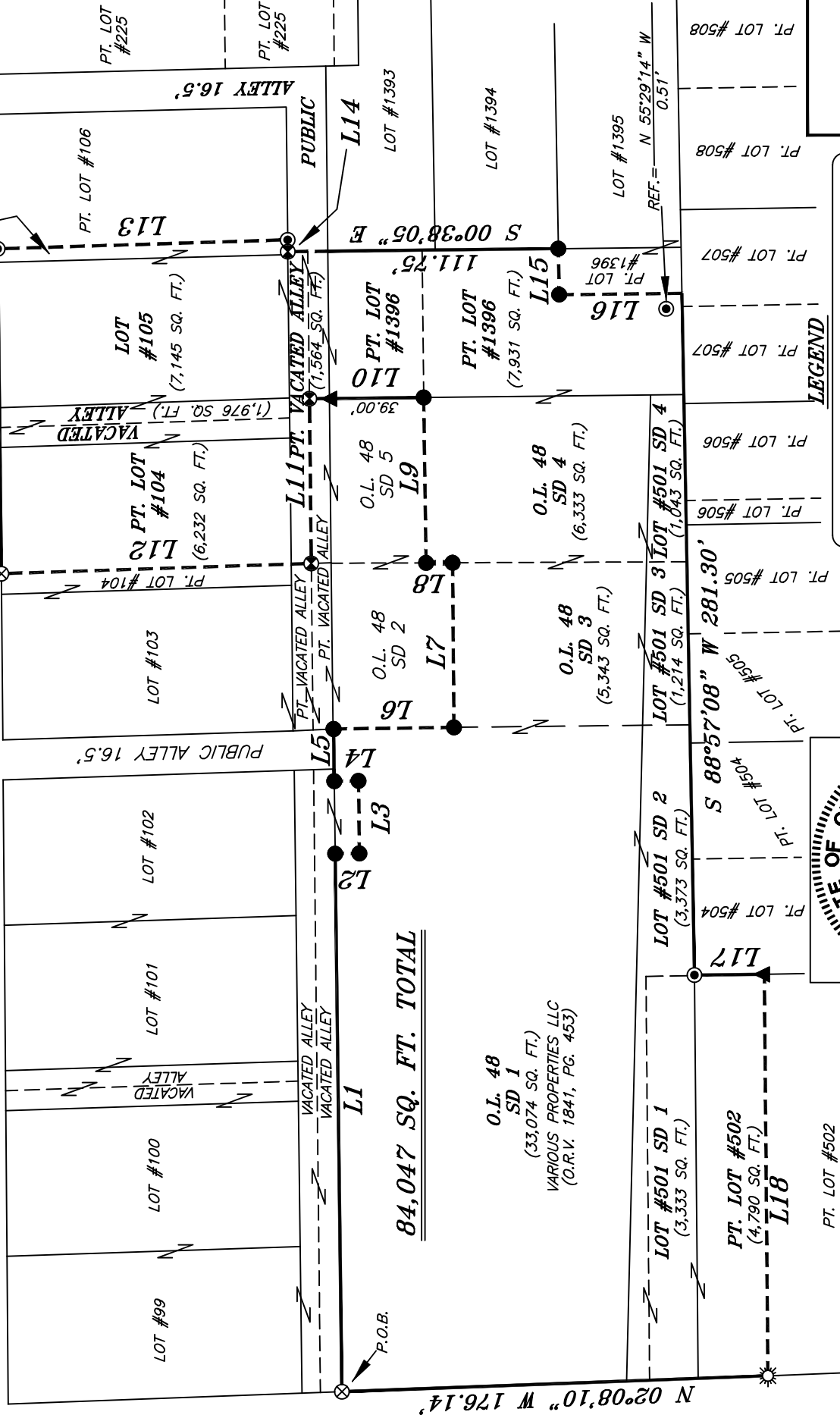


BASIS OF BEARING IS STATE PLANE
GRID NORTH NAD 83 (2011), GEOID
18A, OHIO NORTH ZONE.

EAST MAIN STREET 60' R/W



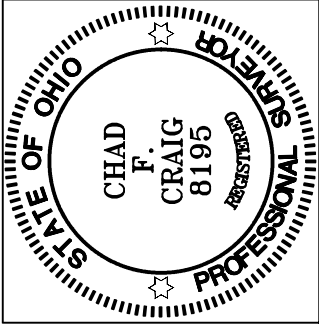
MANSFIELD AVENUE 80' R/W

O.L. 48
SD 1
(33,074 SQ. FT.)
VARIOUS PROPERTIES LLC
(O.R.V. 1841, PG. 453)

PT. LOT #502

Chad F. Craig

SURVEY BY:
CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM



- IRON PIN FOUND
- ⊙ IRON PIPE FOUND
- ⊗ CHISELED "X" SET IN CONCRETE
- ☼ DRILL HOLE FOUND IN CONCRETE
- ⊕ 3 INCH SURVEY MARKER SET IN PAVEMENT
- ▲ RAILROAD SPIKE FOUND
- ⊗ 5/8" IRON PIN SET WITH CAP
- ⊗ STAMPED "CRAIG 8195"

LEGEND

SURVEY PLAT FOR

PROPERTY TRANSFER

PT. LOTS #104 #106, PT. LOT #1396
O.L. 48 (SD 1, 3, & 4) LOT #501 (SD 1-4)
LOT #105, PT. LOT #502, & PT. VACATED ALLEYS
CITY OF SHELBY

RICHLAND COUNTY, OHIO

DATE: MARCH 4, 2026 SCALE: 1"=60'

MANS_AVE_19

LINE	BEARING	DISTANCE
L1	N 89°16'42" E	221.94'
L2	S 00°43'19" E	10.00'
L3	N 89°16'48" E	30.00'
L4	N 00°43'19" W	10.00'
L5	N 89°16'40" E	21.50'
L6	S 00°47'10" E	49.78'
L7	N 89°31'29" E	67.87'
L8	N 00°14'08" W	10.95'
L9	N 89°09'52" E	68.20'
L10	N 00°38'05" W	47.25'
L11	S 89°21'55" W	67.90'
L12	N 01°53'52" W	128.06'
L13	S 01°49'29" E	119.84'
L14	S 89°17'53" W	4.97'
L15	S 88°57'02" W	19.00'
L16	S 00°38'01" E	50.79'
L17	S 00°32'33" E	28.84'
L18	S 89°28'56" W	165.62'

SURVEY DESCRIPTION

PT. LOTS #104 AND #106, PT. LOT #1396, LOT #105
O.L. 48 S.D. 1, 3 & 4, LOT #501 S.D. 1-4, PART LOT #502
AND PT. VACATED ALLEYS
CITY OF SHELBY,
RICHLAND COUNTY, OHIO

Situated in the City of Shelby, County of Richland, State of Ohio and being known as Part Lot #104, Lot #105, Part Lot #106, Part Lot #1396, Part Out Lot 48 (SD 1, 3, and 4), Part Lot #501 (SD 1-4), Part Lot #502, and Part Vacated Alleys of the consecutively numbered lots in said city and being more particularly described as follows:

Beginning for the same at a chiseled "X" set in concrete marking the northwest corner of Out Lot 48 the same as being the northwest corner of SD 1 and being a point on the east right of way line of Mansfield Avenue (80' R/W), Thence, North 89 degrees 16 minutes 42 seconds East with the north line of said lot 221.94 feet to an iron pin found;

Thence, South 00 degrees 43 minutes 19 seconds East 10.00 feet to an iron pin found;

Thence, North 89 degrees 16 minutes 48 seconds East 30.00 feet to an iron pin found;

Thence, North 00 degrees 43 minutes 19 seconds West 10.00 feet to an iron pin found;

Thence, North 89 degrees 16 minutes 40 seconds East 21.50 feet to an iron pin found on the northwest corner of Out Lot 48 SD 2;

Thence, South 00 degrees 47 minutes 10 seconds East with the west line of said SD 2 49.78 feet to an iron pin found;

Thence, North 89 degrees 31 minutes 29 seconds East with the south line of said SD 2 67.87 feet to an iron pin found;

Thence, North 00 degrees 14 minutes 08 seconds West with the east line of said SD 2 10.95 feet to an iron pin found marking the southwest corner of Out Lot 48 SD 5;

Thence, North 89 degrees 09 minutes 52 seconds East with the south line of said SD 5 68.20 feet to an iron pin found on the west line of Lot #1396;

Thence, North 00 degrees 38 minutes 05 seconds West with the west line of said lot passing through a rail road spike found for reference at a distance of 39.00 feet, a total distance of 47.25 feet to a 3 inch survey marker in pavement in the center of a vacated alley;

Thence, South 89 degrees 21 minutes 55 seconds West with the center of said vacated alley 67.90 feet to a 3 inch survey marker set in pavement;

Thence, North 01 degree 53 minutes 52 seconds West 128.06 feet to a chiseled "X" set in concrete on the north line of Lot #104 and on the south right of way line of East Main Street (60' R/W);

Thence, North 89 degrees 20 minutes 41 seconds East with the north line of said lot and the south line of said right of way 134.06 feet to an iron pipe found on the north line of Lot #106;

Thence, South 01 degree 49 minutes 29 seconds East 119.84 feet to an iron pipe found on the south line of said lot;

Thence, South 89 degrees 17 minutes 53 seconds West with the south line of said lot 4.97 feet to a 3 inch survey marker set in pavement;

Thence, South 00 degrees 38 minutes 05 seconds East 111.75 feet to an iron pin found on the east line of Lot #1396;

Thence, South 88 degrees 57 minutes 02 seconds West 19.00 feet to an iron pin found;

Thence, South 00 degrees 38 minutes 01 second East 50.79 feet to a point on the south line of Lot #1396 and being referenced by an iron pipe found on a bearing of North 55 degrees 29 minutes 14 seconds West and at a distance of 0.51 feet;

Thence, South 88 degrees 57 minutes 08 seconds West with the south line of said lot and the westerly prolongation thereof 281.30 feet to an iron pipe found on the northeast corner of Lot #502;

Thence, South 00 degrees 32 minutes 33 seconds East with the east line of said lot 28.84 feet to a railroad spike found;

Thence, South 89 degrees 28 minutes 56 seconds West 165.62 feet to a drill hole found on the west line of said lot and on the east line of the right of way of Mansfield Avenue;

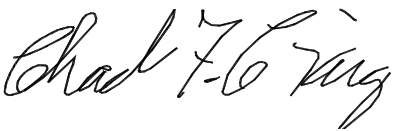
Thence, North 02 degrees 08 minutes 10 seconds West with the east line of said right of way 176.14 feet to the place of beginning, containing a total of 84,047 square feet, of which 6,232 square feet is located in Part Lot #104, 7,145 square feet is located in Lot #105, 696 square feet is located in Part Lot #106, 7,931 square feet is located in Part Lot #1396, 44,750 square feet is located in Part Out Lot 48, 8,963 square feet is located in Lot #501, 4,790 square feet is located in Part Lot #502, and 3,540 square feet is located in Part Vacated Alleys, according to survey by Chad F. Craig P.S. 8195 on March 4, 2026, but subject to all easements, right of ways and highways of record.

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.

Prior Deed Reference: O.R.V. 1841, Page 453



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-2-26
INITIAL & DATE
SS-061


Chad F. Craig P.S. #8195
Seiler and Craig Surveying, Inc.

REVISED 4-2-26
SEE HIGHLIGHTS IN LEGAL

SURVEY DESCRIPTION

PT. LOTS #104 AND #106, PT. LOT #1396, LOT #105
O.L. 48 S.D. 1, 3 & 4, LOT #501 S.D. 1-4, PART LOT #502
AND PT. VACATED ALLEYS
CITY OF SHELBY,
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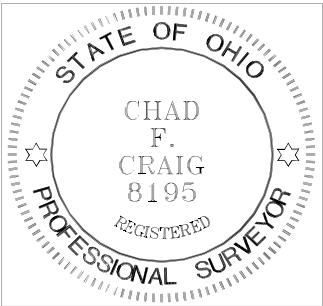
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NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-25-26
INITIAL & DATE
SS-61


Chad F. Craig P.S. #8195
Seiler and Craig Surveying, Inc.