

CHARLES A. KERG
REGISTERED LAND SURVEYOR NO. 7152

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

DESCRIPTION
VIRGINIA SWANGER
INLOTS 1227, 1228 AND PART OF INLOT 1226
CITY OF SHELBY, RICHLAND COUNTY, OHIO

PARCEL A

DESCRIPTION: Being Inlot 1228 and part of Inlot 1227 of the consecutively numbered inlots 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 pin found on the north right-of-way line of Tucker Avenue (50 feet in width) at the southwest corner of Inlot 1228 (Virginia Swanger per Official Record Volume 1293, Page 753);

- 1) thence N 1°54'20" E a distance of 145.57 feet to a point on the south right-of-way line of a public alley (15 feet in width) at the northwest corner of said lot, being referenced by an iron pin found N 1°54'20" E a distance of 4.43 feet;
 - 2) thence S 89°42'38" E a distance of 74.97 feet along said right-of-way line to an iron pin set on the north line of Inlot 1227;
 - 3) thence S 1°54'20" W a distance of 144.65 feet to an iron pin set on the north line of Tucker Avenue;
 - 4) thence S 89°35'13" W a distance of 75.00 feet along said right-of-way line to the real point of beginning of the parcel herein described
- and containing 10,874 square feet (7,257 square feet in Lot 1228 - 3,617 square feet in Lot 1227), 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 0, Page 169.

NEW SPLIT
RICHLAND COUNTY
TAX MAP, OFFICE
MLB 9-27-04
INITIAL .. DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP, OFFICE
MLB 9-27-04
INITIAL .. DATE

T-308

T-308

PARCEL B

DESCRIPTION: Being part of Inlots 1226 and 1227 of the consecutively numbered inlots in the City of Shelby, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pin found on the north right-of-way line of Tucker Avenue (50 feet in width) at the southwest corner of Inlot 1228 (Virginia Swanger per Official Record Volume 1293, Page 753); thence N 89°35'13" E a distance of 75.00 feet along said right-of-way line to an iron pin set on the south line of Inlot 1227 at the real point of beginning of the parcel herein described;

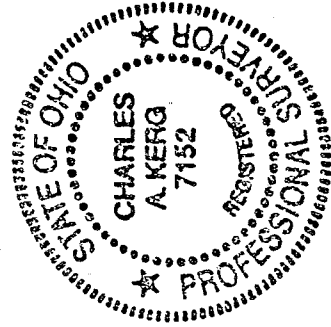
- 1) thence N 1°54'20" E a distance of 144.65 feet to an iron pin set on the north line of said lot (south right-of-way line of a public alley - 15 feet in width);
 - 2) thence S 89°42'38" E a distance of 73.24 feet along said right-of-way line to an iron pin set on the north line of Inlot 1226;
 - 3) thence S 1°54'20" W a distance of 143.75 feet to an iron pin set on the north line of Tucker Avenue;
 - 4) thence S 89°35'13" W a distance of 73.27 feet along said right-of-way line to the real point of beginning of the parcel herein described
- and containing 10,557 square feet (6,947 square feet in Lot 1226 - 3,610 square feet in Lot 1227), 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 0, Page 169.

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 R. Kerg

Charles A. Kerg
Registered Ohio Surveyor No. 7152
Date: August 24, 2004



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

CK
INITIAL

8-27-04
DATE

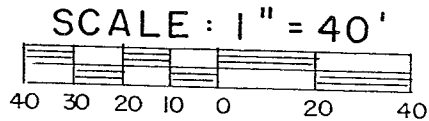
T-308

PLAT OF BOUNDARY SURVEY

VIRGINIA SWANGER

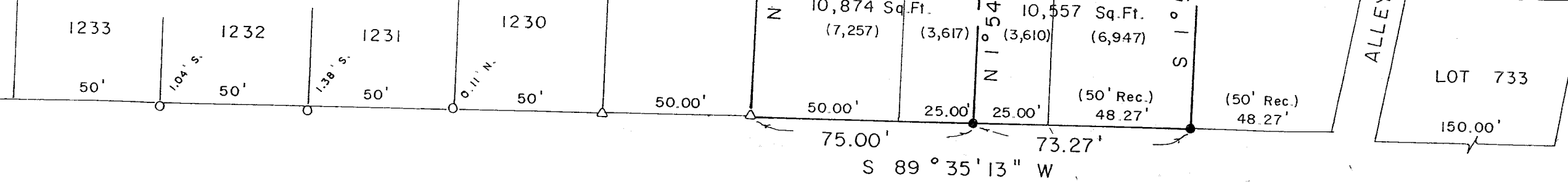
INLOT 1227-28 AND PART OF INLOT 1226
CITY OF SHELBY, RICHLAND COUNTY, OHIO

BEARINGS ARE BASED ON
SURVEY PLAT VOL. O-169



LEGEND

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



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
MIB 9-27-0
INITIAL DATE

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
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INITIAL DATE

PREPARED BY
KERG SURVEYING

TUCKER AVE. - 50'

96.54' Calc. - 100' Rec.

1951

1943

Charles A. Kerg
CHARLES A. KERG
REGISTERED OHIO SURVEYOR NO. 7152
DATE: AUGUST 24, 2004

*Exempt from Shelby Subdivision
Regs. No plat required.
B. Berdamer
Bruce W. BERDAMER
SHELBY CONSULTING ENGINEER
9/20/04*



WALNUT ST. - 50'