

F. D. KRICHBAUMORRVILLE, OHIO
May 17 1951Victor Honeck
517 Oak Ave., S.E.
Massillon Ohio.

Dear Sir:

I am enclosing a print of a survey made of lots 2931 and 2930 in Massillon.

Before I made the survey I talked to the City Engineer and told him that I felt the only way to establish the boundaries of these lots were to measure in from the alleys south of this property which is 20.0' wide measured at right angle to the alley and to measure in from the property to the east across the alley. This is the way I have established the south line of lot 2930 and the east line of lots 2930 and 2931.

Your deed Vol 462 Page 105 I am sorry to say does not have any dimensions and before the renumbering was part of lot 1497. However the part that was sold off and is now known as being lot 2930 has definite dimensions on three sides of tract. This part was taken off just as called for in deed. Your lot would be what remains.

The alley to the east is shown on city plats as 20.0' wide. This is not the way the alley is used now. And the curbs coming in from the street show this to be only 12.0' wide. A 20.0' wide alley would come way over in your yard and the big tree would be in the alley. I don't think this was the intention. Adjoining property owners do not think there is an alley here at all. You can consult your lawyer and there are ways to vacate alleys if property owners petition council.

However your problem is more the establishing of the south alley more than the east alley and that line has been established by iron pins that are on record at the city hall. The present pin at the south east corner of lot 2930 as was set is not on record at the city hall. The Pipe I set here is south of this pin by about 2.0'.

I am sending a copy of this print to City Hall and if your lawyer wants I will mail a print ~~XXXX~~ him to put on record at the court house. On these odd shaped lots that are not on a recorded plat at the court house it is well to specify all dimensions in any deed being drawn to transfer property.

F.D.Krichbaum

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CITY OF MASSILLON COUNTY OF STARK

Lots 2930 and 2931 In Massillon. These two lots together with lot 2929 were at one time known as bing lot 1497 before the renumbering. The deed for present lots 2931 and 2930 is recorded in Volk 462 Page 105. However this deed does not give any size or dimensions or acerage. Only beginning at N.E. Corner of lot and running thence westerly to a point 25.0' east of N.W. Corner.

The size of this lot has been established by measuring in from surrounding property.

- A-Iron pins found for property to the east.
- B-Iron pins found for the property to the west
- C-Iron Pin found.
- C' Stone Found .Both for the property south.
- D-Set an iron pipe at alley intersection
Found another pin 2.0' north.
This alley intersection established by mesuring north from $\frac{1}{2}$ 20.0' from line of south side of alley. Also measuring west 12.0' from pins on east side of alley. This north and south alley cannot be more than 12.0' Altho the plat in City Hall shows it 20.0'. It is only used 12.0' and the curb at street would indicate it to be 12.0'.

The property owners do not think this is an alley at all but a private drive.

- E-Iron Pin Set. Established the same way as D by measuring from line of south side of alley 20.0' and setting 59.5' west of D. The amount called for in deed.

- F-Set an iron pipe. Found an iron pipe 2.0' north The disatnce E-F being 30.0' as called for in deed.

- G-Cross cut made in cement drain of spouting lead off. Found a wood stake north. An iron corner cannot be set without breaking this drain trough.

- H-Set an iron pipe on west side of alley at N.E. Corner of lot. This pipe is on line of pins marked A and also pins marked B. These pins are all on line on south side of Oak Street.

I certify that this plat made from a true return of field notes of survey made to $\frac{1}{2}$ try and establih the line between lots 2930 and 2931. Deed for lot 2930 has all dimensions given except the dimension between lot 2930 and 2931. Nothing can be proved for working from the north line of lot 2931 south because dimensions not given. Therefore the survey must start from south and lot 2931 have what is left. The south line of lot 2930 can only be secured from measuring from the south side of 20.0' wide public alley at right angles to this south line. of alley.

Signed

F.D. Krichbaum Registered Surveyor 1799 St o

Scale 1" = 40.0'

