

Bearing based on Richland County, Middle Bellville Road Improvement C/L Plat Drawing # 122 of 143, dated 1-18-12, P.I.D. # 79052, more particularly assuming the 1st segment of Middle Bellville Road, north of, and intersecting, Straub Road, bears N 07°27'54" W. Ref: Vol 31, Page 102

LEGEND

- Found Mon Box
- Found Iron Pin
- * Found Rebar
- ⊙ Found Crimp Top Pipe
- ⊙ SET 2" MAG NAIL
- ⊙ SET 5/8 REBAR / CAP
- Marked: Zemenski 7810

KARLSON DRIVE 60'

ROCKY RILL CT.

STONY RIDGE CT. 50'

SANDY HILL NUMBER 4; BLOCK "B"
Plat Book Vol. 23, Page 111

Lot # 21775 Lot # 21774 Lot # 21773 Lot # 21772

N 01°18'23" W
402.00 FT

2.907 Acres

Deed Vol 622, Page 256
(The Last Remaining Part Thereof)

Lot # 21770 Lot # 21769

N 88°41'37" E
293.34 FT

Temporary Easement
Bk 2087
Pg. 203
4000'

MIDDLE BELLVILLE RD

S 07°27'54" E
404.33 FT

BAILEY DR 60'

(278 RDW Acres)

S 88°41'37" W

336.72 FT

Lot # 21980 Lot # 21979 Lot # 21978 Lot # 21977

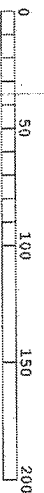
SANDY HILL NUMBER 4; BLOCK "C"
Plat Book Vol. 24, Page 96

S LINE, SE 1/4, Sec 5

S 88°41'37" W (CM)
S 88°56'36" W -Road Imp. Plan

STRAUB RD 60'

3819.72 RAD



* Described parcel of land is subject to any and all leases, easements, or restrictions of record.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-14-13
INITIAL DATE
EE-195

COUNTY DIV. NO	DATE 08-12-13 REVISIONS ADD EASEMENT	Joseph Zemenski Licensed Surveyor 1910 Bailey Street Northwood, Ohio 43619 OHIO #7810 (419) 261-1187	2.907 Acre PARCEL SURVEY SE 1/4 Sec 5, Township 20 North, Range 18 West Washington Township, City of Mansfield Richland County, Ohio	OWNER South Side Development Co.	
----------------	--	---	--	-------------------------------------	--

August 12, 2013


Description of a 2.907 Acre Parcel of Land

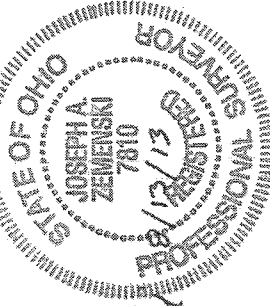
Situated in the City of Mansfield, Township of Washington, County of Richland, State of Ohio; and being part of the Southeast 1/4 of Section 5 in Township 20 North, Range 18 West; and more particularly bounded and described as follows:

COMMENCING at a set 5/8" rebar, located in the southeast section of the round-a-bout island, marking the point of intersection of the South line of said Southeast 1/4 (being coincident with the centerline of *Straub Road*) and the R.O.W. centerline of Middle Bellville Road and running northerly along said Middle Bellville Road, to the Northeast corner of the Sandy Hill, Number 4, Block "C" Subdivision of 8 Lots (Plat Book Vol 24, Pg 96) N 7°27'54" W, 181.05 feet (this bearing based on the Richland County, Middle Bellville Road Improvement Centerline Plat (Vol 31, Pg 102) Drawing #122 of 143, dated 1-18-12, P.I.D. # 79052, and being the basis for this description), to a set 2" magnetic nail being the Southeast corner and **POINT OF BEGINNING** for the parcel hereinafter described:

- (1) Thence westerly (passing through a set 5/8" rebar marking the Middle Bellville R.O.W. at 30.17 feet, being coincident with the northerly line of said subdivision lots: # 21977, # 21978, # 21979, and part of # 21980) to the intersection of the Southeast corner of Lot # 21775 of Sandy Hill Number 4, Block "B" Subdivision of 36 Lots (Plat Book Vol 23, Pg 111) with the North line of said Sandy Hill, Number 4, Block "C" Subdivision of 8 Lots, S 88°41'37" W, 336.72 feet to a set 5/8" rebar also marking the Southwest corner of said described parcel;
- (2) Thence northerly, (passing through and coincident with the easterly line of the said Block "B" Subdivision lots: # 21775, # 21774, # 21773, and part of # 21772), to a Southeast inside corner of the said Block "B" Subdivision, and the Southwest corner of Lot 21770, N 1°18'23"W, 402 feet, to a set 5/8" rebar also marking the Northwest corner of said described parcel;
- (3) Thence easterly, (passing through and coincident with a southerly line of the said Block "B" Subdivision lots: # 21770 and # 21769, and also through a set 5/8" rebar at 263.17 feet, marking the Southeast corner of lot # 21769, and the westerly Middle Bellville R.O.W.), to the centerline of R.O.W. of Middle Bellville Road, also being coincident with said Middle Bellville Road Improvement centerline, and also the easterly corner of the Sandy Hill, Number 4, Block "B" Subdivision, N 88°41'37" E, 293.34 feet to a set 2" Magnetic nail also marking the Northeast corner of said described parcel;
- (4) Thence southerly along the R.O.W. centerline of Middle Bellville Road (said Improvement centerline also being coincident with, until passing through a found, 1 inch iron pin, in a monument box at 381.72 feet, locating the point of tangent where a Road Improvement centerline curve ties into the Middle Bellville R.O.W. centerline, said curve being tangent and concave westerly and having a length of 408.34 feet and radius of 3819.72 feet), S 7°27'54" E, 404.33 feet to the **POINT OF BEGINNING** for the land hereinbefore described and containing 2.907 Acres, of which the present R.O.W. occupies .278 Acre, more or less of land as surveyed by Joseph A. Zemenski in July, 2013. Set rebar caps are stamped ZEMENSKI 7810. The above described parcel of land is subject to any and all leases, easements or restrictions of record.

DESCRIPTION PREPARED BY:


Joseph A. Zemenski
Professional Surveyor #7810



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 8-14-13
INITIAL DATE
EE-195