

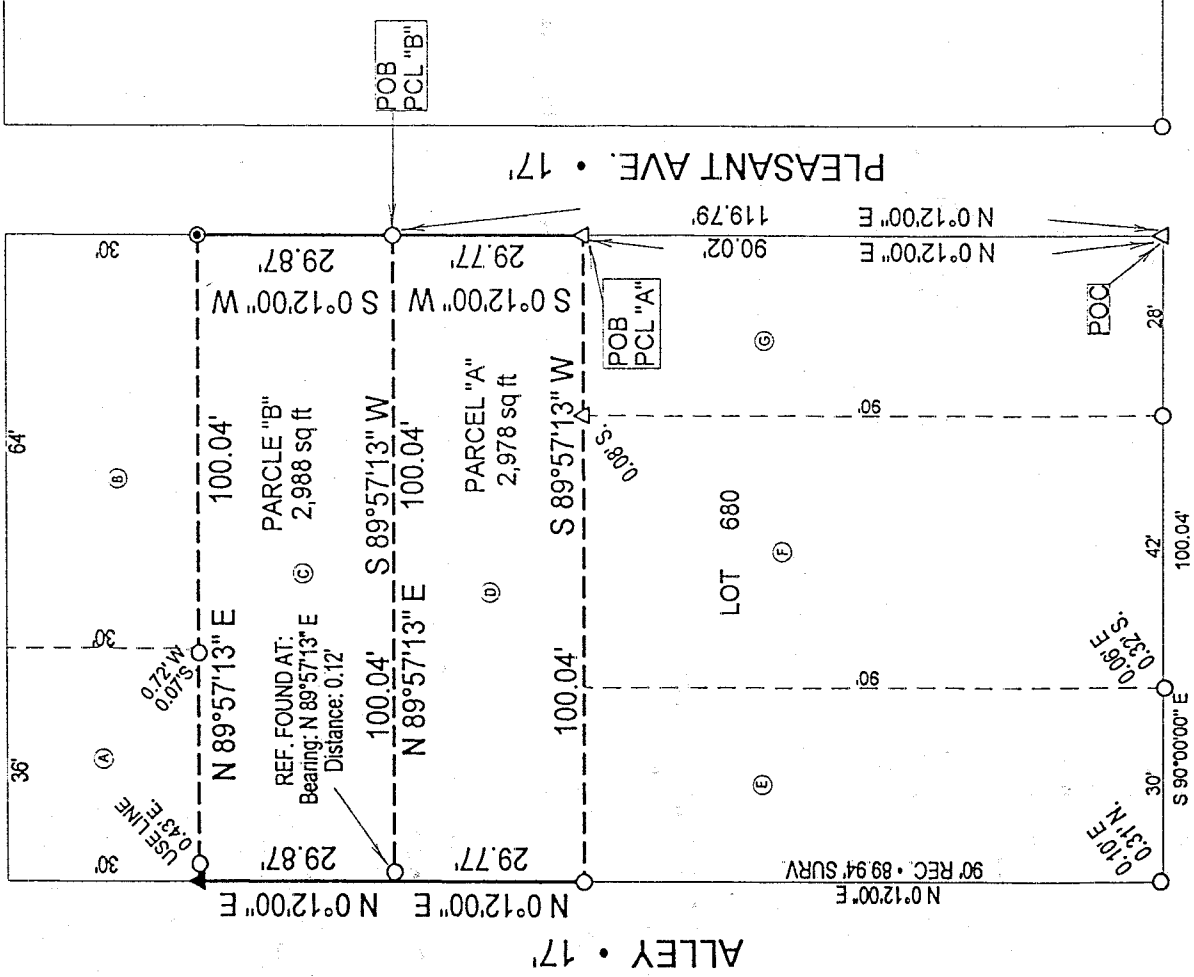
5-337

PLAT OF BOUNDARY SURVEY

**RICHARD BALLIETT**

PART OF LOT 680, PLAT VOL. 2-1, PG. 35  
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

W. TEMPLE COURT • 20'



DEEDS	
(A)	A. BARKER ORV. 497, PG. 721
(B)	W. & M. FAIRCHILD D.V. 810, PG. 253
(C)	J. TOBIN ORV 602, PG. 750
(D)	J. TOBIN ORV 602, PG. 750
(E)	C.&C. SCHROEDER ORV 591, PG. 184
(F)	C.&C. SCHROEDER ORV 591, PG. 184
(G)	P. CONNER ORV 544, PG. 101

ALLEY • 17'

PLEASANT AVE. • 17'

BEARINGS  
ARE  
ASSUMED.



NEW SURVEY  
OF EXISTING PARCEL  
TAX MAP APPROVED

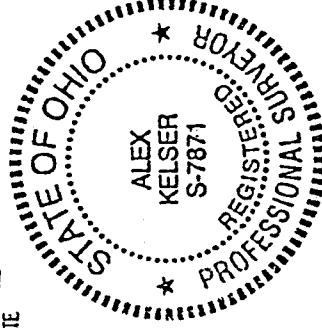
INITIAL DATE  
**BAK** 6-5-98

SCALE 1"=30'



**Legend**

- △ Iron Pin Found
- Iron Pipe Found
- ⊙ Magnetic PK Spike Set
- ▲ 5/8" Iron Pin Set with Cap Stamped "Kelser 7871"



KELSER SURVEYING

450 MARION AVE.  
MANSFIELD, OHIO 44903  
419-522-1242

DATE: 6/4/96

JOB NO.: S15598ZP

Alex Kelser

RLS #7871

5-337



## Kelser Surveying

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

DESCRIPTION  
 RICHARD BALLIETT  
 PART OF LOT 608, PLAT VOL. 2-1, PG. 35  
 CITY OF MANSFIELD, RICHLAND COUNTY, OHIO

PARCEL "A"

DESCRIPTION: Being a part of lot 680 of the consecutively numbered Lots in the City of Mansfield, Richland County, Ohio; and being more particularly described as follows:

Commencing for the same at an iron pin found on the point of intersection of the north right-of-way of West Fourth Street (60') with the west right-of-way of Pleasant Avenue (17') at the southeast corner of lot 680 (southeast corner of that part of lot 680 in the name of P. Conner, per ORV 544, Pg. 101); thence N 0°12'00" E with the west right-of-way of Pleasant Avenue, a distance of 90.02 feet to an iron pin found at the southeast corner of a part of lot 680 in the name of J. Tobin, per ORV 602, Pg. 750 (northeast corner of the lands of said Conner), the real point of beginning of the parcel herein described;

- 1) thence S 89°57'13" W with the south line of the lands of said Tobin, a distance of 100.04 feet to an iron pipe found on the east right-of-way of an Alley (17') (west line of lot 680) at the northwest corner of that part of lot 680 in the name of C. & C. Schroeder, per ORV 591, Pg. 184;
- 2) thence N 0°12'00" E with the east right-of-way of said Alley, a distance of 29.77 feet to the southwest corner of a part of lot 680 in the name of said Tobin, per ORV 602, Pg. 750 and being referenced by an iron pipe found at: bearing: N 89°57'13" E, a distance of 0.12 feet;
- 3) thence N 89°57'13" E, a distance of 100.04 feet to an iron pipe found on the east line of lot 680 (west right-of-way of said Pleasant Ave.) at the northeast corner of a part of lot 680 in the name of said Tobin, per ORV 602, Pg. 750;
- 4) thence S 0°12'00" W with the west right-of-way of said Pleasant Avenue, a distance of 29.77 feet to the real point of beginning of the parcel herein described

and containing 2,978 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". Bearings are assumed.

NEW SURVEY  
 OF EXISTING PARCEL  
 TAX MAP APPROVED

INITIAL DATE  
 AKV 10-5-98

J-337

J-337

PARCEL "B"

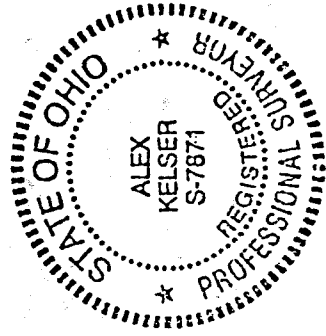
DESCRIPTION: Being a part of lot 680 of the consecutively numbered Lots in the City of Mansfield, Richland County, Ohio; and being more particularly described as follows:

Commencing for the same at an iron pin found on the point of intersection of the north right-of-way of West Fourth Street (60') with the west right-of-way of Pleasant Avenue (17') at the southeast corner of lot 680 (southeast corner of that part of lot 680 in the name of P. Conner, per ORV 544, Pg. 101); thence N 0°12'00" E with the west right-of-way of Pleasant Avenue, a distance of 119.79 feet to an iron pipe found at the southeast corner of a part of lot 680 in the name of J. Tobin, per ORV 602, Pg. 750, the real point of beginning of the parcel herein described;


- 5) thence S 89°57'13" W with the south line of the lands of said Tobin, a distance of 100.04 feet to the east right-of-way of an Alley (17') (west line of lot 680) at the northwest corner of a part of lot 680 in the name of said Tobin, per ORV 602, Pg. 750 and being referenced by an iron pipe found at: bearing: N 89°57'13" E, a distance of 0.12 feet;
- 6) thence N 0°12'00" E with the east right-of-way of said Alley, a distance of 29.87 feet to an iron pin set at the southwest corner of that part of lot 680 in the name of A. Barker, per ORV 497, Pg. 721;
- 7) thence N 89°57'13" E, a distance of 100.04 feet to a Magnetic PK Spike set on the east line of lot 680 (west right-of-way of said Pleasant Ave.) at the southeast corner of that part of lot 680 in the name of W. & M. Fairchild, per Deed Vol. 810, Pg. 253;
- 8) thence S 0°12'00" W with the west right-of-way of said Pleasant Avenue, a distance of 29.87 feet to the real point of beginning of the parcel herein described

and containing 2,988 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". Bearings are assumed.

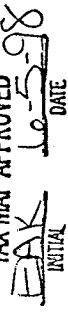
CERTIFICATION: I hereby certify that a survey was made of the above-described property and that points were found or set as indicated.



Prepared by  
KELSER SURVEYING

  
 Alex Kelser  
 Registered Ohio Surveyor No. 7871  
 Date: June 4, 1998

J-337

NEW SURVEY  
 OF EXISTING PARCEL  
 TAX MAP APPROVED  

 INITIAL DATE