH 04°15'45" EAST, A DISTANCE OF 185.40 FEET WITH THE VACATED WEST RIGHT-OF-WAY LINE OF SAID NORTH THIRD STREET TO AN IRON PIN FOUND IN THE NORTH LINE OF SAID MEADOW ESTATES TRACT AND THE SOUTH LINE OF A TRACT AS CONVEYED TO RALPH G. & EVELYN ROGERS OF RECORD IN DEED BOOK 898, PAGE 462;

THENCE SOUTH 87°53'15" EAST, A DISTANCE OF 25.03 FEET WITH THE SOUTH LINE OF SAID ROGERS TRACT AND THE NORTH LINE OF SAID MEADOW ESTATES TRACT TO AN IRON PIN SET IN THE CENTERLINE OF SAID VACATED NORTH THIRD STREET, SAID IRON PIN SET MARKING THE NORTHWEST CORNER OF A TRACT CONVEYED TO BERNARD SWACK OF RECORD IN OFFICIAL RECORD 73, PAGE 577;

THENCE SOUTH 04°15'45" WEST, A DISTANCE OF 143.03 FEET WITH THE CENTERLINE OF SAID VACATED NORTH THIRD STREET, THE EAST LINE OF SAID MEADOW ESTATES TRACT AND THE WEST LINE OF SAID SWACK TRACT TO AN IRON PIN SET IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID NORTH THIRD STREET;

THENCE WITH ALONG THE NORTHWEST RIGHT-OF-WAY OF SAID NORTH THIRD STREET WITH AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.01 FEET, A DELTA ANGLE OF 60°00'35", AN ARC LENGTH OF 52.38 FEET, THE CHORD OF WHICH BEARS SOUTH 34°16'03" WEST, A DISTANCE 50.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.089 ACRES OF LAND, MORE OR LESS.

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THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE SUPERVISION OF JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED SEPTEMBER, 2004, BUT IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

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ALL IRON PINS SET ARE 5/8" X 30" REINFORCING RODS WITH YELLOW CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR REFERENCE: OFFICIAL RECORD 684, PAGE 443.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
MJB 9-20-04  
INITIAL DATE

T-293