

PROPERTY DESCRIPTIONS

PARCEL "A"

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southeast Quarter of Section 16, a part of the Southwest Quarter of Section 15, and a part of the Northwest Quarter of Section 22, all of Township 21 North, Range 18 West, more particularly described as follows:

Beginning for the same at an iron pin set marking the point of intersection of the west line of said Southwest Quarter of Section 15 with the southerly right of way line of the former B & O Railroad and Erie Railroad interchange track; Thence, southeasterly with said right of way line, along a curve concave to the north with a central angle of 32 degrees 51 minutes 27 seconds, a radius of 565.00 feet, a chord distance of 319.59 feet with a chord bearing of South 83 degrees 07 minutes 05 seconds East to an iron pin set marking a point of compound curvature;

Thence, continuing with said right of way line along a curve concave to the north with a central angle of 4 degrees 14 minutes 27 seconds, a radius of 1200.00 feet, a chord distance of 88.80 feet with a chord bearing of North 78 degrees 19 minutes 58 seconds East to an iron pin set;

Thence, South 26 degrees 00 minutes 54 seconds East a distance of 347.16 feet to a drill hole set;

Thence, South 10 degrees 04 minutes 59 seconds East a distance of 68.79 feet to a PK spike set on the northerly right of way line of Surrey Road;

Thence, South 51 degrees 30 minutes 41 seconds West with said right of way line, passing into said Northwest Quarter of Section 22 at 42.78 feet, a total distance of 386.37 feet to a drill hole set marking an angle point in said right of way;

Thence, South 65 degrees 42 minutes 44 seconds West continuing with said right of way, a distance of 52.14 feet to a PK spike set marking the point of intersection of said right of way with the easterly right of way line of the former Pennsylvania Railroad;

Thence, North 25 degrees 49 minutes 42 seconds West with said railroad right of way, a distance of 493.07 feet to an iron pin set marking the point of intersection of said right of way with the west line of said Southwest Quarter of Section 15;

Thence, North 0 degrees 59 minutes 44 seconds West with said west line, and said right of way line, a distance of 38.09 feet to an iron pin set marking an existing corner of said right of way;

Thence, North 25 degrees 49 minutes 42 seconds West, continuing with said right of way line, a distance of 275.63 feet to an iron pin set marking the point of intersection of said right of way line with the southerly right of way line of the former B & O Railroad and Erie Railroad interchange track;

Thence, southeasterly with said southerly right of way line, along a curve concave to the south with a central angle of 13 degrees 45 minutes 13 seconds, a radius of 565.00 feet, a chord distance of 135.30 feet with a chord bearing of South 59 degrees 48 minutes 44 seconds East to the place of beginning, containing a total of 5.7031 acres, of which 0.2309 of an acre is located within part of the Southeast Quarter of Section 16; 4.3947 acres are located within part of the Southwest Quarter of Section 15, and 1.0775 acres are located within part of the Northwest Quarter of Section 22.

PARCEL "B"

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 15, Township 21 North, Range 18 West, more particularly described as follows:

Beginning for the same at an iron pin set marking the point of intersection of the south line of said quarter with the westerly right of way line of the former Erie Railroad; Thence, northeasterly with said right of way line, along a curve concave to the northwest with a central angle of 11 degrees 34 minutes 40 seconds, a radius of 2383.56 feet, a chord distance of 480.83 feet with a chord bearing of North 23 degrees 45 minutes 41 seconds East to an iron pin set marking the point of tangency of said curve;

Thence, North 17 degrees 58 minutes 22 seconds East, continuing with said right of way line, a distance of 113.75 feet to an iron pin set;

Thence, North 70 degrees 30 minutes 15 seconds West, continuing with said right of way line, a distance of 61.00 feet to an iron pin set on the southerly right of way line of the former B & O Railroad and Erie Railroad interchange track;

Thence, southwesterly with said right of way line, along a curve concave to the north with a central angle of 19 degrees 56 minutes 31 seconds, a radius of 1200.00 feet, a chord distance of 415.56 feet with a chord bearing of South 66 degrees 14 minutes 29 seconds West to an iron pin set;

Thence, South 26 degrees 00 minutes 54 seconds East a distance of 347.16 feet to a drill hole set;

Thence, South 10 degrees 04 minutes 59 seconds East a distance of 68.79 feet to a PK spike set;

Thence, South 51 degrees 30 minutes 41 seconds West a distance of 42.78 feet to a PK spike set on the south line of said Southwest Quarter of Section 15;

Thence, North 86 degrees 14 minutes 50 seconds East with said south line, passing through an iron pin set marking the northeastern corner of Surrey Road at 70.20 feet, a total distance of 78.35 feet to the place of beginning, containing 2.7069 acres.

Thence, North 86 degrees 14 minutes 50 seconds East with said north line, a distance of 8.15 feet to the place of beginning, containing 0.9375 of an acre.

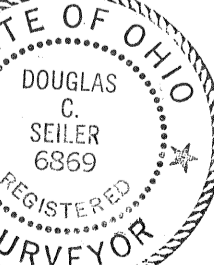
Thence, North 65 degrees 42 minutes 44 seconds East with said southerly right of way line, a distance of 56.04 feet to a PK spike set;

Thence, continuing with said right of way line, North 51 degrees 30 minutes 41 seconds East a distance of 406.26 feet to an iron pin set on the north line of said quarter, said iron pin marking the northeastern corner of Surrey Road;

Thence, North 86 degrees 14 minutes 50 seconds East with said north line, a distance of 8.15 feet to the place of beginning, containing 0.9375 of an acre.

The grantor, grantee and all subsequent owners or assignees taking title from, under or through the grantor or grantee agrees that any use or improvement made on this land shall be in conformity with all existing zoning, planning, health, or other laws of the City of Mansfield, Ohio.

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION;
NO PLAT REQUIRED.
SIGNED: _____
SECRETARY, CITY PLANNING COMMISSION;
DATE: _____



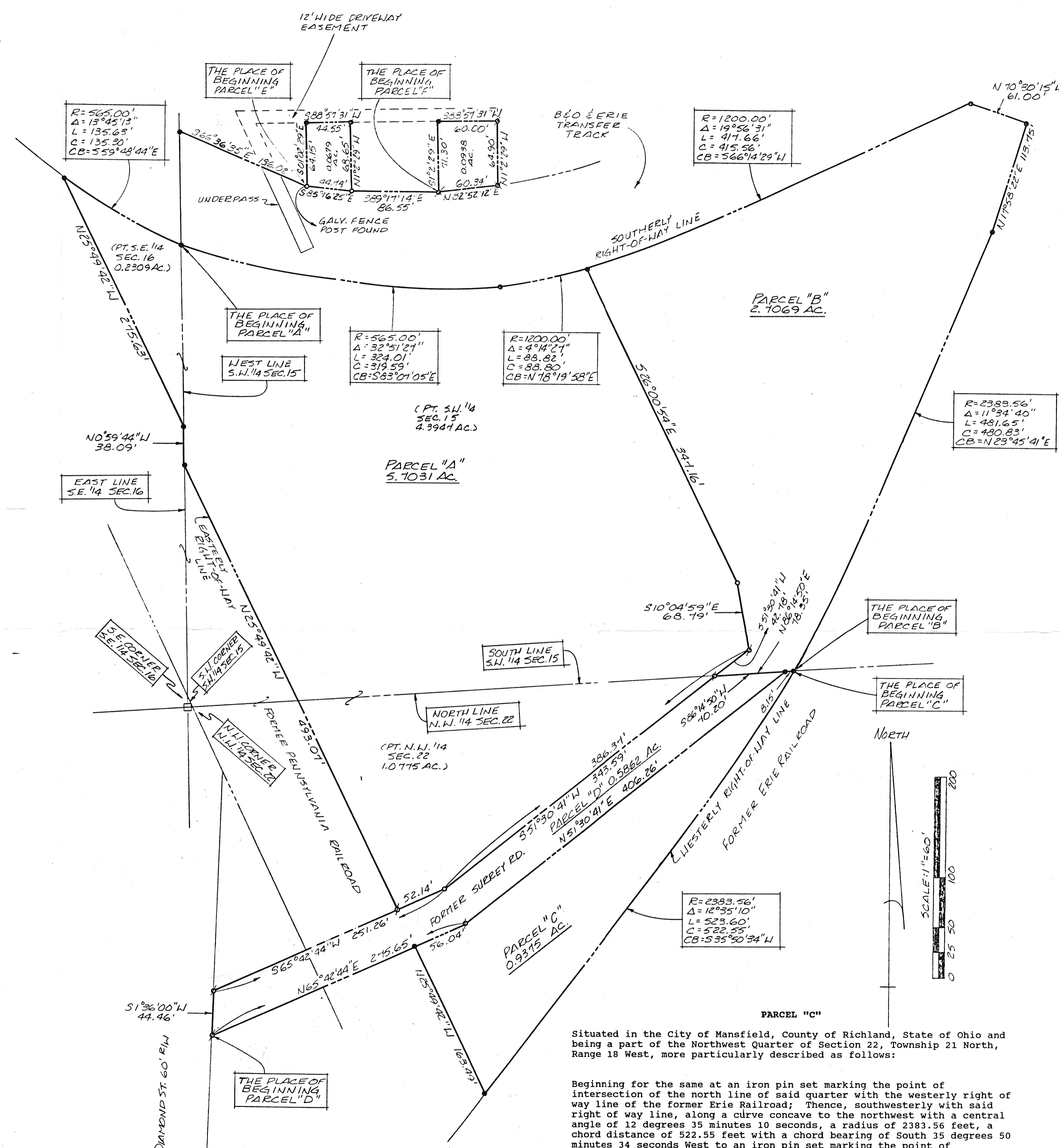
Survey By: Douglas C. Seiler
Professional Surveyor #68869
52 1/2 North Main Street
Mansfield, Ohio 44902
(419) 525-3644

DATE: Nov 7, 1994

NEW SURVEY OF EXISTING PARCEL TAX MAP APPROVED
EDN 11-7-94

NEW SPLIT TAX MAP APPROVED
EDN 11-7-94

MANSFIELD FOUNDRY COFF. DEV. 31, P. 499



- ★ IRON PIN FOUND
- PK SPIKE FOUND
- PK SPIKE SET
- DRILL HOLE SET
- 5/8" Ø REINFORCING RODS WITH I.D. CAPS "SEILER 6869" SET.

PARCEL "D"
Description of a portion of vacated Surrey Road

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Northwest Quarter of Section 22, Township 21 North, Range 18 West, more particularly described as follows:

Beginning for the same at a PK spike set marking the point of intersection of the east line of North Diamond Street with the southerly right of way line of Surrey Road; Thence, North 65 degrees 42 minutes 44 seconds East with the southerly right of way line of Surrey Road, a distance of 275.65 feet to a PK spike set;

Thence, continuing with said southerly right of way line, North 51 degrees 30 minutes 41 seconds East a distance of 406.26 feet to an iron pin set on the north line of said quarter;

Thence, South 86 degrees 14 minutes 50 seconds West with said north line, a distance of 70.20 feet to a PK spike set on the northerly right of way line of Surrey Road;

Thence, South 51 degrees 30 minutes 41 seconds West with said northerly right of way line, a distance of 343.59 feet to a drill hole set;

Thence, continuing with said northerly right of way line, South 65 degrees 42 minutes 44 seconds West, a distance of 251.26 feet to a PK spike set on the east line of North Diamond Street;

Thence, South 1 degree 36 minutes 00 seconds West with said east line, a distance of 44.46 feet to the place of beginning, containing 0.5862 of an acre.

PARCEL "E"
electric sub-station

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 15, Township 21 North, Range 18 West, more particularly described as follows:

Commencing at an iron pin set marking the point of intersection of the west line of said quarter with the northerly right of way line of the former B. & O. Railroad and Erie Railroad interchange track; Thence, South 66 degrees 36 minutes 35 seconds East with said northerly right of way line, a distance of 136.02 feet to a galvanized fence post found, the place of beginning of the parcel herein described;

Thence, continuing with said right of way line, South 85 degrees 16 minutes 25 seconds East, a distance of 44.78 feet to an iron pin found;

Thence, with existing lines of a parcel currently owned by the Mansfield Foundry Corporation (deed reference: ORV 31, page 499), the following three courses and distances:

1. North 1 degree 02 minutes 29 seconds West a distance of 68.65 feet to a PK spike found
2. South 88 degrees 57 minutes 31 seconds West a distance of 44.55 feet to a PK spike found
3. South 01 degree 02 minutes 29 seconds East a distance of 64.15 feet to the place of beginning, containing 0.0679 of an acre. Together with an easement for ingress and egress as described at ORV 31, page 499.

The grantee, his heirs and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be conveyed by said grantee, heirs or assigns, independently from a contiguous parcel of land without the approval of the City of Mansfield Planning Commission

PARCEL "F"
boiler house

Situated in the City of Mansfield, County of Richland, State of Ohio and being a part of the Southwest Quarter of Section 15, Township 21 North, Range 18 West, more particularly described as follows:

Commencing at an iron pin set marking the point of intersection of the west line of said quarter with the northerly right of way line of the former B. & O. Railroad and Erie Railroad interchange track; Thence, South 66 degrees 36 minutes 35 seconds East with said northerly right of way line, a distance of 136.02 feet to a galvanized fence post found; Thence, continuing with said right of way line, South 85 degrees 16 minutes 25 seconds East a distance of 44.78 feet to an iron pin found; Thence, continuing with said right of way line South 89 degrees 17 minutes 14 seconds East, a distance of 86.55 feet to an iron pin found, the place of beginning of the parcel herein described;

Thence, continuing with said right of way line, North 82 degrees 52 minutes 12 seconds East a distance of 60.34 feet to an iron pin found;

Thence, with existing lines of a parcel currently owned by the Mansfield Foundry Corporation (deed reference: ORV 31, page 499), the following three courses and distances:

1. North 1 degree 02 minutes 29 seconds West a distance of 64.90 feet to a PK spike found
2. South 88 degrees 57 minutes 31 seconds West a distance of 60.00 feet to a PK spike found
3. South 1 degree 02 minutes 29 seconds East a distance of 71.30 feet to the place of beginning, containing 0.0938 of an acre. Together with an easement for ingress and egress as described at ORV 31, page 499.

The grantee, his heirs and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be conveyed by said grantee, heirs or assigns, independently from a contiguous parcel of land without the approval of the City of Mansfield Planning Commission

As to each parcel: Iron pins set are 5/8" rods with caps stamped "SEILER 6869".

Bearings are based on the Ohio Department of Transportation Plans RIC-13-18.81 on file at the Richland County Tax Map office, and are intended to be used for angular determination only.

SURVEY PLAT FOR
CITY OF MANSFIELD, OHIO
PTS. SECTIONS 15, 16, 22
T. 21, R. 18 CITY OF MANSFIELD
RICHLAND COUNTY, OHIO
DATE: SEPT. 30, 1994 SCALE: 1"=60'
DRWG. NO.: DRWN. BY: JAA