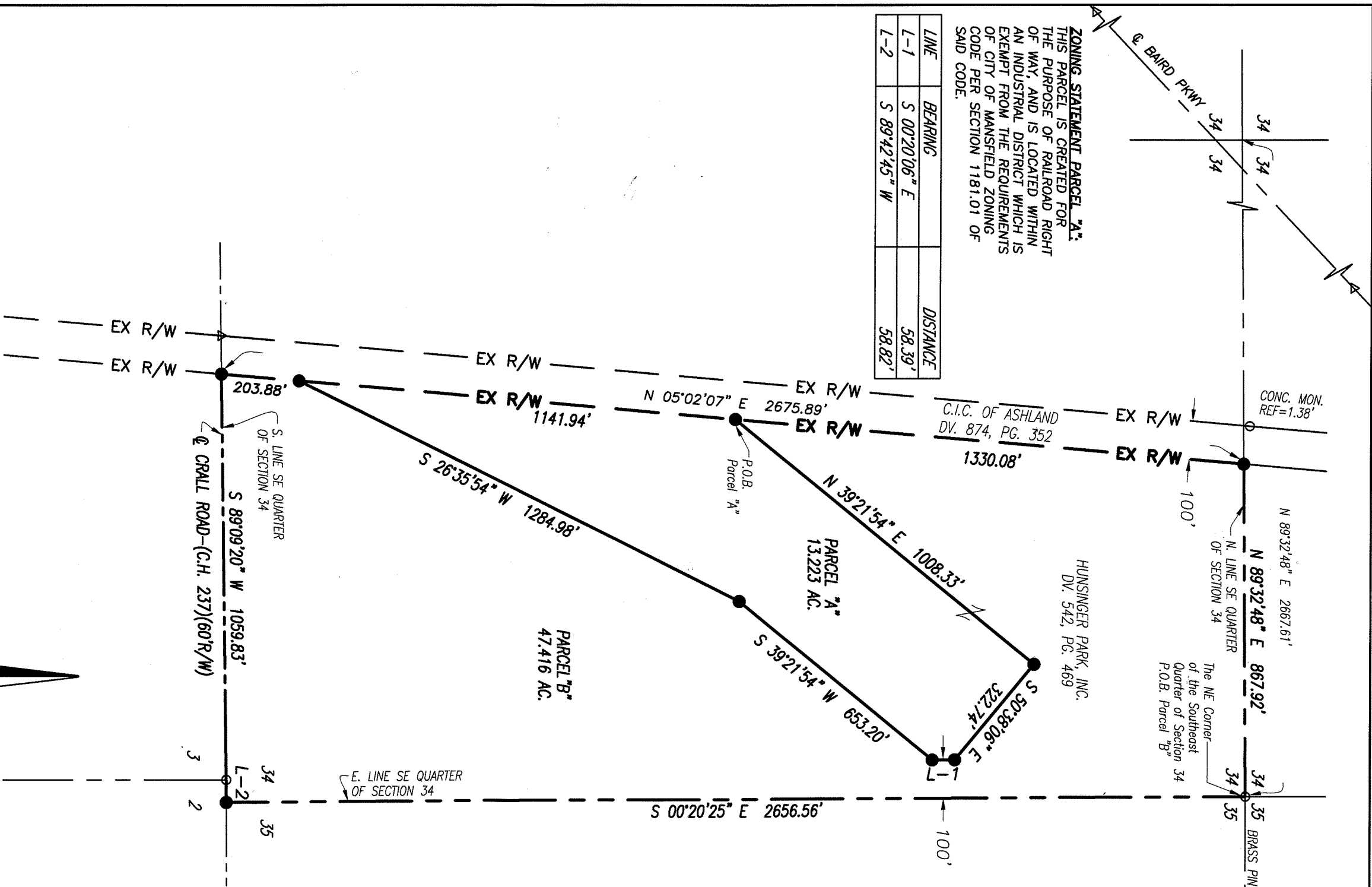


**PLAT FOR: ASHLAND RAILWAY, INC.
PART SE 1/4 SECTION 34, FRANKLIN TWP., T-22, R-18 W
CITY OF MANSFIELD, RICHLAND CO., OHIO**

ZONING STATEMENT PARCEL "A":
THIS PARCEL IS CREATED FOR THE PURPOSE OF RAILROAD RIGHT OF WAY, AND IS LOCATED WITHIN AN INDUSTRIAL DISTRICT WHICH IS EXEMPT FROM THE REQUIREMENTS OF CITY OF MANSFIELD ZONING CODE PER SECTION 1181.01 OF SAID CODE.

LINE	BEARING	DISTANCE
L-1	S 00°20'06" E	58.39'
L-2	S 89°42'45" W	58.82'



- LEGEND**
- IRON PIN/PIPE FOUND
 - △ RAILROAD SPIKE FOUND
 - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "RAMSEY S-8396"

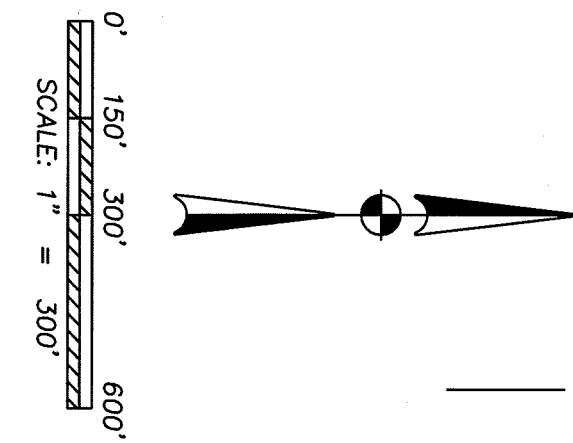
Distances shown hereon are expressed in feet and decimal parts thereof.

Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011), Ohio North Zone as determined from GPS observations made in September 2013 and are for the purpose of determining directional variations.

SURVEYOR'S STATEMENT: I hereby state that the foregoing survey was prepared from actual field measurements and is correct to the best of my knowledge and belief.

By: Nathaniel B. Ramsey, P.S. #8396 09/24/2013 Date

For K.E. McCartney & Associates, Inc. For K.E. McCartney & Associates, Inc. REPORT BY K.E. MCCARTNEY & ASSOCIATES, INC. FILE NAME: 206 PLAT SCALE: 1" = 300' DATE: 09/24/2013



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
INITIAL DATE
EAR 10-4-13
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
INITIAL DATE
EB-231



52 N. Diamond Street
Mansfield, Ohio 44902
419/525-0093, Fax: 419/525-0695

KEM
K.E. McCartney & Associates, Inc.
Engineers • Planners • Surveyors

526 E. Broad St.
Elyria, Ohio 44035
440/323-9608, Fax: 440/323-3644

KEM

K.E. McCartney & Associates, Inc.

Engineers · Planners · Surveyors

LEGAL DESCRIPTION

PARCEL "A"

PART SE QUARTER
SEC. 34, T-22 N, R-18W
CITY OF MANSFIELD,
RICHLAND CO., OHIO

13.223 Acres

09/24/2013
SM-5051

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of the Southeast Quarter of Section 34, Franklin Township, Township 22-N, Range 18-W and being a portion of the lands conveyed to Hunsinger Park, Inc. by Deed Record 542, Page 469 and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northeast corner of said southeast quarter; Thence, South 89 degrees 32 minutes 48 seconds West, 867.92 feet with the north line of said quarter to an iron pin set on the easterly existing right of way line of a parcel conveyed to C.I.C. of Ashland, by deed volume 874, page 352;

Thence, South 05 degrees 02 minutes 07 seconds West, 1330.08 feet along said easterly existing right of way line to an iron pin set being the **Place of Beginning** for the parcel herein described;

Thence, the following **SIX** Courses:.

1. **North 39 degrees 21 minutes 54 seconds East, 1008.33 feet** to an iron pin set;
2. **South 50 degrees 38 minutes 06 seconds East, 322.74 feet** to an iron pin set;
3. **South 00 degrees 20 minutes 06 seconds East, 58.39 feet** to an iron pin set;
4. **South 39 degrees 21 minutes 54 seconds West, 653.20 feet** to an iron pin set;
5. **South 26 degrees 35 minutes 54 seconds West, 1284.98 feet** to an iron pin set on the aforementioned easterly existing right of way line of said C.I.C. of Ashland parcel;

6. **North 05 degrees 02 minutes 07 seconds East, 1141.94 feet** along said easterly existing right of way line to the **Place of Beginning** and containing 13.223 acres, more or less, subject to all legal highways, easements, leases and use restriction of record.

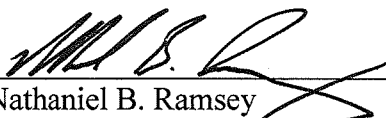
This description was prepared and reviewed in September 2013 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for K.E. McCartney and Associates, Inc.

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in September 2013 and are for the purpose of determining directional variations.

Zoning Statement Parcel "A": This parcel is created for the purpose of railroad right of way, and is located within an industrial district which is exempt from the requirements of city of Mansfield zoning code per section 1181.01 of said code.

Grantees, their heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument will not be conveyed by said grantees, heirs and assigns, unless said parcel fronts on a public highway or dedicated street, or is sold together with land fronting on a public highway or dedicated street.




Nathaniel B. Ramsey

Ohio Registered Professional Surveyor No. 8396
for K.E. McCartney & Associates, Inc.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-4-13
INITIAL DATE
EE-237

KEM

K.E. McCartney & Associates, Inc.

Engineers · Planners · Surveyors

LEGAL DESCRIPTION

PARCEL "B"

PART SE QUARTER
SEC. 34, T-22 N, R-18W
CITY OF MANSFIELD,
RICHLAND CO., OHIO

47.416 Acres

09/24/2013
SM-5051

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of the Southeast Quarter of Section 34, Franklin Township, Township 22-N, Range 18-W and being a portion of the lands conveyed to Hunsinger Park, Inc. by Deed Record 542, Page 469 and being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northeast corner of said southeast quarter;

Thence, the following **ELEVEN** Courses:

1. **South 00 degrees 20 minutes 25 seconds East, 2656.56 feet** along the east line of said quarter to an iron pin set in the southeast corner thereof, said iron pin also being on the centerline of Crall Road-(C.H. 237)(60'R/W);
2. **South 89 degrees 42 minutes 45 seconds West, 58.82 feet** along the south line of said quarter and along said centerline of Crall Road to an iron pipe found marking a deflection in said centerline and the south line of said quarter section line;
3. **South 89 degrees 09 minutes 20 seconds West, 1059.83 feet** continuing with the south line of said quarter and said centerline to an iron pin set marking the intersection of the easterly existing right of way line of a parcel conveyed to C.I.C. of Ashland by deed volume 874, page 352 with said south line of said quarter and said centerline of Crall Road;

4. **North 05 degrees 02 minutes 07 seconds East, 203.88 feet** along said easterly existing right of way to an iron pin set;
5. **North 26 degrees 35 minutes 54 seconds East, 1284.98 feet** to an iron pin set;
6. **North 39 degrees 21 minutes 54 seconds East, 653.20 feet** to an iron pin set;
7. **North 00 degrees 20 minutes 06 seconds West, 58.39 feet** to an iron pin set;
8. **North 50 degrees 38 minutes 06 seconds West, 322.74 feet** to an iron pin set;
9. **South 39 degrees 21 minutes 54 seconds West, 1008.33 feet** to an iron pin set on the aforementioned easterly existing right of way line of said C.I.C. of Ashland parcel;
10. **North 05 degrees 02 minutes 07 seconds East, 1330.08 feet** along said easterly existing right of way line to an iron pin set;
11. **North 89 degrees 32 minutes 48 seconds East, 867.92 feet** with the north line of said quarter to the **Place of Beginning** and containing 47.416 acres, more or less, subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in September 2013 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for K.E. McCartney and Associates, Inc.

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in September 2013 and are for the purpose of determining directional variations.



A handwritten signature in black ink, appearing to read "N.B. Ramsey", written over a horizontal line.

Nathaniel B. Ramsey
Ohio Registered Professional Surveyor No. 8396
for K.E. McCartney & Associates, Inc.

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 10-4-13
INITIAL DATE
EE-237