

11-424

# PERRY ASSOCIATES, INC.

CONSULTING ENGINEERS AND SURVEYORS  
P.O. BOX 429 THORNVILLE, OHIO 43076  
OHIO PHONE: 1-800-648-8151 FAX NO. 1-800-648-8150

### PROPERTY LOCATION

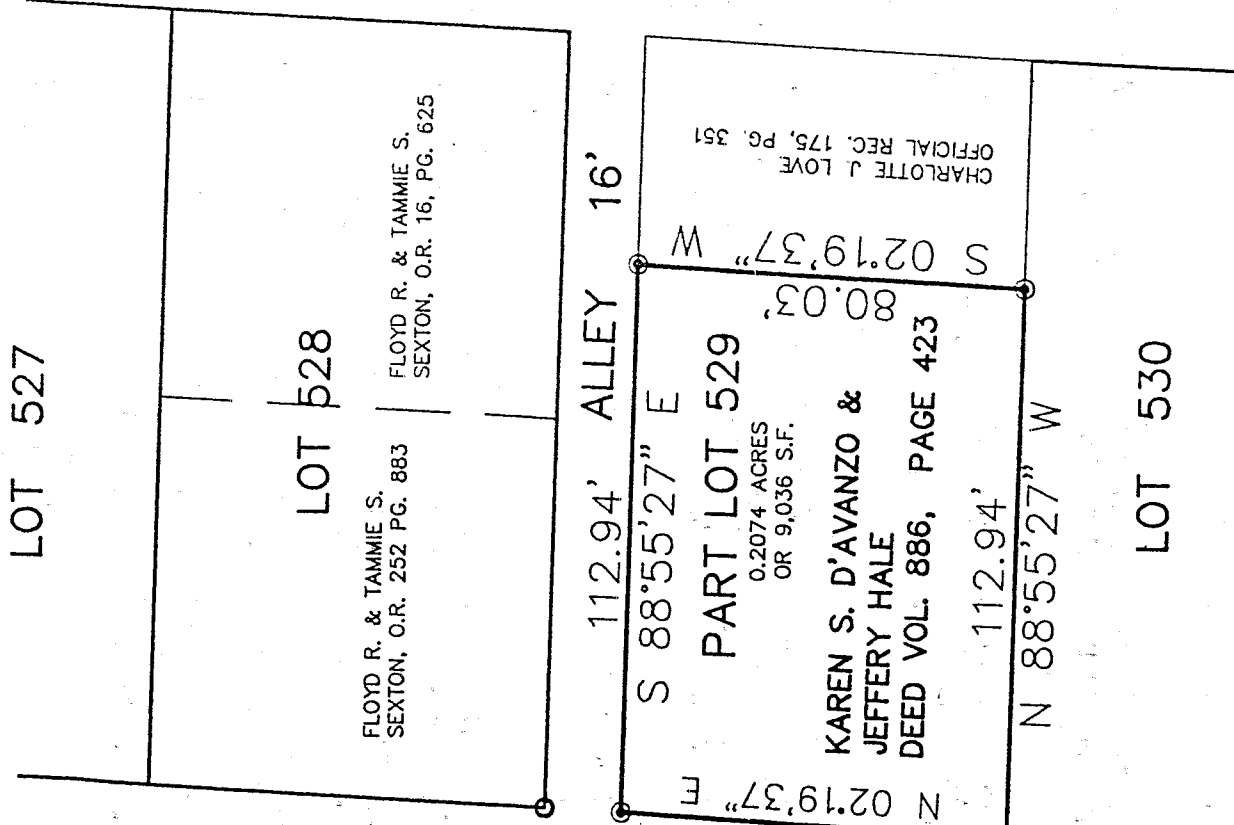
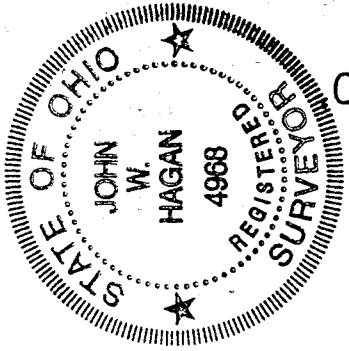
SITUATED IN THE STATE OF OHIO,  
COUNTY OF RICHLAND, CITY OF  
SHELBY

### PREPARED FOR:

CHRYSLIS HOMES  
676 BELLEFONTAINE AVE.  
MARION, OHIO 43302

FILE NO. 97-1402R  
INVOICE NO. 97-01144

BEING A SURVEY OF PART OF LOT  
529 IN THE REGULAR SERIES OF  
CONSECUTIVE NUMBERS OF INLOTS  
TO THE CITY OF SHELBY.



ALLEY 16'

112.94' ALLEY 16'

S 88°55'27" E

PART LOT 529

0.2074 ACRES  
OR 9,036 S.F.

KAREN S. D'AVANZO &  
JEFFERY HALE

DEED VOL. 886, PAGE 423

112.94'

N 88°55'27" W

P.O.B.  
S.W. CORNER  
OF LOT #529

S 02°19'37" W

CHARLOTTE J LOVE  
OFFICIAL REC. 175, PG. 351

VINSON & GRACIE HOSKINS  
DEED VOL. 825, PAGE 794

NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
J.W.H. 3-25-97  
INITIAL DATE

### LEGEND

- - IRON PIN FOUND
- ◉ - IRON PIN SET
- △ - RAILROAD SPIKE FOUND
- ▲ - RAILROAD SPIKE SET

### GRAPHIC SCALE



1 INCH = 40 FEET

BASIS OF BEARINGS OF THIS SURVEY ARE  
BASED ON THE EAST R/W LINE OF BROADWAY  
STREET AS BEING N 02°19'37" E, AND ARE  
USED TO DENOTE ANGLES ONLY.

NOTE: ALL PINS SET ARE 5/8" o.d. IRON  
REINFORCING BARS WITH YELLOW CAPS  
LABELED "JOHN W. HAGAN #4968".

I HEREBY CERTIFY THAT AN ACTUAL SURVEY WAS  
MADE OF THE PREMISES AND THAT THIS PLAT IS  
CORRECT TO THE BEST OF MY KNOWLEDGE.

NOTE: THIS SURVEY WAS PREPARED WITHOUT  
THE BENEFIT OF A TITLE POLICY THERE  
MAY BE EASEMENTS OR RIGHT-OF-WAYS  
THAT ARE NOT SHOWN.

DATED 3-19-97 *John W. Hagan*  
DENNIS P. HAGAN P.E., P.S.  
OHIO REGISTERED SURVEYOR #6917  
1968

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DEED DESCRIPTION

0.2074 ACRES +/- OR 9,036 SQ. FT.

BEING A RESURVEY OF A PARCEL CONVEYED TO KAREN S. D'AVANZO & JEFFERY HALE AS FOUND IN DEED VOL. 886, PAGE 423 IN THE RICHLAND COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF LOT 529 IN THE REGULAR SERIES OF CONSECUTIVE NUMBERS OF INLOTS TO THE CITY OF SHELBY, COUNTY OF RICHLAND, STATE OF OHIO AND BEING FURTHER DESCRIBED AS FOLLOWED:

BEGINNING AT THE SOUTHWEST CORNER OF LOT #529 BEING MARKED BY AN IRON PIN FOUND AND BEING THE PRINCIPAL PLACE OF BEGINNING OF THE TRACT HEREIN TO BE DESCRIBED;

THENCE WITH THE EAST LINE OF BROADWAY STREET (80') AND THE WEST LINE OF LINE OF LOT 529, N 02°19'37" E, 80.03 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF LOT 529 AND BEING ON THE SOUTH LINE OF OF A 16' ALLEY;

THENCE WITH THE SOUTH LINE OF THE 16' ALLEY AND WITH THE NORTH LINE OF LOT 529, S 88°55'27" E, 112.94 FEET TO AN IRON PIN SET ON THE NORTH LINE OF LOT 529 AND BEING ON THE EAST LINE OF A PARCEL CONVEYED TO CHARLOTTE J. LOVE AS FOUND IN OFFICIAL RECORD 175, PAGE 351;

THENCE WITH A LINE THROUGH LOT 529 AND ALONG THE EAST LINE OF THE LOVE PARCEL, S 02°19'37" W, 80.03 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF LOT 529, THE SAME BEING THE NORTH LINE OF LOT 530 AS CONVEYED TO VINSON & GRACIE HOSKINS AS FOUND IN DEED VOL. 825, PAGE 794;

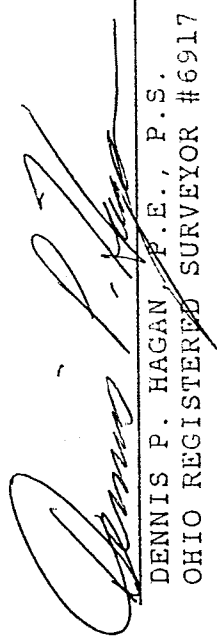
THENCE WITH THE SOUTH LINE OF LOT #529 AND THE NORTH LINE OF THE HOSKINS PARCEL N 88°55'27" W, 112.94 FEET THE PLACE OF BEGINNING.

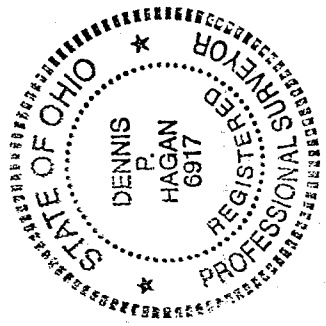
THE PARCEL AS SURVEYED CONTAINS 0.2074 ACRES OR 9,036 SQUARE FEET, SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

THE BEARINGS OF THE ABOVE DESCRIBED PARCEL ARE BASED ON THE EAST LINE OF BROADWAY STREET AS BEING N 02°19'37" E.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING BARS WITH YELLOW CAPS LABELED "DENNIS P. HAGAN, #6917".

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY DONE UNDER THE SUPERVISION OF DENNIS P. HAGAN, P.E., P.S., OHIO REGISTERED SURVEYOR #6917 ON JANUARY 24, 1997.

DATED 3/13/97  
  
DENNIS P. HAGAN, P.E., P.S.  
OHIO REGISTERED SURVEYOR #6917



NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED  
3-25-97  
DATE

H-424