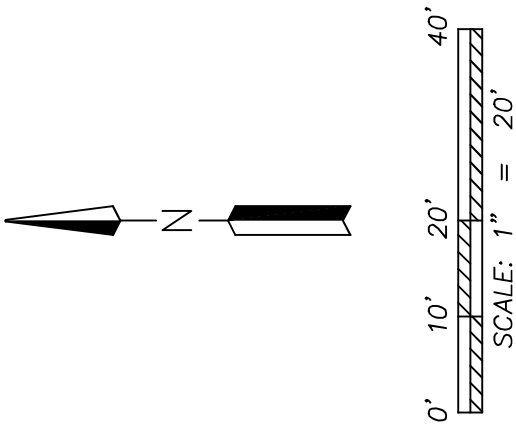




- REFERENCE DOCUMENTS:
- H-423
 - C-275

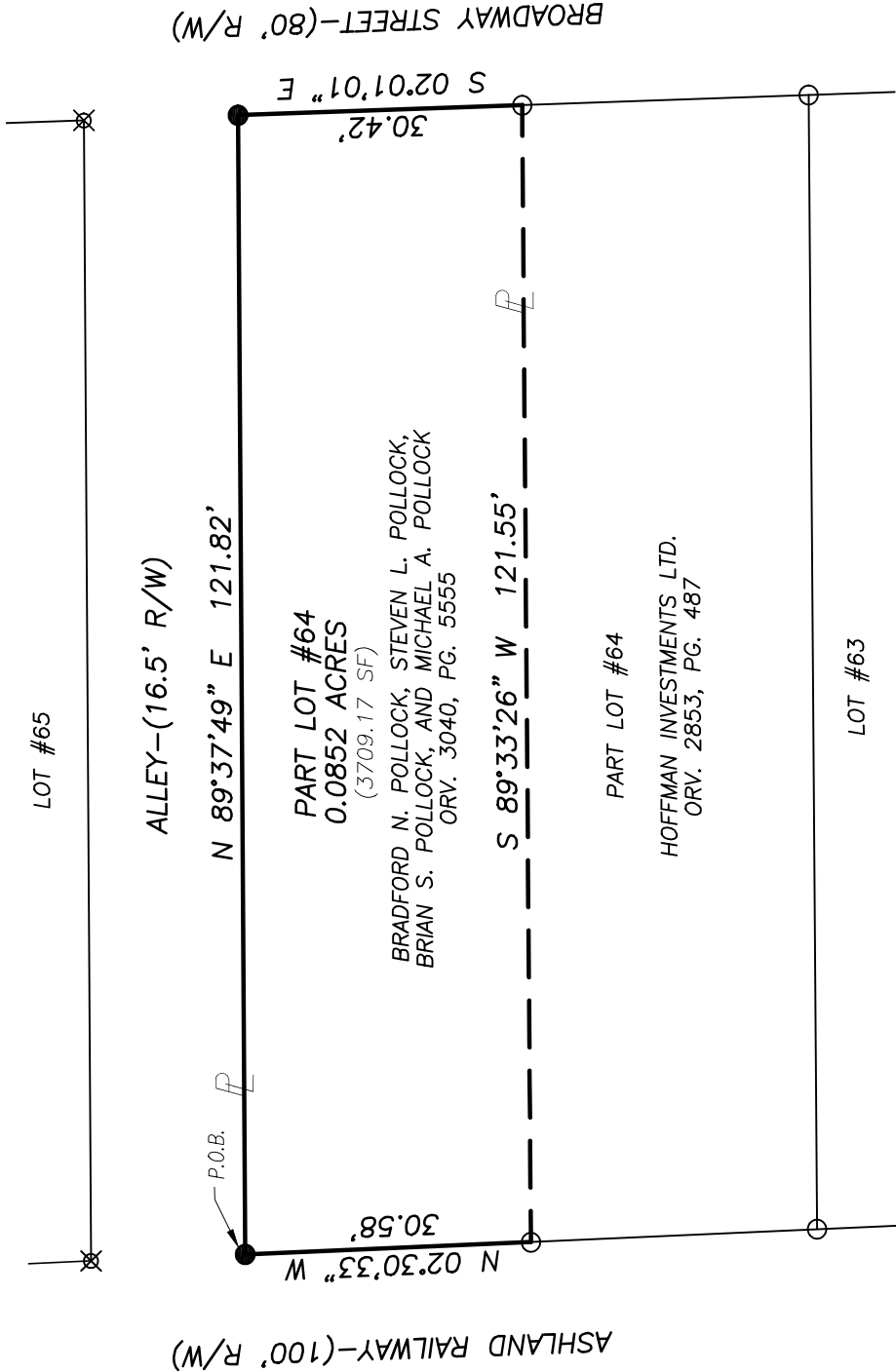
RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2586 FAX (419) 522-0399
EMAIL tramsiey@ramsey-surveying.com

SURVEY MADE FOR PROPERTY
TRANSFER

PART OF LOT #64
CITY OF SHELBY
RICHLAND COUNTY, OHIO

DRAWN JTB	CHECKED	SCALE 1" = 20'	DATE 05/13/2026
JOB NO: SM-6398		SHEET 1 OF 1	



Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.

By:  Nathaniel B. Ramsey, P.S. #8396
For Ramsey Surveying

06/04/2026
Date



LEGEND

- ⊗ 5/8" IRON PIN FOUND
- 1/2" IRON PIPE FOUND
- IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-4-26
INITIAL & DATE
SS-134



RAMSEY SURVEYING

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

LEGAL DESCRIPTION

PART OF LOT #64 CITY OF SHELBY RICHLAND COUNTY, OHIO

May 13, 2026

Situated in the City of Shelby, County of Richland, State of Ohio, being part of Lot #64 of the consecutively numbered lots in said city, being the land conveyed to Bradford N. Pollock, Steven L. Pollock, Brian S. Pollock and Michael A. Pollock by official record volume 3040, page 5555 and being more particularly described as follows:

Beginning for the same at an iron pin set in the northwest corner of said Lot #64, said iron pin also being at the intersection of the south existing right of way line of an unnamed Alley-(16.5' R/W) and the east existing right of way line of the Ashland Railway-(100' R/W);

Thence, the following **FOUR** courses:

1. **North 89 degrees 37 minutes 49 seconds East, 121.82 feet** along the north line of said Lot #64, said south existing right of way line of an unnamed alley, to an iron pin set in the northeast corner of said Lot #64, also being on the west existing right of way line of Broadway Street-(80' R/W);
2. **South 02 degrees 01 minute 01 second East, 30.42 feet** along the east line of said Lot #64, said west existing right of way line of Broadway Street, to an iron pipe found in the northeast corner of a parcel conveyed to Hoffman Investments LTD. by official record volume 2853, page 487;
3. **South 89 degrees 33 minutes 26 seconds West, 121.55 feet** along the north line of said Hoffman Investment parcel to an iron pipe found in the northwest corner thereof, being on the west line of said Lot #64, and being on the aforementioned east existing right of way line of Ashland Railway;
4. **North 02 degrees 30 minutes 33 seconds West, 30.58 feet** along the west line of said Lot #64, said east existing right of way line of Ashland Railway, to the **Place of Beginning**, and containing a 0.0852 of an acre (3709.17 SF) and subject to all legal highways, easements, leases, servitudes, and use restrictions of record.

Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396".

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in April 2026 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 6-4-26

INITIAL & DATE

SS-134


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6398_Legal.docx

