

BOUNDARY SURVEY

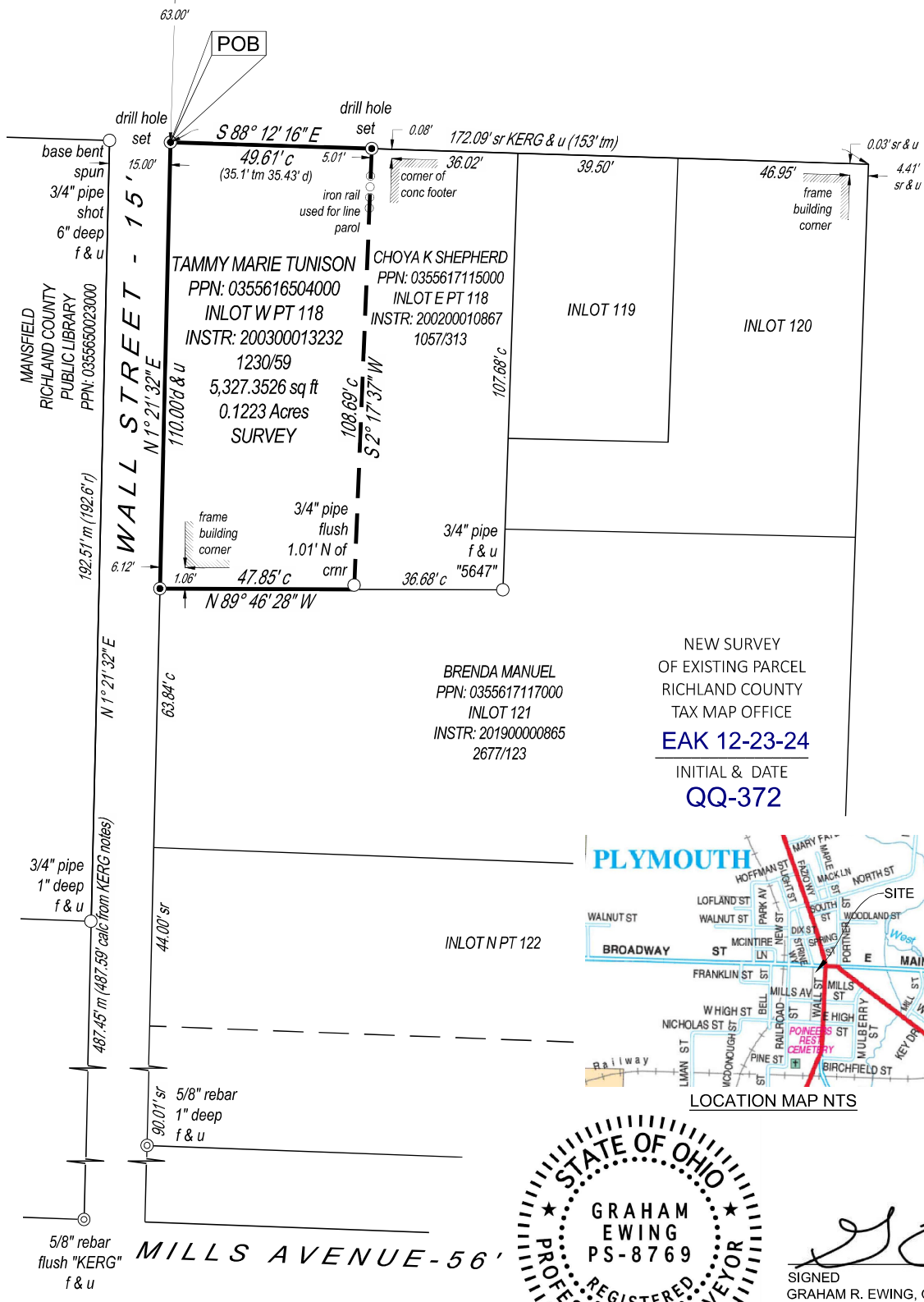
TAMMY MARIE TUNISON

19 W BROADWAY ST, PLYMOUTH, OHIO 44865

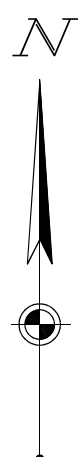
HURON COUNTY

RICHLAND COUNTY

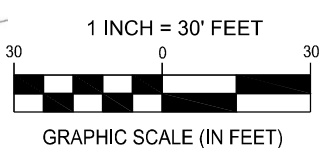
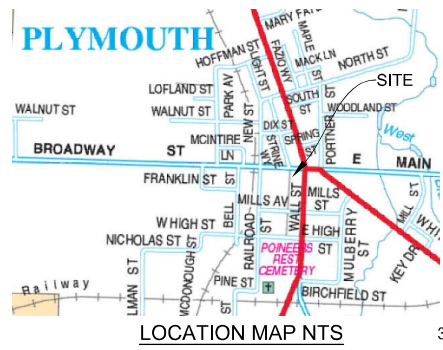
WEST BROADWAY STREET - 63' SOUTH SIDE ROW



SOUTH PLYMOUTH STREET - 60'



BASIS OF BEARING
ODOT VRS Ohio North State
Plane Coordinate System
NAD83



BRENDA MANUEL
PPN: 0355617117000
INLOT 121
INSTR: 201900000865
2677/123

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-23-24
INITIAL & DATE
QQ-372



SIGNED
 GRAHAM R. EWING, OH PS 8769
 1852 WILLIAMS WAY
 WOOSTER, OHIO 44691
 PHONE 330-603-6144

I BELIEVE THIS SURVEY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.
LIABILITY LIMITED TO THE COST THEREOF.

- LEGEND**
- - MONUMENT FOUND OR AS NOTED
 - - IRON PIPE FOUND OR AS NOTED
 - ⊙ - IRON PIN FOUND OR AS NOTED
 - - 5/8" REBAR WITH CAP ID "ELS - 8769" SET OR AS NOTED
 - △ - ANGLE POINT
 - ✕ - OBSERVED FENCE LINE
 - r. - RECORD
 - m. - MEASURED
 - d. - DEED
 - c. - CALCULATED
 - u. - USED
 - sr. - SURVEY RECORD
 - pr. - PRORATED

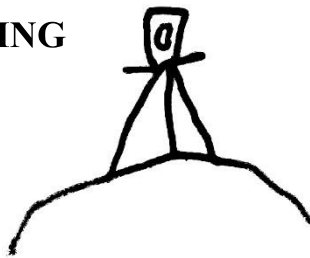
REFERENCE DATA
DEEDS AS SHOWN HEREON
AUDITOR'S ONLINE GIS/TAX MAPS
AERIAL AND CONTOURS GRAPHIC
COORDINATES FOR REFERENCE ONLY

RECORD SURVEYS
FILE 61-95 KERG NOTES
PB 5 PG 14
MM-220
L-149
ST-90
P-272

BOUNDARY SURVEY	
TAMMY MARIE TUNISON	
19 W BROADWAY ST PART OF LOT 118 PLYMOUTH, OHIO 44865 VILLAGE OF PLYMOUTH, RICHLAND COUNTY	
SCALE: 1" = 30'	DATE: 12/15/2024
CREW: G. EWING	
DRAWN: G. EWING	
CHECKED: G. EWING	JOB NO.: 20241212
	SHEET NO.: 1 OF 1

EWING LAND SURVEYING
GRAHAM EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144

December 23, 2024



PART OF LOT 118
VILLAGE OF PLYMOUTH, RICHLAND COUNTY, OHIO

Being part of Inlot 118 of the consecutively numbered inlots in the Village of Plymouth, Richland County, Ohio conveyed in Volume 1230 Page 59 and being more particularly described as follows:

The **TRUE PLACE OF BEGINNING** of the same being a 1/2 inch drill hole set in the curbing at the intersection the east right of way line of Wall Street and the south right of way line of Broadway Street at the northwest corner of Inlot 118;

1. Thence, easterly with the south line of said Broadway Street and the north line of said Inlot 118; **South 88° 12' 16" East**, a distance of **49.61 feet** to a 1/2 inch drill hole set in the concrete sidewalk;

2. Thence, southerly though said inlot 118, **South 02° 17' 37" West**, passing over an 3/4 inch pipe found at a distance of 107.68 feet, a total distance of **108.69 feet** to the south east corner of the parcel conveyed in Volume 1230 Page 59 ;

3. Thence, easterly with the south line of said Inlot 118, **North 89° 46' 28" West**, a distance of **47.85 feet** to a 5/8 inch rebar set flush with an identification cap bearing "EWING LAND SURVEYING PS-8769" at the south west corner of said Inlot 118 on the east right of way line of said Wall Street;

4. Thence, northerly with the west line of said Inlot 118 and the east line of said Wall Street, **North 01° 21' 32" East**, a distance of **110.00 feet** to the **TRUE PLACE OF BEGINNING**; and containing **0.1223 Acres** (5,327.3526 sq ft) of land, more or less, Subject to all easements and rights of ways public or private. Basis of Bearings for this survey is ODOT VRS Ohio North State Plane Coordinate System NAD83. Survey performed by Graham Ewing, PS-8769, of Ewing Land Surveying, December 13, 2024

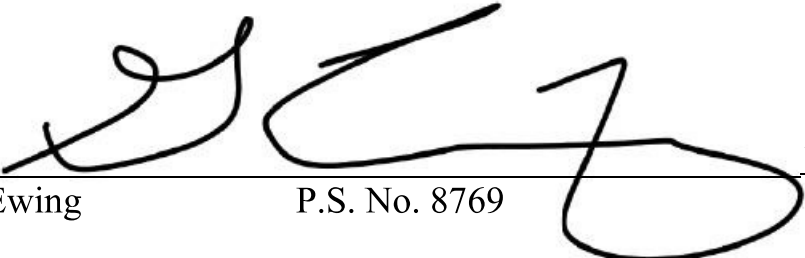
For Survey, see QQ-372 of the Richland County Survey Records;

Survey and description prepared by:

**EWING LAND SURVEYING
GRAHAM R. EWING, P.S. 8769
1852 WILLIAMS WAY
WOOSTER, OHIO 44691
330-603-6144**



Prior Deed Reference: OR 1230 PG 59



Graham R. Ewing P.S. No. 8769 12/23/2024
Date

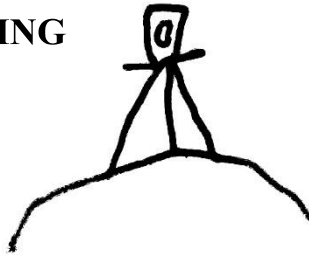
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December 23, 2024



PART OF LOT 118
VILLAGE OF PLYMOUTH, RICHLAND COUNTY, OHIO

North: 484005.8940' East: 1922593.5437'

Segment #1 : Line
Course: S88°12'16.43"E Length: 49.614'
North: 484004.3395' East: 1922643.1334'

Segment #2 : Line
Course: S02°17'37.42"W Length: 108.690'
North: 483895.7366' East: 1922638.7833'

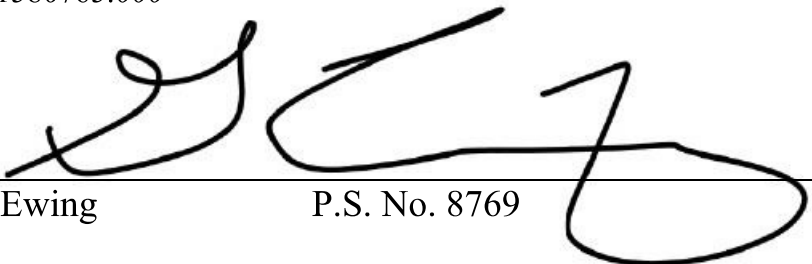
Segment #3 : Line
Course: N89°46'27.55"W Length: 47.849'
North: 483895.9251' East: 1922590.9347'

Segment #4 : Line
Course: N01°21'32.36"E Length: 110.000'
North: 484005.8941' East: 1922593.5435'

Perimeter: 316.153' Area: 5327.35 Sq. Ft.
Error Closure: 0.0002 Course: N52°19'24.68"W
Error North: 0.00015 East: -0.00020

Precision 1: 1580765.000





Graham R. Ewing P.S. No. 8769 12/23/2024 Date