

SURVEY OF LOT NO. 10

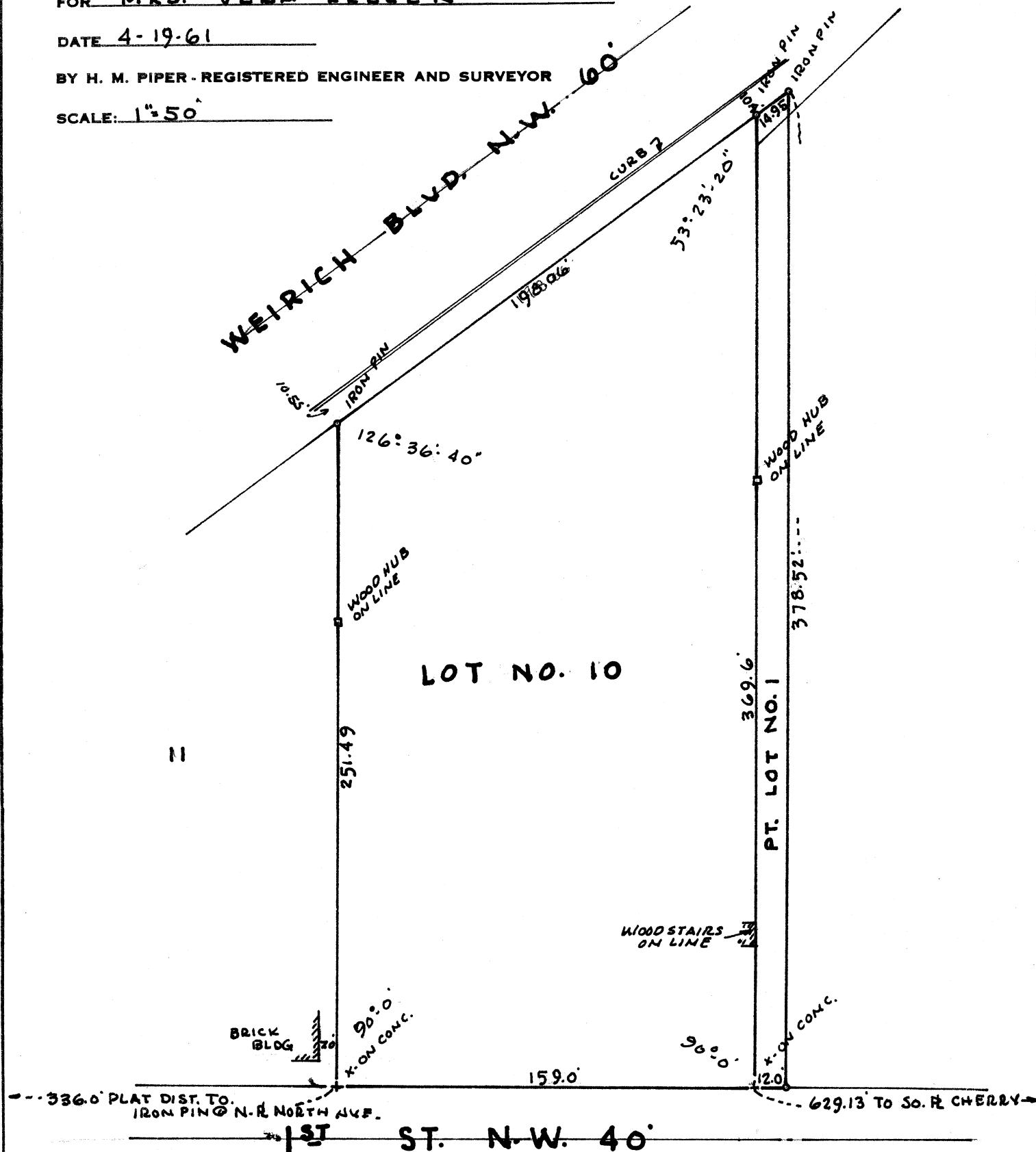
MASSILLON, STARK, OHIO

FOR MRS. VERA KELLER

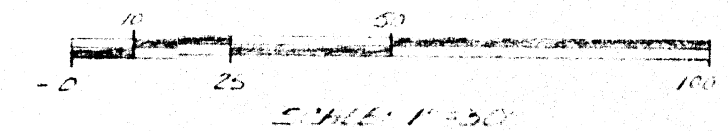
DATE 4-19-61

BY H. M. PIPER - REGISTERED ENGINEER AND SURVEYOR

SCALE: 1"=50'



PLAT of SURVEY
 PART of LOTS 11, 12 and 13 in the
 CITY of MASSILLON
 STARK COUNTY, OHIO



CURVE DATA

①	Δ: 9°24'24"	②	Δ: 8°44'20"
	R: 499.93		R: 499.93
	CH: 81.99		CH: 71.83
	L: 82.68		L: 71.89
③	Δ: 91°04'51"	④	Δ: 55°57'22"
	R: 10.50		R: 10.50
	CH: 14.22		CH: 9.38
	L: 15.90		L: 9.77
	T: 10.19		T: 5.91

AGATHON AVENUE N.W.
 DEDICATED BY R.P. 36 P.170
 N 59°26'53" E
 363.92' (136.9' plat)

LOT 10

LOT 11

LOT 12
 (0.490 AC.)

LOT 13
 (0.285 AC.)

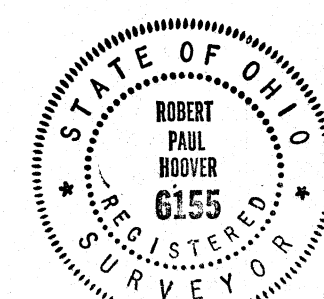
TOTAL AREA
0.793 ACRES

LOT
(WEIRICH BLVD. N.W.)
12882
 (NOT DEDICATED)

NORTH AVENUE N.W.

DATA USED
 STARK CO. TAX MAPS
 DEDICATION PLATS -
 PLAT BOOK 36 PG. 170
 PLAT BOOK 35 PG. 90
 DEEDS: 2908-173 3510-1
 PREVIOUS SURVEYS:
 B. SCHUMANN DATED JAN 1965
 H.M. PIPER DATED APRIL 1961

SURVEY MADE BY
Robert P. Hoover
 ROBERT P. HOOVER
 SURVEYOR NO. 6155



CAMPBELL OIL CO. PROPERTY		
SCALE 1"=30'	BY HOOVER AND ASSOC., INC. NORTH CANTON, OHIO	DRAWN BY
DATE NOV 1987		REVISED

Hoover & Associates, Inc.

Professional Surveying Services

5782 HUCKLEBERRY ST. N.W.
NORTH CANTON, OHIO 44720
Phone: 494-6744

DESCRIPTION 0.793 ACRE PART OF LOTS 11, 12 and 13 in THE CITY OF MASSILLON

Known as and being part of Lots 11, 12 and 13 in the City of Massillon, County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the northwest corner of said Lot 12; thence $N 68^{\circ}07'38''$ W and with the westerly line of said Lot 11 a distance of 4.98 feet to an iron bar set; thence $N 58^{\circ}26'40''$ E and parallel with the north line of said Lot 12 a distance of 201.51 feet to a drill hole set on the west line of First Street N.W.; thence $S 31^{\circ}33'20''$ E and with said west line of First Street N.W. a distance of 4.00 feet to a P.K. nail set at the southeast corner of said Lot 11; thence $S 58^{\circ}26'40''$ W and with the south line of said Lot 11 a distance of 6.78 feet to a P.K. nail set; thence $S 29^{\circ}52'34''$ E and with said west line of First Street N.W. a distance of 178.06 feet to a drill hole set at the point of curvature for a curve to the right; thence southeasterly along and with said west line of First Street N.W. and said curve to the right having a radius of 499.93 feet, a central angle of $8^{\circ}14'20''$ and a chord of 71.83 feet, a distance of 71.89 feet to the point of curvature for the northwest corner rounding of the intersection of said First Street N.W. and North Avenue N.W., said corner rounding witnessed by an iron bar set at the point of intersection for said corner rounding; thence southwesterly along and with said corner rounding and a curve to the right having a radius of 10.00 feet, a central angle of $91^{\circ}04'51''$ and a chord of 14.28 feet, a distance of 15.90 feet to the point of tangency for said corner rounding; thence $S 69^{\circ}26'37''$ W and with the north line of said North Avenue N.W. a distance of 59.07 feet to the point of curvature for a curve to the right, said curve witnessed by a drill hole set at the point of intersection for said

(Continued)

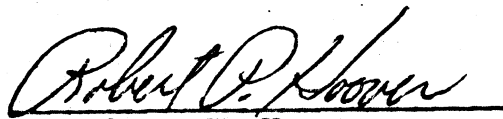
Description 0.793 Acre

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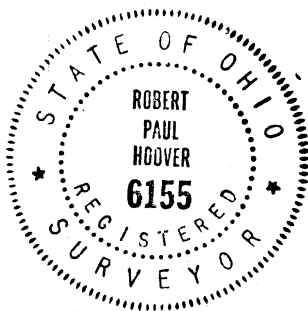
curve to the right; thence northwesterly along and with said curve to the right having a radius of 10.00 feet, a central angle of $55^{\circ}57'22''$ and a chord of 9.38 feet, a distance of 9.77 feet to the point of tangency for said curve to the right; thence $N 54^{\circ}36'01'' W$ and with the easterly line of Lot 12882 in said City of Massillon a distance of 261.21 feet to said true place of beginning and containing 0.793 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in November of 1987.

The above described 0.793 acre tract is part of the property deeded to the Campbell Oil Company and recorded in Deed Volume 2908, Page 173 and Deed Volume 3510, Page 1 of the Stark County Records of Deeds and the basis of bearings is taken therefrom.

Surveyed by,
HOOVER AND ASSOCIATES, INC.



Robert P. Hoover
Ohio Reg. No. 6155



Know all Men by these Presents:That CAMPBELL OIL COMPANYa Corporation incorporated under the laws of the State of Ohio the Grantor,who claim^s title by or through instrument 2908 173, recorded in Volumes 3501, Pages 165, CountyRecorder's Office, for the consideration of One Dollar and Other Valuable Consideration 3510 1 Dollars(\$ 1.00 & OVC) received to its full satisfaction ofROBERT K. YUND and JUDY M. YUND, the Grantee^s,whose TAX MAILING ADDRESS will be 205 First Street, N.W., Massillon, Ohio 44646do give, grant, bargain, sell and convey unto the said Grantee^s, their heirs and assigns, the fol-lowing described premises situated in the City MassillonCounty of Stark and State of Ohio:

Known as and being part of Lots 11, 12 and 13 in the City of Massillon,
County of Stark, State of Ohio and further bounded and described as follows:

Beginning at, and being the true place of beginning for the tract of land herein to be described, an iron bar set at the northwest corner of said Lot 12; thence N 68° 07' 38" W and with the westerly line of said Lot 11 a distance of 4.98 feet to an iron bar set; thence N 58° 26' 40" E and parallel with the north line of said Lot 12 a distance of 201.51 feet to a drill hole set on the west line of First Street N.W.; thence S 31° 33' 20" E and with said west line of First Street N.W. a distance of 4.00 feet to a P.K. nail set at the southeast corner of said Lot 11; thence S 58° 26' 40" W and with the south line of said Lot 11 a distance of 6.78 feet to a P.K. nail set; thence S 29° 52' 34" E and with said west line of First Street N.W. a distance of 178.06 feet to a drill hole set at the point of curvature for a curve to the right; thence southeasterly along and with said west line of First Street N.W. and said curve to the right having a radius of 499.93 feet, a central angle of 8° 14' 20" and a chord of 71.83 feet, a distance of 71.89 feet to the point of curvature for the northwest corner rounding of the intersection of said First Street N.W. and North Avenue, N.W., said corner rounding witnessed by an iron bar set at the point of intersection for said corner rounding; thence southwesterly along and with said corner rounding and a curve to the right having a radius of 10.00 feet, a central angle of 91° 04' 51" and a chord of 14.28 feet, a distance of 15.90 feet to the point of tangency for said corner rounding; thence S 69° 26' 37" W and with the north line of said North Avenue N.W. a distance of 59.07 feet to the point of curvature for a curve to the right, said curve witnessed by a drill hole set at the point of intersection for said curve to the right; thence northwesterly along and with said curve to the right having a radius of 10.00 feet, a central angle of 55° 57' 22" and a chord of 9.38 feet, a distance of 9.77 feet to the point of tangency for said curve to the right; thence N 54° 36' 01" W and with the easterly line of Lot 12882 in said City of Massillon a distance of 261.21 feet to said true place of beginning and containing 0.793 acre of land, more or less, as surveyed by Robert P. Hoover, Ohio Registration No. 6155, in November of 1987.

The above described 0.793 acre tract is part of the property deeded to the Campbell Oil Company and recorded in Deed Volume 2908, Page 173 and Deed Volume 3510, Page 1 of the Stark County Records of Deeds and the basis of bearings is taken therefrom.

This conveyance is expressly subject to the right, title, claim or interest in that portion of Lots Numbers 12 and 13 lying within the abandoned bed of the Tuscarawas River as may be asserted by the United States Government, and/or the State of Ohio, and/or the City of Massillon, and/or the owners of property directly across the Tuscarawas River from Lots Numbers 12 and 13 prior to relocation of the river.

DATE DEC. 8, 1987

COMPLIES WITH SUBDIVISION REGULATIONS NO

PLAT 1 RECORDED NO 35-1933Robert P. Hoover SECRETARY
MASSILLON PLANNING COMMISSION

be the same more or less, but subject to all legal highways. To have and to hold the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said grantee^s, their heirs and assigns forever. And the said grantor does for itself and its successors and assigns covenant with said grantee^s, their heirs and assigns, that at and until the ensealing of these presents it is well seized of the above described premises as a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in manner and form as above written; that the same are free and clear from all incumbrances whatsoever, except as above described and further excepting easements, conditions, restrictions and leases of record, easements and restrictions visible upon the ground, rights of persons in possession, taxes for the year 1987 and thereafter, and governmental zoning, building, use and health regulations,

and that it will warrant and defend said premises, with the appurtenances thereunto belonging, to the said grantee^s, their heirs and assigns, forever, against all lawful claims and demands whatsoever.

In witness whereof said corporation sets its hand and corporate seal,
by CHESTER K. CAMPBELL, its President
and JACK E. DECKER, its Executive Vice Pres.
this _____ day of December A. D. 19 87

CAMPBELL OIL COMPANY

Signed and acknowledged in the presence of

By Chester K Campbell President
Jack E Decker Ex. Vice Pres.
Richard F Maier

THE STATE OF OHIO }
STARK County } ss.

Before me, a Notary Public in and for said County, personally appeared the above named

CAMPBELL OIL COMPANY

by CHESTER K. CAMPBELL, its President
and JACK E. DECKER, its Executive Vice Pres.

who acknowledged that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

In testimony whereof I have hereunto set my hand and official seal, at
Massillon, Ohio, this _____ day of December 1987

Notary Public

This instrument prepared by:

RICHARD F. MAIER, Attorney at Law
2200 Wales Road, N.W.
Massillon, Ohio 44646
(216) 832-9833

WARRANTY DEED

FROM

CAMPBELL OIL COMPANY

TO

ROBERT K. YUND and

JUDY M. YUND

RECEIVED FOR RECORD

19

at _____ o'clock _____ M.

19

Recorded _____ in _____ County Records

Volume _____, Page _____

RECORDER

ENTERED FOR TRANSFER

19

THE OHIO LEGAL BLANK CO., CLEVELAND
This instrument prepared by:

