

PLAT OF BOUNDARY SURVEY

JIM SWANGER JR.

LOT 246, PLAT VOL. 2-3, PG. 3

CITY OF SHELBY, RICHLAND COUNTY, OHIO

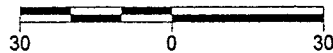
I-289

WHITNEY AVE. 60'



BEARING OF MOHICAN ST. IS BASED ON A SURVEY BY KELSER SURVEYING, DATED JULY 24, 1997.

SCALE 1"=30'



REFERENCE AT:
BEARING • S 0°29'47" E
DISTANCE • 4.00'

PROP. LINE 0.88' W.
OF FACE OF CURBING

N 0°29'47" W
118.91'

LOT 245

MOHICAN ST. 29'

N 89°19'45" E
60.00'

N 0°29'47" W
77.30'

N 0°29'47" W
42.70'

PARCEL "B"
5216 sq ft

LOT 246 IN THE NAME OF
J. SWANGER JR. PER
DEED VOL. 828, PG. 768

LOT 246

LOT 247

PARCEL "A"
1985 sq ft

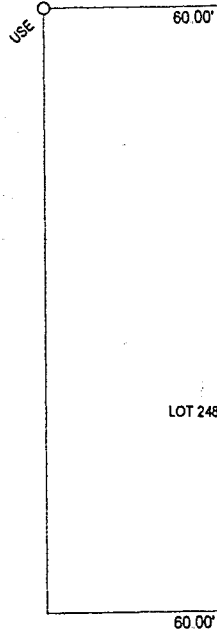
S 0°29'47" E
25.20'

REFERENCE AT:
BEARING • S 0°29'47" E
DISTANCE • 0.50'

S 89°19'45" W. 60.00'

60.00'

MIDDLE ST. 30'



LOT 248

LOT 249

O.L. 26

N 28°11'41" E
18.35'

N 0°00'00" W
2.02'

SD 3
50.00' W
N 0°00'00" W

114.78'

LOT 1559

LOT 1555

LOT 359

LOT 360

SUTTER ALLEY 16'

N 0°00'00" W 297.98'

LOT 1614

LOT 1613

50.00'

65.50'

N 89°14'45" E

MAIN ST. 60'

DEED CALLS PARCEL "A"		
Line	Bearing	Distance
L1	N 89°19'45" E	27.00'
L2	S 0°29'47" E	17.50'
L3	N 89°19'45" E	33.00'

DEED CALLS PARCEL "B"		
Line	Bearing	Distance
L4	S 89°19'45" W	33.00'
L5	N 0°29'47" W	17.50'
L6	S 89°19'45" W	27.00'

NEW SPLIT
TAX MAP APPROVED
INITIAL *JK* DATE 9/22/97

NEW SURVEY
OF EXISTING PARCEL
TAX MAP APPROVED
INITIAL *JK* DATE 9/22/97



Legend

- ⊙ Concrete Monument Found
- Iron Pipe Found
- + Drillhole and Cross Found
- ▲ 5/8" Iron Pin Set with Cap Stamped "Kelser 7871"
- RR Spike Set

*Approved to Plat Reg'd.
Chatox & Rose PE
Shelby City Engr. 9/17/97
Per Shelby Planning Comm
Director 9/10/97*

DATE:	8-7-97
JOB NO:	S21997ZP

Kelser Surveying	
450 MARION AVE. MANSFIELD, OHIO 44903 419-522-7242	
<i>Alex Kelser</i>	
Alex Kelser	RLS #7871

PARCEL "B"

DESCRIPTION: Being a part of Lot 246 of the consecutively numbered lots in the City of Shelby, Richland County, Ohio; and being more particularly described as follows:

The real point of beginning of the parcel herein described being the point of intersection of the south right-of-way of Whitney Ave. (60') with the east right-of-way of Mohican St. (29') at the northwest corner of lot 246 in the name of J. Swanger., per Deed Vol. 828, Pg. 768; said point being referenced by a railroad spike set bearing S 0°29'47" E a distance of 4.00 feet;

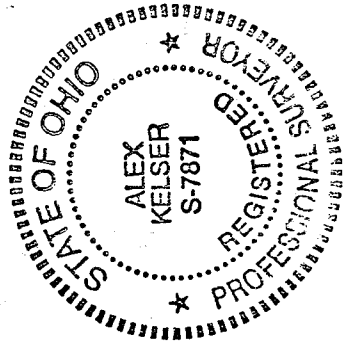
- 1) thence N 89°19'45" E with the south right-of way of Whitney Ave., a distance of 60.00 feet to an iron pin set at the northwest corner of lot 247 (northeast corner of lot 246);
- 2) thence S 0°29'47" E with the east line of lot 246, a distance of 94.80 feet to an iron pin set on the west line of lot 247;
- 3) thence S 89°19'45" W, a distance of 33.00 feet to an iron pin set;
- 4) thence N 0°29'47" W, a distance of 17.50 feet to an iron pin set;
- 5) thence S 89°19'45" W, a distance of 27.00 feet to a railroad spike set on the east right-of-way of Mohican St. (west line of lot 246);
- 6) thence N 0°29'47" W with the west line of lot 246, a distance of 77.30 feet to the point of beginning of the parcel herein described

and containing 5,216 square feet, 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 Mohican Street is based on a survey by Kelser Surveying dated July 24, 1997.

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
OF EXISTING PARCEL
TAX MAP APPROVED
DATE 8.28.97
INITIAL

Prepared by
KELSER SURVEYING


Alex Kelser

Registered Ohio Surveyor No. 7871
Date: August 7, 1997

H-200



Kelser Surveying

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

DESCRIPTION
JIM SWANGER JR.
LOT 246, PLAT VOL. 2-3, PAGE 3
CITY OF SHELBY, RICHLAND COUNTY, OHIO

PARCEL "A"

DESCRIPTION: Being a part of Lot 246 of the consecutively numbered lots in the City of Shelby, Richland County, Ohio; and being more particularly described as follows:

The real point of beginning of the parcel herein described being a railroad spike set on the point of intersection of the north right-of-way of Sutter Alley (16') with the east right-of-way of Mohican St. (29') at the southwest corner of lot 246 in the name of J. Swanger., per Deed Vol. 828, Pg. 768;

- 1) thence N 0°29'47" W with the east right-of-way of Mohican St., a distance of 42.70 feet to a railroad spike set on the west line of lot 246;
- 2) thence N 89°19'45" E, a distance of 27.00 feet to an iron pin set;
- 3) thence S 0°29'47" E, a distance of 17.50 feet to an iron pin set;
- 4) thence N 89°19'45" E, a distance of 33.00 feet to an iron pin set on the west line of lot 247 (east line of lot 246);
- 5) thence S 0°29'47" E with the east line of lot 246, a distance of 25.20 feet to a point on the north right-of-way of Sutter Alley at the southwest corner of lot 247 as referenced by an iron pin set bearing S 0°29'47" E, a distance of 0.50 feet;
- 6) thence S 89°19'45" W with the south line of lot 246, a distance of 60.00 feet to the real point of beginning of the parcel herein described

and containing 1,985 square feet, more or less, but subject to all legal easements and public rights-of-way now on record.

NEW SPLIT
TAX MAP APPROVED
9-22-97
INITIAL DATE