

PLAT OF BOUNDARY SURVEY

# JIM CHANNING

PART OF OUTLOT FORTY-SIX (46)  
VILLAGE OF PLYMOUTH, RICHLAND COUNTY, OHIO

LINE

BEARINGS ARE BASED ON A  
SURVEY BY POGGEMEYER  
DESIGN GROUP, DATED JULY 17, 1986.

SUBJECT PARCEL  
CONTAINS 1,199 Sq. Ft.

SCALE: 1" = 30'



132.6' Rec.  
132.55' Obs.

LOT 31

ALLEY 20'

ALLEY 20'

170.10' Obs.

LOT 36

130.00'  
N 0°04'45" E  
(136' T' map - 130' Plat)

LOT 32

ALLEY 20'

15.00'  
JAMES R. - KAREN J. CHANNING  
D. 881/495

65.12'

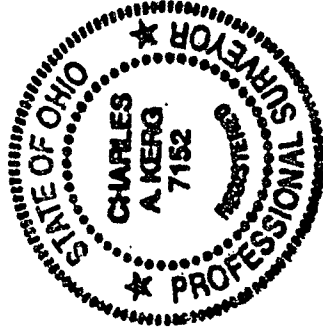
D. 881/497

65.16'

245.26' Obs.

0.03' N.

N 89°03'31" W



### LEGEND

- IRON PIPE FOUND
- △ IRON PIN FOUND
- + CROSS FOUND IN STONE WALK
- 5/8" IRON PIN SET WITH CAP
- STAMPED "C. KERG, RLS 7152"

NEW SPLIT  
RICHLAND COUNTY,  
TAX MAP OFFICE

PREPARED BY

**KERG SURVEYING**

MADE BY  
INITIAL DATE

*Charles A. Kerg*

CHARLES A. KERG  
REGISTERED OHIO SURVEYOR 7152  
DATE: JUNE 5, 2006

CHARLES A. KERG  
REGISTERED OHIO SURVEYOR 7152  
DATE: JUNE 5, 2006

423-W

(20' TAXMAP)

ALLEY

(12' PLAT)

S 89°06'57" E  
20'

35' T.M.  
34' Plat

LOT 292  
ANNA R. - DEWITT CUNNINGHAM  
O.R. 680/369

24.79'  
48.62'  
S 0°04'49" W

48.60'

24.56'

O.L. 46

MICHAEL A. - M. ELAINE BATT  
O.R. 1388/56

90'

W-324

CHARLES A. KERG  
REGISTERED LAND SURVEYOR NO. 7152  
102 West Main Street  
Shelby, Ohio 44875  
Phone: (419) 347-8799

DESCRIPTION  
JIM CHANNING  
PART OF OUTLOT FORTY-SIX (46)  
VILLAGE OF PLYMOUTH, RICHLAND COUNTY, OHIO

DESCRIPTION: Being a part of Outlot Forty-six (46) of the consecutively numbered outlots in the Village of Plymouth, Richland County, Ohio, and being more particularly described as follows:

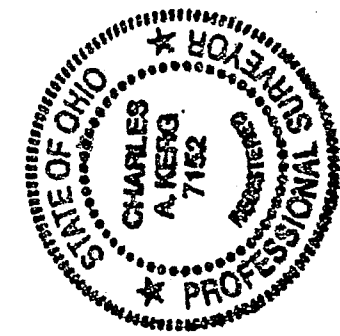
The real point of beginning of the parcel herein described being an iron pin found on the south right-of-way line of a public alley (20 feet in width) at the northeast corner of Outlot Forty-six (northwest corner of Inlot 292), being in the name of Michael A. and M. Elaine Batt per Official Record Volume 1388, Page 56;

- 1) thence S 0 degree 04' 49" W a distance of 48.62 feet along the east line of said outlot (west line of Inlot 292) to an iron pin set;
- 2) thence N 89 degrees 03' 31" W a distance of 24.56 feet to an iron pin found (0.12 foot north);
- 3) thence N 0 degree 11' 12" W a distance of 48.60 feet to an iron pin found on the south line of said public alley;
- 4) thence S 89 degrees 06' 57" E a distance of 24.79 feet along said right-of-way line to the real point of beginning of the parcel herein described and containing 1,199 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" in diameter with caps stamped "C. KERG, RLS 7152". Bearings are based on a survey by Poggemeyer Design Group, dated July 17, 1986.

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

THE GRANTEES, HIS HEIRS AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND DESCRIBED IN THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPAL BUILDING SITE UNDER APPLICABLE ZONING.

Prepared by  
KERG SURVEYING



*Charles A. Kerg*  
 Charles A. Kerg  
 Registered Ohio Surveyor No. 7152  
 Date: June 5, 2006

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

MLB 6-15-06  
INITIAL DATE