



Kelser Surveying

ALEX KELSER
REGISTERED LAND SURVEYOR NO. 7871
450 Marion Ave. Mansfield, Ohio 44903
Tel.: (419) 522-7242 Fax: (419) 522-7242

DESCRIPTION
RALPH & JOYCE PHILLIPS
PART OF THE SOUTHWEST QUARTER OF SECTION 32
TOWNSHIP 23, RANGE 19
PLYMOUTH TOWNSHIP, RICHLAND COUNTY, OHIO

PARCEL "A"

DESCRIPTION: Being part of the Southwest Quarter of Section 32, Township 23, Range 19, Plymouth Township, Richland County, Ohio; and being more particularly described as follows:

Commencing for the same at a PK Nail set at the intersection of the north line of the Southwest Quarter of Section 32 (centerline of London West Road--T.H. 58) with the centerline of Shelby Plymouth Road (S.R. 61), said point being also the northeast corner of 0.80 acre in the name of Raymond and Pamela Stima, per O.R.V. 204, Page 308; thence S 89°32'00" W with the north line of said quarter section (centerline of London West Road), a distance of 301.92 feet to a PK Nail set at the northwest corner of 0.32 acre in the name of Mary Caskey per O.R.V. 103, Page 120 (northeast corner of 0.51 acre in the name of Donna Hicks per O.R.V. 437, Page 313) the real point of beginning for the parcel herein described;

- 1) thence S 0°08'47" E, with the east line of said 0.51 acre a distance of 202.13 feet to an iron pipe found at the southwest corner of said 0.32 acre (northwest corner of 0.062 acre in the name of said Caskey), and passing for reference an iron pin set at 29.91 feet;
- 2) thence S 0°31'50" E, with the east line of said 0.51 acre a distance of 37.00 feet to a fence post found at the southwest corner of said 0.062 acre;
- 3) thence N 88°14'42" W, a distance of 119.57 feet to an iron pin set on the east line of 0.52 acre in the name of Kimberly Phillips, per O.R.V. 515, Page 471 (west line of 0.52 acre in the name of said Hicks) and passing for reference the west line of said 0.51 acre at 59.54 feet;
- 4) thence N 0°19'42" W, with the west line of the lands of said Hicks, a distance of 234.50 feet to a PK Nail set on the centerline of London West Road (north line of said Quarter Section) at the northeast corner of the lands of said Phillips (northwest corner of the lands of said Hicks), and passing for reference an iron pin set at 204.58 feet;
- 5) thence N 89°32'00" E, along said centerline, a distance of 120.00 feet to the point of beginning of the parcel herein described

and containing 0.65 acre, more or less, but subject to all legal easements and public rights-of-way now on record.

All iron pins set are 5/8" diameter with caps stamped "Kelser 7871".

The bearing of London West Road is based on a survey by KERG SURVEYING--dated March 21, 1995.

CERTIFICATION: I hereby certify that a survey was made of the above described property and that points were found or set as indicated.

NEW SURVEY	DATE
OF EXISTING PARCEL	
TAX MAP APPROVED	
EAAS	7/21/97
INITIAL	

PARCEL "B"

DESCRIPTION: Being part of the Southwest Quarter of Section 32, Township 23, Range 19, Plymouth Township, Richland County, Ohio; and being more particularly described as follows:

Commencing for the same at a PK Nail set at the intersection of the north line of the Southwest Quarter of Section 32 (centerline of London West Road--T.H. 58) with the centerline of Shelby Plymouth Road (S.R. 61), said point being also the northeast corner of 0.80 acre in the name of Raymond and Pamela Stima, per O.R.V. 204, Page 308; thence S 89°32'00" W with the north line of said quarter section (centerline of London West Road), a distance of 301.92 feet to a PK Nail set at the northwest corner of 0.32 acre in the name of Mary Caskey per O.R.V. 103, Page 120 (northeast corner of 0.51 acre in the name of Donna Hicks per O.R.V. 437, Page 313); thence S 0°08'47" E, with the east line of said 0.51 acre a distance of 202.13 feet to an iron pipe found at the southwest corner of said 0.32 acre (northwest corner of 0.062 acre in the name of said Caskey), and passing for reference an iron pin set at 29.91 feet; thence S 0°31'50" E, with the east line of said 0.51 acre a distance of 37.00 feet to a fence post found at the southwest corner of said 0.062 acre (northwest corner of 1.29 acres in the name of Ralph and Joyce Phillips per Deed Vol. 807, Page 582); the real point of beginning for the parcel herein described;

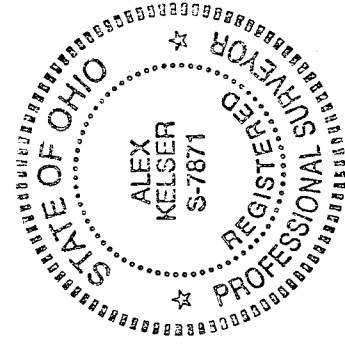
- 1) thence S 0°31'50" E, with the east line of said 0.51 acre a distance of 135.12 feet to an iron pin set over an iron pipe found 1.2' deep on the north line of 2.3 acres in the name of Ralph and Joyce Phillips per Deed Vol. 702, Page 256; said point being also the southwest corner of said 1.29 acre;
- 2) thence S 88°17'09" W, with the north line of said 2.3 acres a distance of 120.00 feet to an iron pin set at the southeast corner of 0.52 acre in the name of Kimberly Phillips, per O.R.V. 515, Page 471 (southwest corner of 0.52 acre in the name of said Hicks) and passing for reference the west line of said 0.51 acre at 60.00 feet;
- 3) thence N 0°19'42" W, with the west line of Hicks lands (east line of Kimberly Phillips land) a distance of 142.37 feet to an iron pin set;
- 4) thence S 88°14'42" E, a distance of 119.57 feet to the point of beginning of the parcel herein described and containing 0.38 acre, more or less, but subject to all legal easements and public rights-of-way now on record.

All iron pins set are 5/8" diameter with caps stamped "Kelser 7871".

The bearing of London West Road is based on a survey by KERG SURVEYING--dated March 21, 1995.

CERTIFICATION: I hereby certify that a survey was made of the above described property and that points were found or set as indicated.

NOTE: The grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described by this instrument or any portion thereof does not constitute a principal building site 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 dedicated street.



Prepared by
KELSER SURVEYING

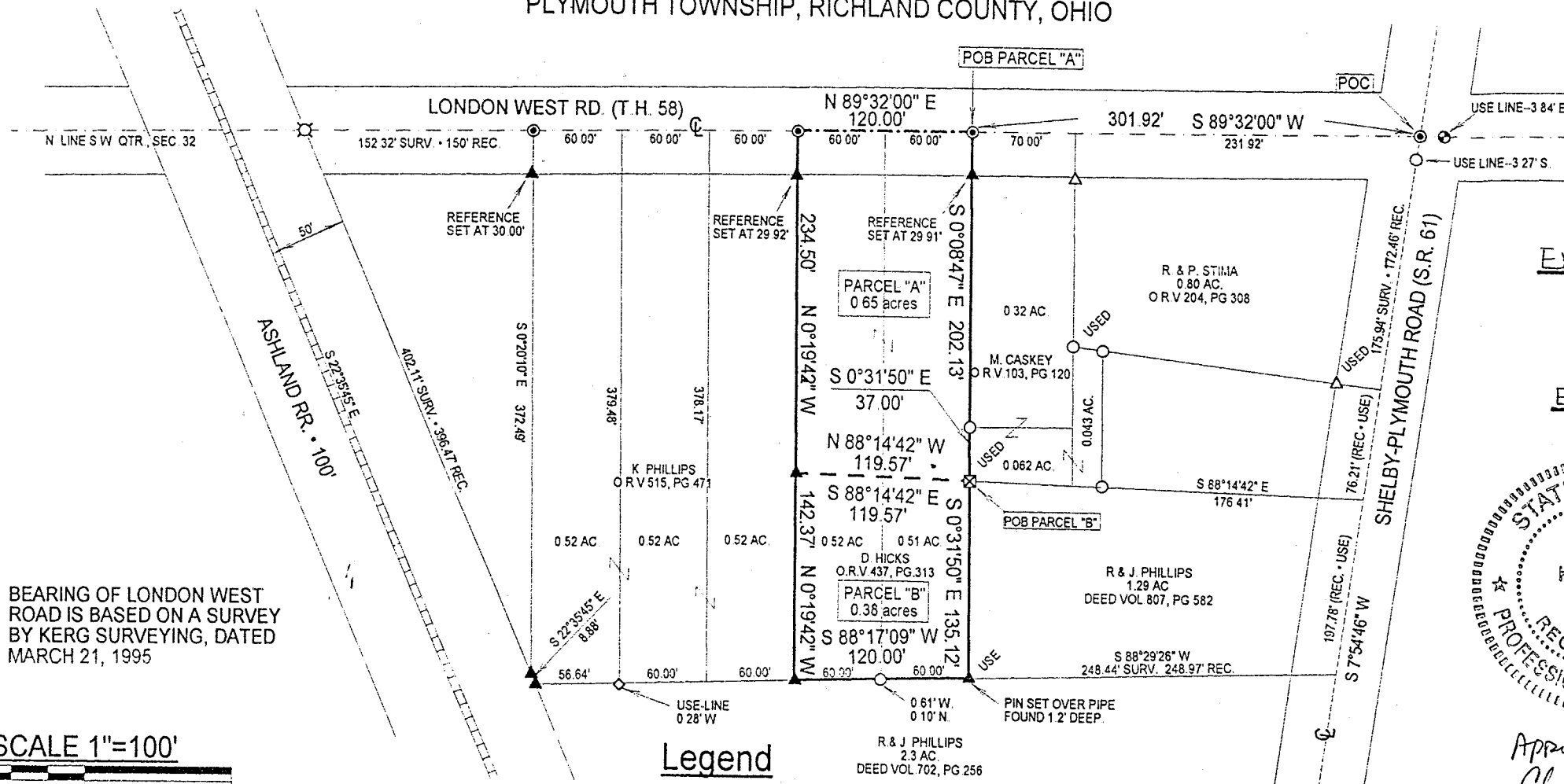

Alex Kelser

Registered Ohio Surveyor No. 7871

Date: July 9, 1997

NEW SPLIT
TAX MAP APPROVED
EKAN 7-21-97
INITIAL DATE

PLAT OF BOUNDARY SURVEY
RALPH & JOYCE PHILLIPS
 PART OF THE SOUTHWEST QUARTER OF SECTION 32
 TOWNSHIP 23, RANGE 19
 PLYMOUTH TOWNSHIP, RICHLAND COUNTY, OHIO



**NEW SPLIT
 TAX MAP APPROVED**
 EAN 7-21-97
 INITIAL DATE

**NEW SURVEY
 OF EXISTING PARCEL
 TAX MAP APPROVED**
 EAN 7-21-97
 INITIAL DATE



Approved 7/18/97
 Chantrel M
 Shelby City Engineer

Prepared by
Kelser Surveying

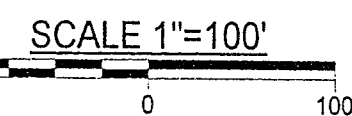
Alex Kelser

RLS #7871

S21-I



BEARING OF LONDON WEST ROAD IS BASED ON A SURVEY BY KERK SURVEYING, DATED MARCH 21, 1995



Legend

- △ Iron Pin Found
- Iron Pipe Found
- ⊠ RR Spike Found
- ◇ Bar Found
- Survey Mark Found
- ⊠ Fence Post Found
- ▲ 5/8" Iron Pin Set with Cap Stamped "Kelser 7871"
- PK Nail Set

DATE:	7/2/97
JOB NO.:	S18397ZP