



562

ORVILLE R. DEBOS & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYOR



717 32ND STREET N.W.
MASSILLON, OHIO 44646

REGISTERED NO. 5823

PHONE 837-2678 & 832-9970

MORTGAGE LOAN SURVEYS

TOPOGRAPHIC SURVEYS

MAPPING

LOT SURVEYS

FARM SURVEYS

Jan. 30, 1981

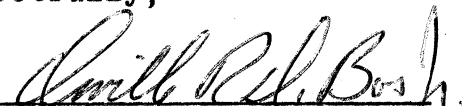
MASSILLON CITY ENGINEER
MASSILLON CITY BUILDING
Atten: Robert Wagoner, City Engineer

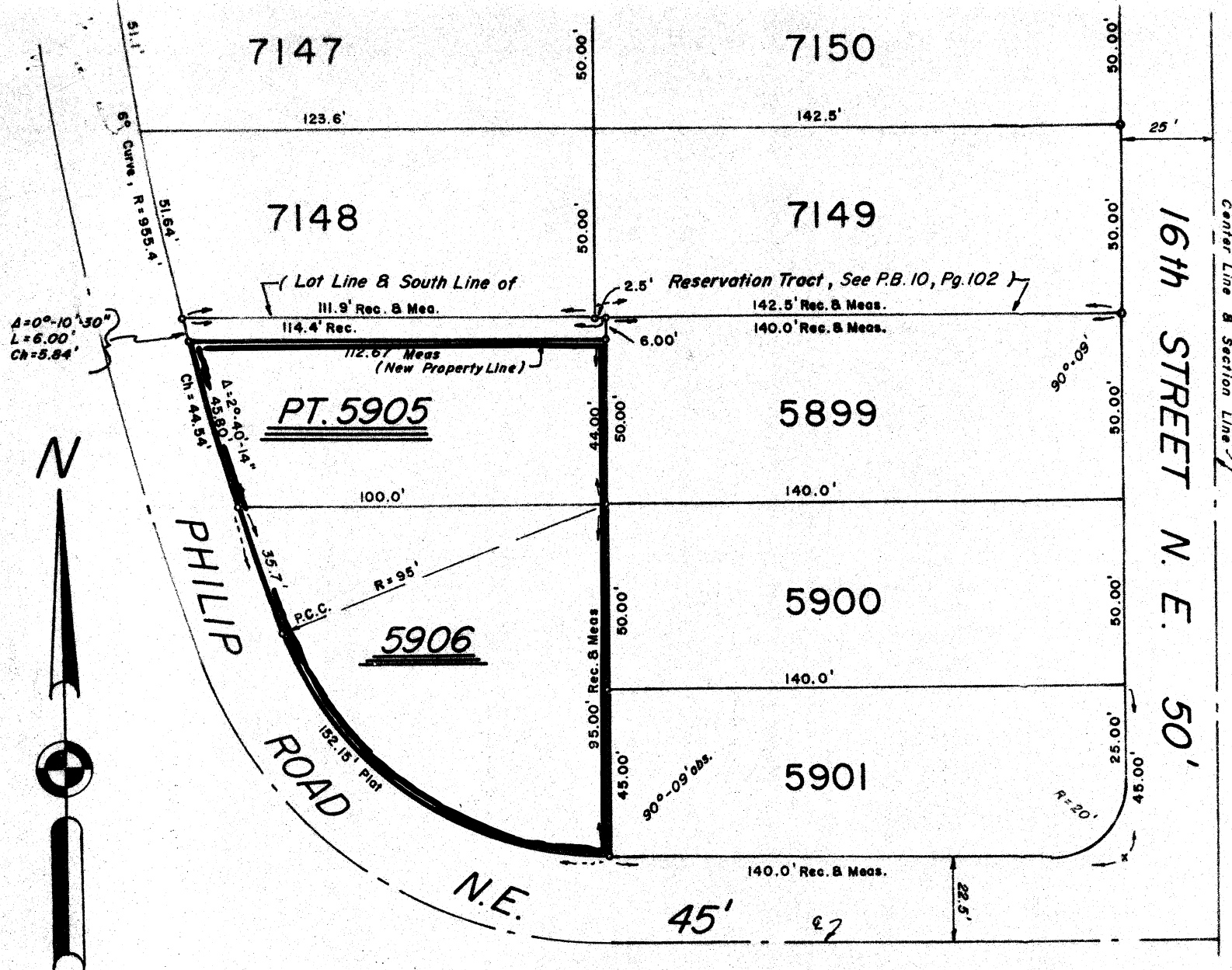
Dear Mr. Wagoner;

Upon surveying the lots for Mr. Leffler, 5906 and 5905 in Sippo Heights Allot. There is a jog in the rear line of these lots with the lots that face 16th St. N.E. This is not shown on the Tax Map or on any records found in your office. There seems to be a error in the survey of lot 5899, Field Book "K", page 19. Dated 6/5/45.

If your office is in need of Copies of the original plats to verify that lots 5899, 5900, and 5901 are 140.00' deep my office does have them. As far as any encroachment to the Leffler property there is none. As far as occupation lines a hedge row is planted around the west and south lines of Lot 5899 and the 2.5' error is there. If there is any questions regarding this matter please feel free to call.

Respectfully;


Orville R. DeBos, Jr.
Reg. Surveyor # 5823



I hereby certify that the above was surveyed by me Jan. 26, 1981. Lots Numbered in 5,000 shown above are part of Sippo Heights Allot. found in Plat Book 10, Page 102, with area north of Lots 5899 & 5905 being a reservation and being in Torrens Record #1, page 48 of Registered Land and replated in Plat Book 22, page 46. These lots in 7,000 shown above. No Record of original plats are on file at Massillon City Hall, Tax Map 25 unclear showing lot depths on 16th St. N.E. Various Surveys on file at Massillon Engineers Office was used, but one found to be in error on Lot 5899 dated 6/5/45. The survey gives said lot 142.5' depth and plat distance is 140'. At present Lot 5899 is vacant but a hedge row on the west line of said lot shows occupation 2.5 feet too far west. Because of the area involved being in the Torrens System of Registered Land, adverse possession, prescription, and the general recording acts do not apply to registered land. Ohio Revised Code 5309.89. o Denotes I. Pin Found or set

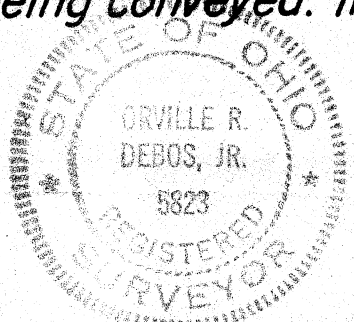
Reff: S.C. Plats 10:102, 22:46
Torrens Rec. 1:48
Mass. City Engs. Office: Various Surveys

Orville R. DeBos, Jr.
Orville R. DeBos, Jr.
Reg. Surveyor # 5823

PLAT OF SURVEY

Being Lot No. 5906 and Lot No. 5905 with exception of 6 feet of the entire north side being conveyed. In the City of Massillon, County of Stark, Ohio.

SCALE: 1" = 40'
FOR: LEFFLER



DATE: JAN. 26, 1981

Orville R. DeBos, Jr.
Reg. Surveyor # 5823

Leffler to Ahlstorm Lot No. 5906 & 5905 except 6' off the entire north side



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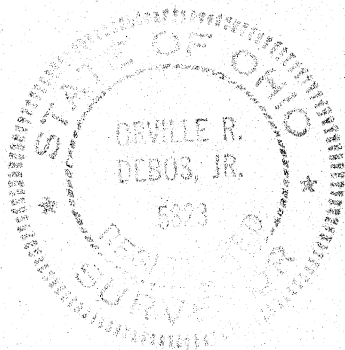
FARM SURVEYS

DESCRIPTION OF LOT NUMBER 5906 AND PART OF 5905
IN THE CITY OF MASSILLON, OHIO FOR LEFFLER.

Known as, and being Lot Number Five Thousand Nine Hundred and Six (5906) in the City of Massillon, County of Stark, Ohio, according to the present numbering of lots therein.

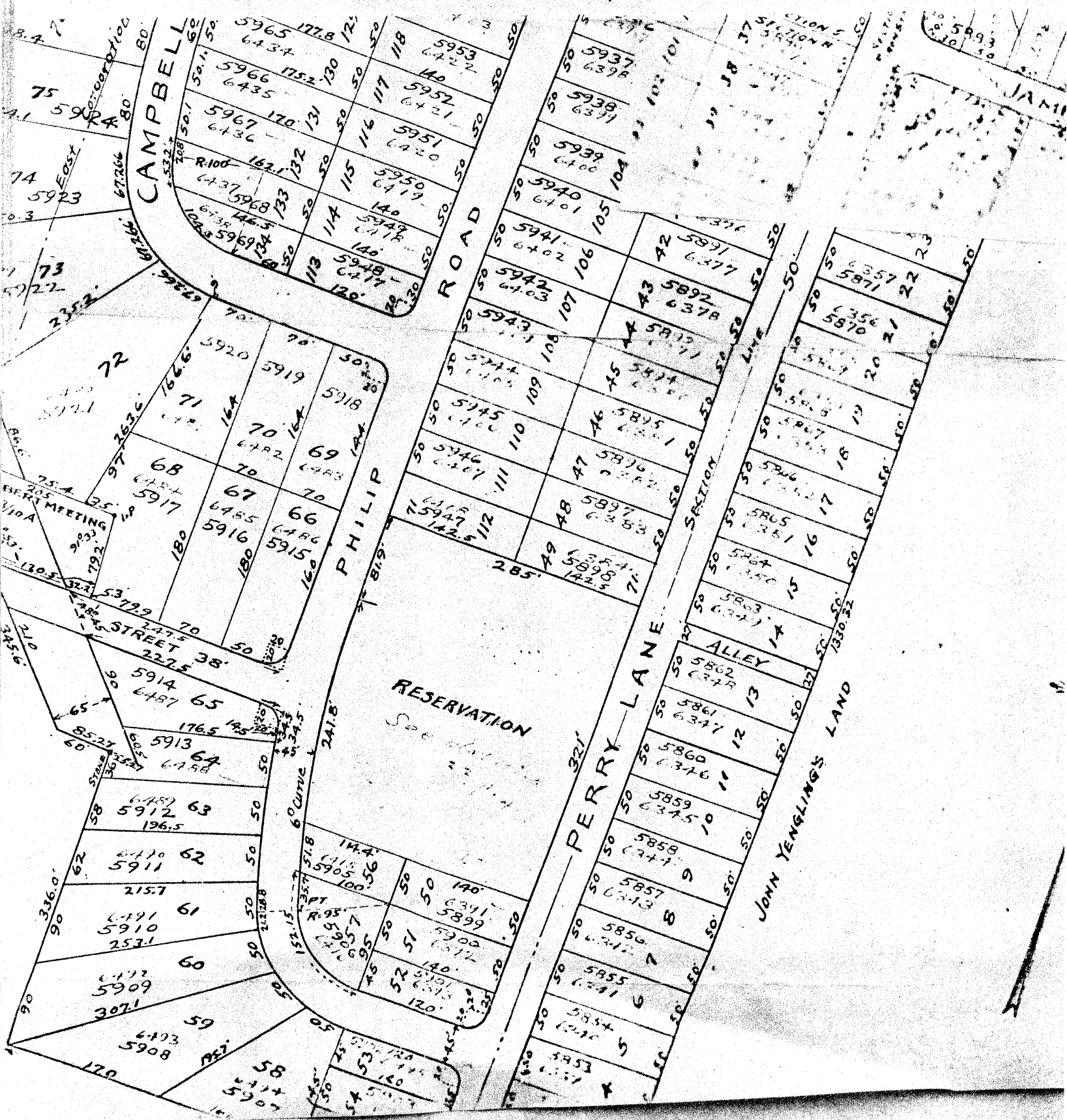
TRACT 2:

Situated in the City of Massillon, County of Stark, Ohio: And known as and being Lot Number 5905 with the exception of six feet (6') off the entire north side, in said City of Massillon, Ohio, according to the present numbering of lots therein.



Surveyed by;

Orville R. DeBos, Jr.
Orville R. DeBos, Jr.
Reg. Surveyor #5823



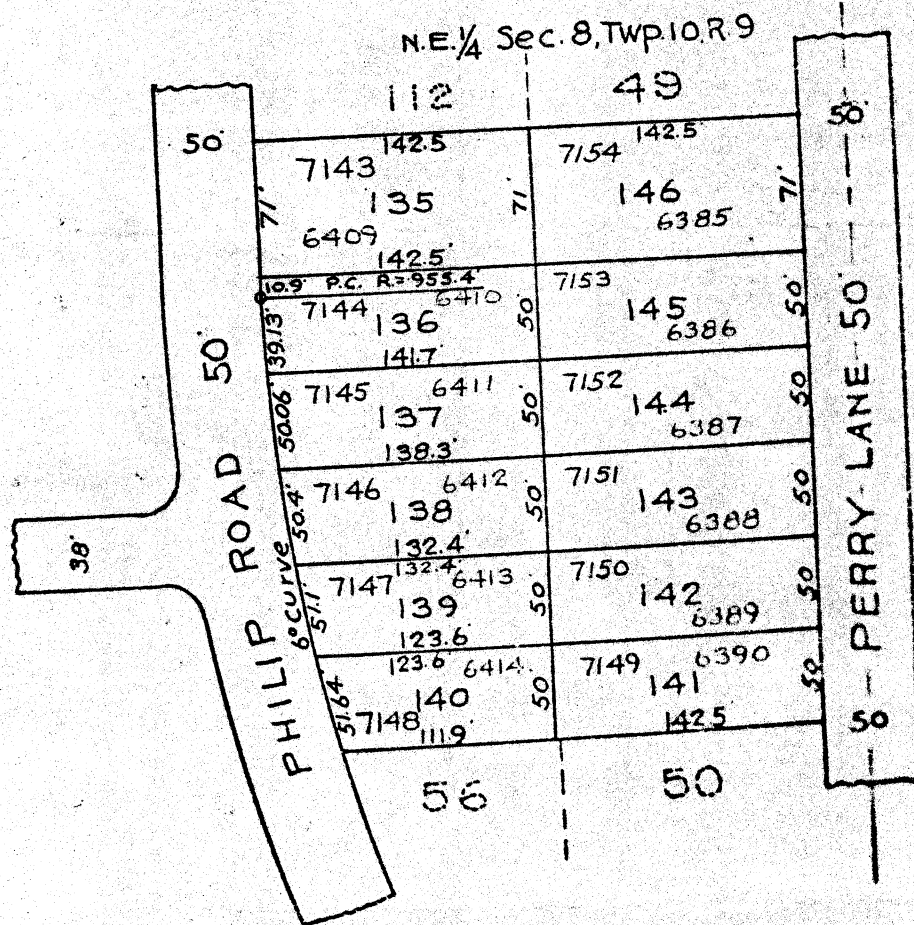
THE PERRY DEVELOPMENT CO.
SUBDIVISION OF THE RESERVATION
SIPPO HEIGHTS ALLOTMENT
CITY OF MASSILLON

Red figures are Massillon City Nos. by
corporation, Mar. 23, 1924, Schedule No. 2.

Blue figures are New Nos. given Feb. 6, 1929
Schedule No. 3, Page

Copy PB 22146
of Reservation Land
Note Day @ Lot
140 & 141
Piper Survey Lot 50
Wrong

NW 1/4 Sec 8 Twp 10 R 9



Recommended for Acceptance this 14th day of
August, 1919.

Harold Kroul
City Civil Engineer

Approved and accepted this 14 day of
August 1919.

Wm A. Pettey
Director of Public Service
Secretary

Entered for Transfer Mar. 23, 1920

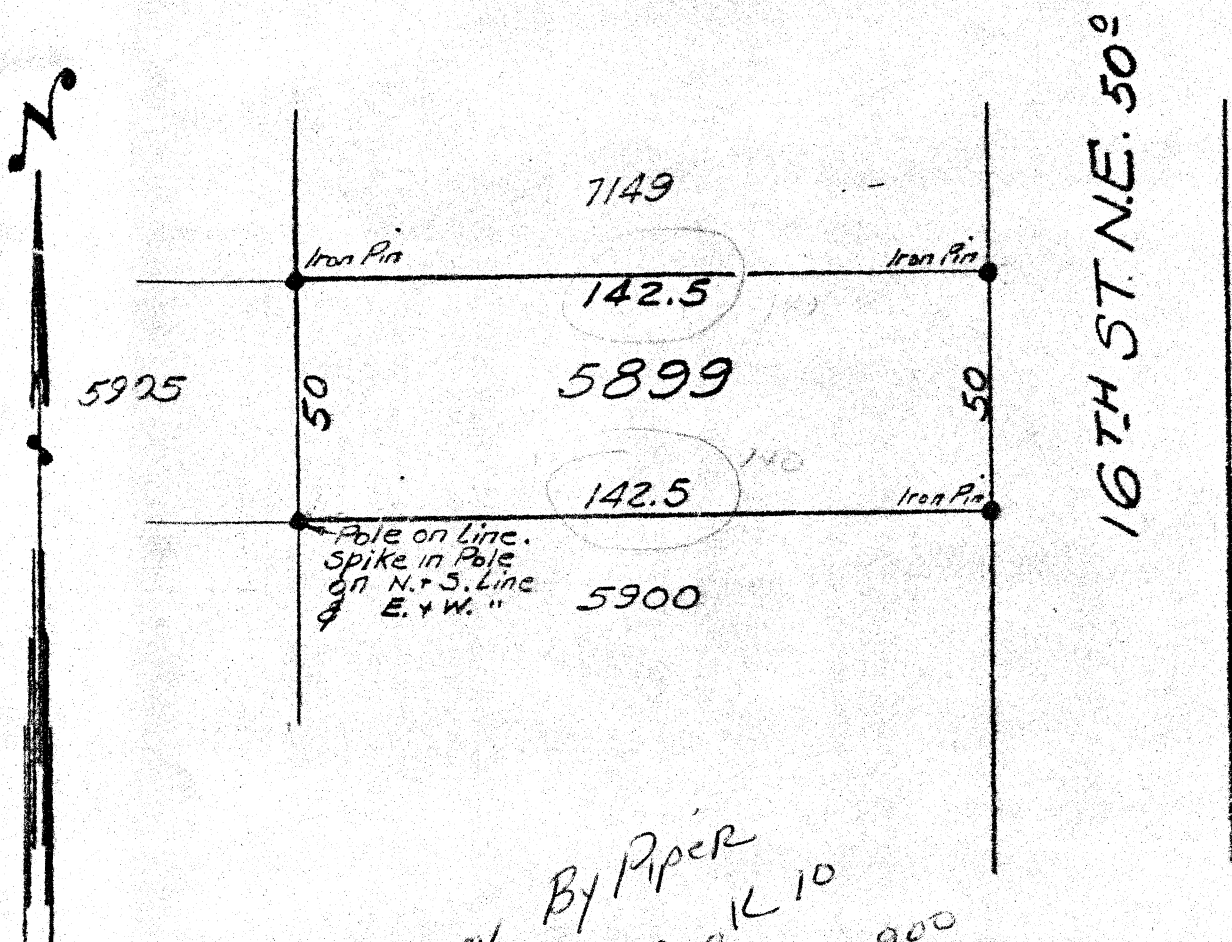
N. L. Perkins
County Auditor

SURVEY OF LOT NO. 5899
 MASSILLON, O.
 FOR GEO. Henrich
 6-5-45

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5-62

By H.M. Piper - Reg. Engr. & Surveyor



This Survey By Piper
 Wrong.
 Stark Co Plat Book 10
 Page 102 Lots 5899, 5900
 5901 All 140' Deep.

N.B.K P19

1.11 Torrens System

R.C. 5309.01 to 5309.98 and 5310.01 to 5310.21, 5310.99 provide for "Registration of Land Titles," known as the "Torrens System," in a manner separate and distinct from the general recording acts system. Extensive use is made of the system only in very few counties. Its purpose is to make the title conclusively ascertainable by reference to a certificate, showing the ownership and encumbrances, issued and recorded by the county recorder. A new certificate is issued upon each conveyance of the land. The distinguishing feature of the system is that it calls for registration of the title instead of registration of the documents of title. Adverse possession, prescription, and the general recording acts do not apply to registered land. Initial registration, in the nature of a suit to quiet title, and withdrawal from the system are optional with the landowner. Upon withdrawal, all deeds and mortgages theretofore conveying the registered land shall be recorded according to law. 2 ORPL&P 1-51.

Index to Ohio Revised Code on registered land:

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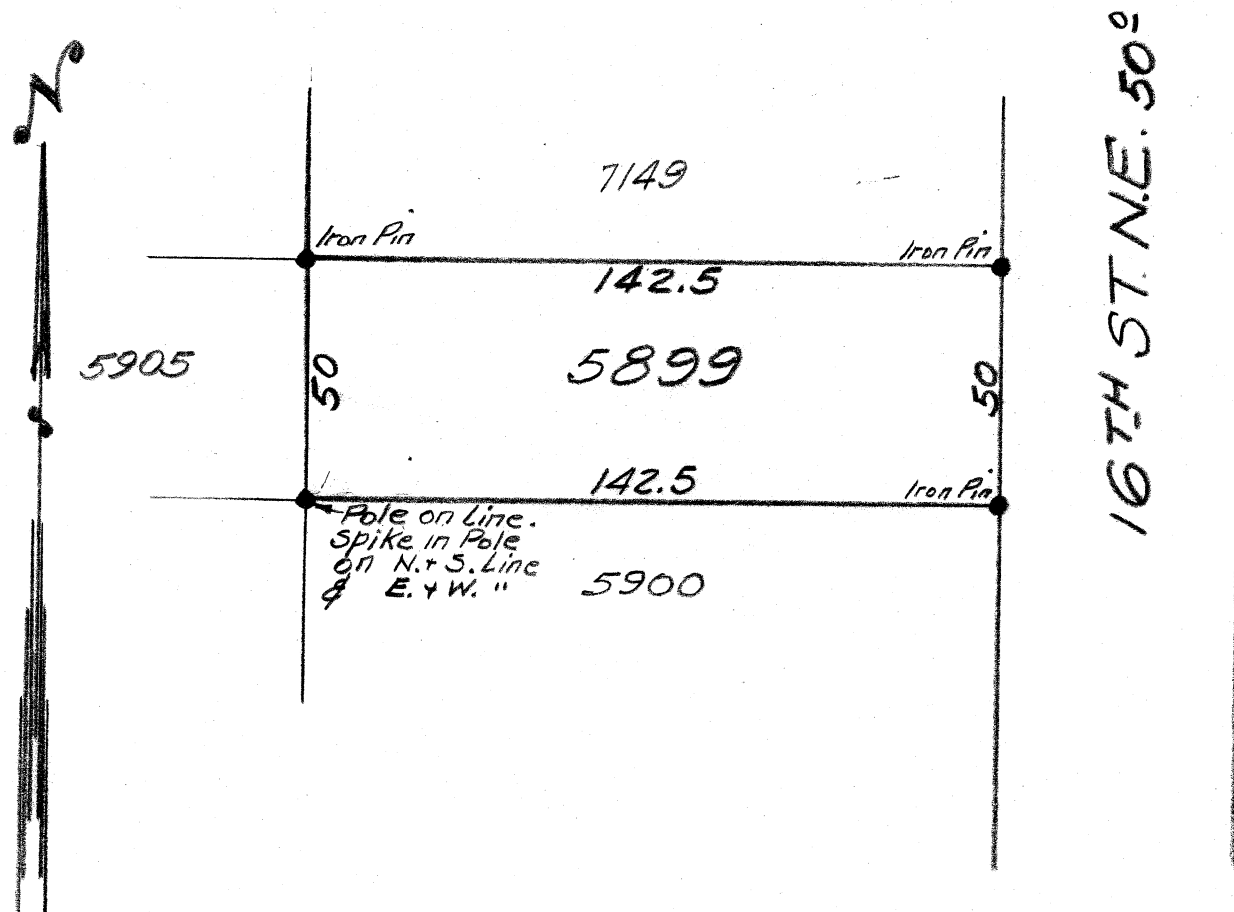
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By H.M. Piper - Reg. Engr. & Surveyor



N.B.K P19