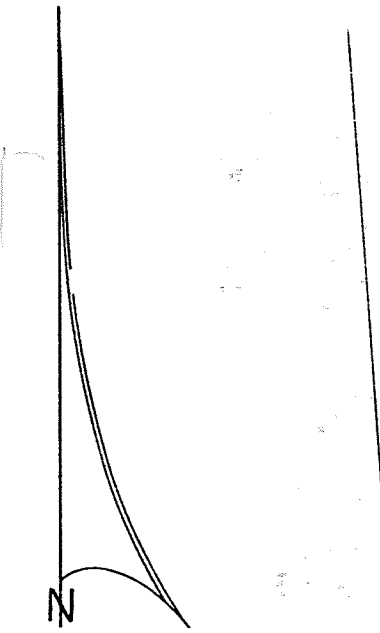


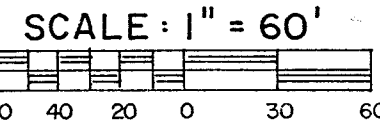
PLAT OF BOUNDARY SURVEY

STONER - GRANGER

INLOT 1170, AND PART OF OUTLOTS 157, 167 AND 168  
CITY OF SHELBY, RICHLAND COUNTY, OHIO



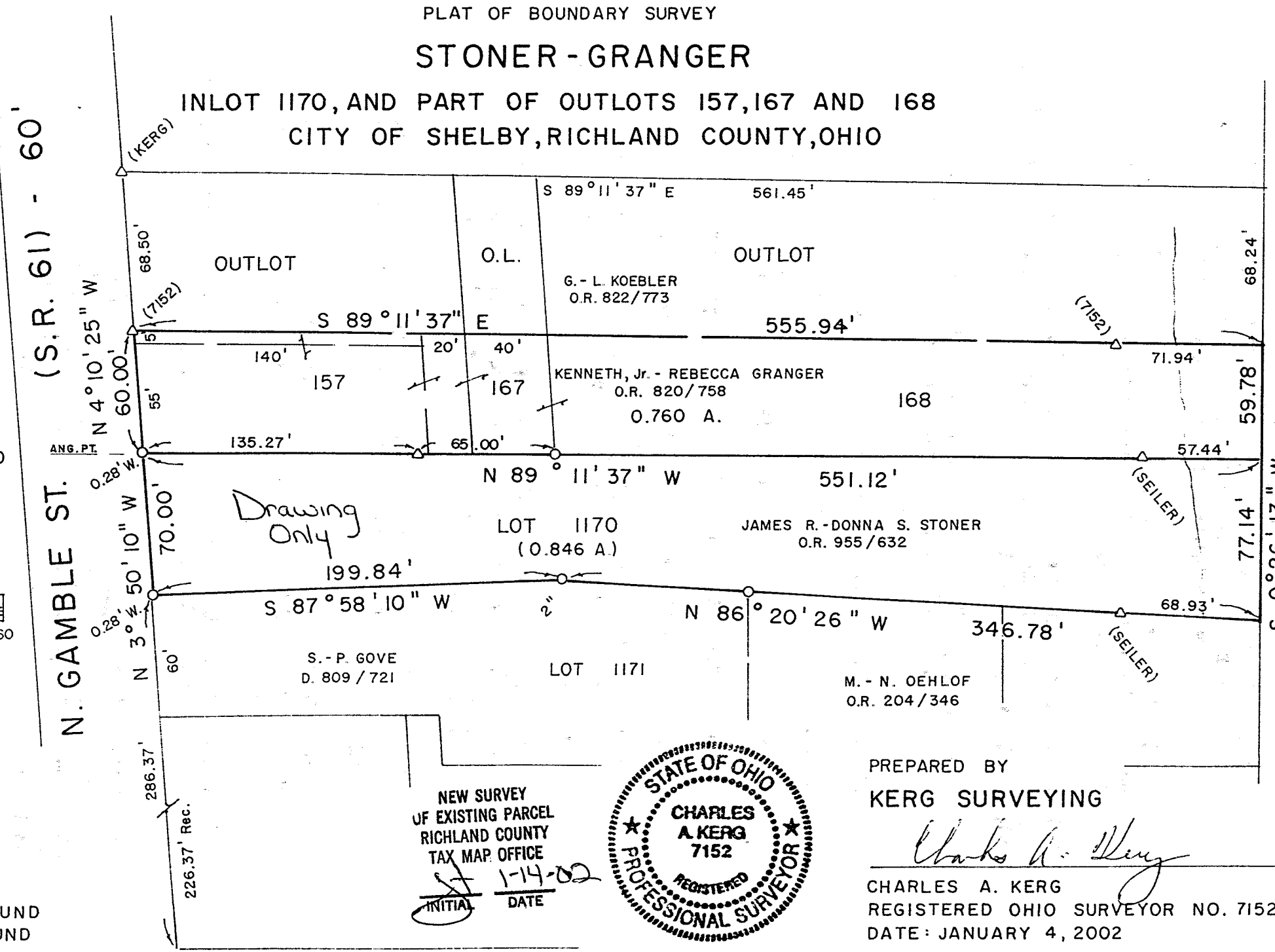
ARINGS ARE BASED  
SURVEY PLAT  
VOL. B, PG. 381.



0.220 A. - O.L. 157  
0.055 A. - O.L. 167  
0.485 A. - O.L. 168  
0.760 A. TOTAL

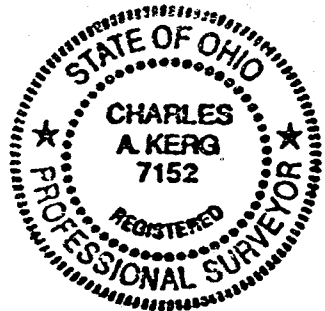
LEGEND

- IRON PIPE FOUND
- △ IRON PIN FOUND



NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL AK DATE 1-14-02



PREPARED BY  
KERG SURVEYING

*Charles A. Kerg*  
CHARLES A. KERK  
REGISTERED OHIO SURVEYOR NO. 7152  
DATE: JANUARY 4, 2002

BLACK FORK RIVER

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REGISTERED LAND SURVEYOR NO. 7152

102 West Main Street  
Shelby, Ohio 44875  
Phone: (419) 347-8799

DESCRIPTION  
KEN GRANGER  
PART OF OUTLOTS 157, 167 AND 168  
CITY OF SHELBY, RICHLAND COUNTY, OHIO

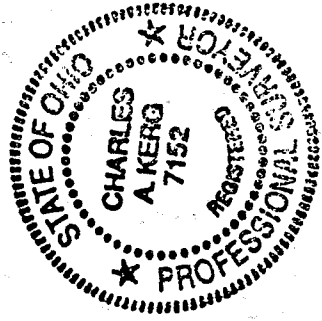
DESCRIPTION: Being part of Outlots 157, 167 and 168 of the consecutively numbered outlots in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning of the same being an iron pipe found (0.28 foot west) on the east right-of-way line of North Gamble Street (State Route 61 - 60 feet in width) at the northwest corner of Inlot 1170 (southwest corner of part of Outlot 157 in the name of Kenneth A., Jr. and Rebecca D. Granger per Official Record Volume 820, Page 758);

- 1) thence N 4°10'25" W a distance of 60.00 feet along the east line of North Gamble Street to an iron pin found (7152);
- 2) thence S 89°11'37" E a distance of 555.94 feet to a point in the Black Fork of the Mohican River on the east line of Outlot 168, and passing for reference on line an iron pin found (7152) westerly at a distance of 71.94 feet;
- 3) thence S 0°26'13" W a distance of 59.78 feet along said line to a point, being referenced by an iron pin found (Seiler) N 89°11'37" W a distance of 57.44 feet;
- 4) thence N 89°11'37" W a distance of 551.12 feet along the south line of Outlots 168, 167 and 157 (north line of Inlot 1170) to the real point of beginning of the parcel herein described

and containing 0.760 acre in Outlot 157 - 0.055 acre in Outlot 167 - 0.485 acre in Outlot 168), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" in diameter with caps stamped "C.KERG, RLS 7152". Bearings are based on Survey Plat Volume B, Page 381.

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



Prepared by  
KERG SURVEYING

*Charles A. Kerg*

Charles A. Kerg  
Registered Ohio Surveyor No. 7152  
Date: January 4, 2002

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

INITIAL *CK* DATE *1-14-02*

P-112

To whom it may concern:

In regard to a concern about the ownership of a particular parcel of ground in Outlot 157 in the City of Shelby, and the location of the property lines along said parcel, I performed a boundary survey and court house research for Caroline Bains and the neighboring property owners, James Stoner and Kenneth Granger. At issue was the ownership of a 5' by 140' parcel at the southwest corner of Outlot 157 as described in Deed Volume 112/125, and whether this deed conferred ownership to the current owners of Inlot 1170, James and Donna Stoner.

In 1896 the owner of the parcel of land that became Outlot 157, George Wait, granted the most southwest corner of Outlot 157 to V. Peters (D.112/125) at a time when he already owned the parcel of land that eventually became Inlot 1170. In 1898 Wait granted a 55' by 140' part of Outlot 157 to Sarah Holbrook (D. 119/478). Holbrook's deed did not overlap Peters' for it began at point 5 feet north of the southwest corner of Outlot 157, beginning in other words at the northwest corner of Peters' 5 foot parcel. Then in 1904 the Holbrook's granted a parcel of 55 feet frontage to S. Peters (D. 127/147). At this point Victor and Sade Peters now own Inlot 1170 and 60 feet of Outlot 157. It should be noted that Deed Volume 127, Page 147 is not specific about where exactly the parcel commences, only that it is granting "55 ft. wide fronting on North Gamble Street ". The next granting is from the Peters to D. M. Doty (D. 130/11-12 in 1905). This deed grants 55 feet, beginning at the southwest corner of Outlot 157, which is not the same parcel that the Holbrooks owned, and takes in the old 5' by 140' parcel at the center of the dispute. At this point the deeds describe parcels which coincide with the way that the current maps indicate. In 1934 an administrator to the Doty's granted the exact description acquired in 1905 (D. 206/509) to F. B. Nelson. Also in 1934 is recorded a quit-claim deed from Sarah Holbrook to F. B. Nelson (D. 207/31), a parcel which is shown on current maps as a 5' by 140' parcel which begins 55' feet north of the southwest corner of Outlot 157, and is not the same parcel as the earlier 5' by 140' parcel. From this point on the deed descriptions of that part of Outlot 157 transfer several times with the same legal description used.

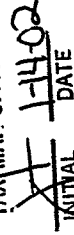
In summary, it appears that the owners of Inlot 1170 (James and Donna Stoner) retain no rights except for easement rights in Outlot 157. The easement lays in the original 5 foot strip, and in a 5 foot piece of ground adjoining to the north. Within this 10 foot easement is the current stone driveway between the Stoner and Granger residences. It should be noted that the deed from Bains to James and Donna Stoner includes the original 5 foot strip, as described in D. 112/125, and would constitute an overlap with the property contiguous to the north. I have prepared a boundary survey drawing and several location drawings in order to picture the current situation in an understandable fashion.

Respectfully,



Charles A. Kerg  
Registered Ohio Surveyor No. 7152  
Date: January 8, 2002

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE

  
INITIAL DATE  
1-14-02

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