

G-225

**SURVEY FOR: MCCARTNEY, ZARA & GARNER
PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 20, RANGE 18,
CITY OF MANSFIELD, COUNTY OF RICHLAND, STATE OF OHIO**

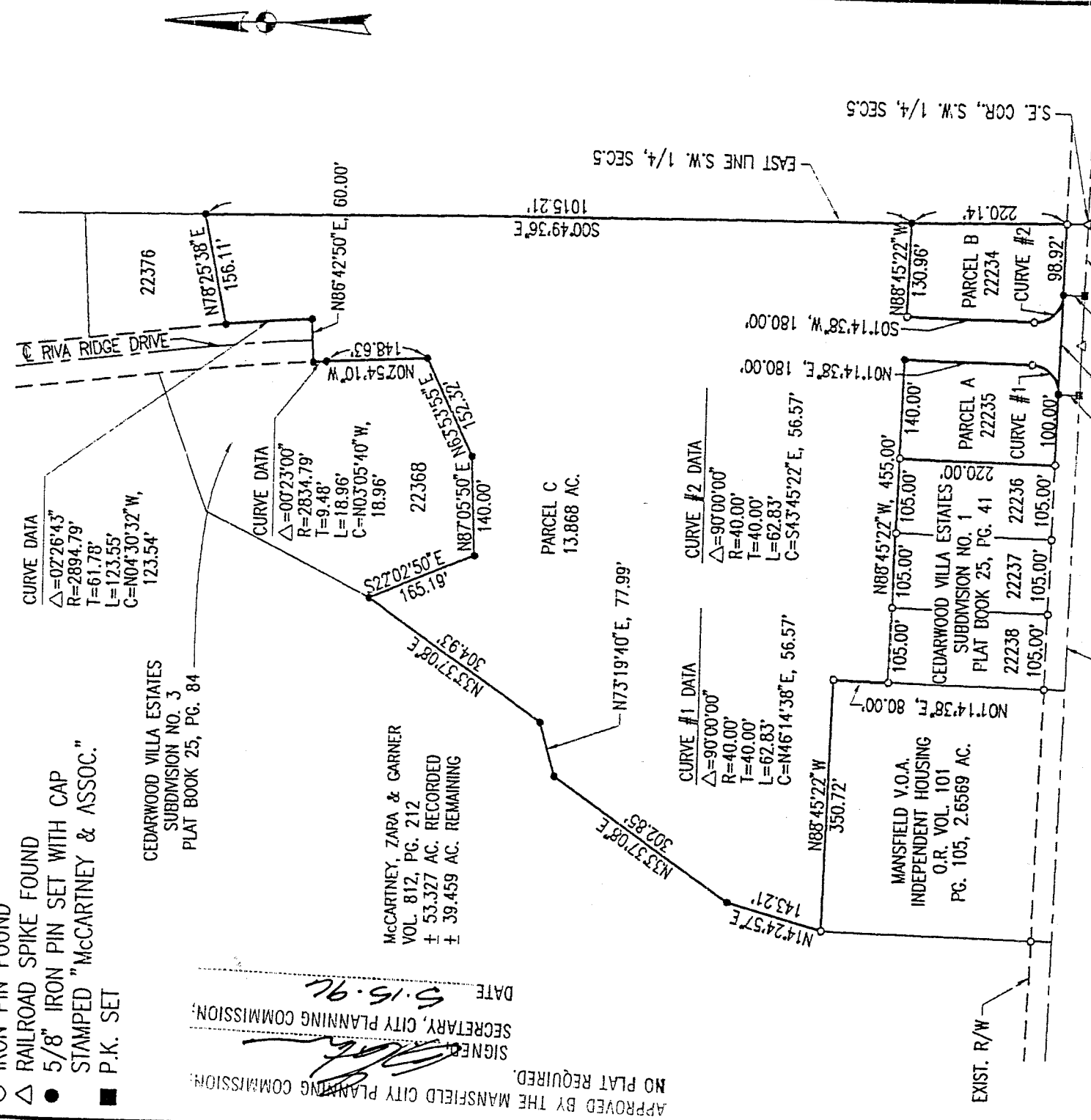
BASIS OF BEARINGS: CENTERLINE OF STRAUB ROAD AS INDICATED ON CEDARWOOD VILLA ESTATES SUBDIVISION NO. 1, RECORDED IN PLAT BOOK 25, PAGE 41.

- LEGEND:**
- IRON PIN FOUND
 - △ RAILROAD SPIKE FOUND
 - 5/8" IRON PIN SET WITH CAP
 - STAMPED "MCCARTNEY & ASSOC."
 - P.K. SET

CEDARWOOD VILLA ESTATES
SUBDIVISION NO. 3
PLAT BOOK 25, PG. 84

MCCARTNEY, ZARA & GARNER
VOL. 812, PG. 212
± 53.327 AC. RECORDED
± 39.459 AC. REMAINING

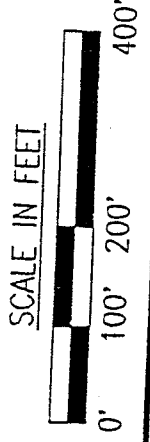
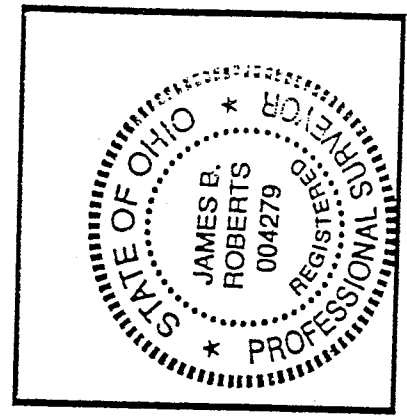
APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION.
NO PLAT REQUIRED.
SIGNED: *[Signature]*
DATE: 5-15-96
SECRETARY, CITY PLANNING COMMISSION.



"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 valid zoning, platting, health, or other lawful rules and regulations."

[Signature]

JAMES B. ROBERTS
OHIO REGISTERED SURVEYOR NO. 4279
APRIL, 1996



K.E. McCartney & Associates, Inc.

2752 Lexington Avenue, Mansfield, Ohio 44904
419/884-0093 Fax: 419/804-0288
C o n s u l t i n g , E n g i n e e r s

Parcel "A"
LEGAL DESCRIPTION

Being Lot Number Twenty-two Thousand Two Hundred and Thirty-five (22235) of the consecutively numbered lots in the City of Mansfield, situated in the County of Richland, State of Ohio, and being part of the southwest quarter of Section 5, Township 20, Range 18, as shown on Cedarwood Villa Estates Subdivision No. 1 and recorded in Plat Book 25, Page 41 of the Richland County Recorder's office.

Parcel "B"
LEGAL DESCRIPTION

Being Lot Number Twenty-two Thousand Two Hundred and Thirty-four (22234) of the consecutively numbered lots in the City of Mansfield, situated in the County of Richland, State of Ohio, and being part of the southwest quarter of Section 5, Township 20, Range 18, as shown on Cedarwood Villa Estates Subdivision No. 1 and recorded in Plat Book 25, Page 41 of the Richland County Recorder's office.

Parcel "C"

Situated in the City of Mansfield, County of Richland, State of Ohio, and being part of the southwest quarter of Section 5, Township 20, Range 18 and further described as follows:

Beginning at a railroad spike found in the centerline of Straub Road, said railroad spike being the southeast corner of the southwest quarter of Section 5; thence N88°45'22"W along the centerline of Straub Road and the South line of the southwest quarter of Section 5 a distance of 100.00 feet to a P.K. nail set, thence N01°14'38"E a distance of 30.00 feet to an iron pin set on the northerly right-of-way line of Straub Road, said pin also being the southwest corner of City Lot No. 22234 of Cedarwood Villa Estates, Subdivision No. 1 as recorded in Plat Volume 25, Page 41 of the Richland County Records and also being the Principal Point of Beginning for the parcel described herein:

- 1) thence N88°45'22"W along the northerly right-of-way line of Straub Road a distance of 140.00 feet to an iron pin set, said pin being the southeast corner of City Lot No. 22235 of Cedarwood Villa Estates, Subdivision No. 1 as recorded in Plat Volume 25, Page 41 of the Richland County Records;
- 2) thence northeasterly with a curve to the left, arc distance of 62.83 feet, radius 40.00 feet, chord bearing N46°14'38"E and a chord distance of 56.57 feet to an iron pin found;
- 3) thence N01°14'38"E a distance of 180.00 feet along the easterly line of said City Lot No. 22235 to an iron pin set;
- 4) thence N88°45'22"W a distance of 455.00 feet and passing through iron pins found on the northerly line of City Lot No.'s 22235 through 22238 of Cedarwood Villa Estates, Subdivision No. 1 as recorded in said Plat Volume 25, Page 41, to an iron pin found, said pin also being the northwest corner of City Lot No. 22238;
- 5) thence N01°14'38"E along the easterly line of property conveyed to Mansfield V.O.A. Independent Housing as recorded in O.R. Volume 101, Page 105 of Richland County Records a distance of 80.00 feet to an iron pin found at the northeast corner of said parcel;
- 6) thence N88°45'22"W along the northerly line of said Mansfield V.O.A. parcel a distance of 350.72 feet to an iron pin found at the northwest corner of aforementioned parcel;
- 7) thence N14°24'57"E a distance of 143.21 feet to an iron pin set;
- 8) thence N33°37'08"E a distance of 302.85 feet to an iron pin set;
- 9) thence N73°19'40"E a distance of 77.99 feet to an iron pin set;

- 10) thence N33° 37'08"E a distance of 304.93 feet to an iron pin set, said point also being on the westerly line of City Lot No. 22368 of Cedarwood Villa Estates, Subdivision No. 3 as recorded in Plat Book 25, Page 84 of Richland County Records;
- 11) thence S22° 02'50"E along the southerly line of said City Lot 22368 a distance of 165.19 feet to an iron pin set;
- 12) thence N87° 05'50"E along the southerly line of said City Lot 22368 a distance of 140.00 feet to an iron pin set;
- 13) thence N63° 53'55"E along the southerly line of said City Lot 22368 a distance of 152.32 feet to an iron pin set on the westerly right of way line of platted Riva Ridge Drive as recorded in Plat Book 25, Page 84 of Richland County Records;
- 14) thence N02° 54'10"W along said right of way line a distance of 148.63 to an iron pin set.
- 15) thence northerly with a curve to the left, arc distance of 18.96 feet, radius 2834.79 feet, chord bearing N03° 05'40"W and a chord distance of 18.96 feet to an iron pin set;
- 16) thence N86° 42'50"E a distance of 60.00 feet to an iron pin set on the easterly right of way of said Riva Ridge Drive;
- 17) thence northerly along the easterly right-of-way of said Riva Ridge Drive with a curve to the left, arc distance 123.55 feet, radius 2894.79 feet, chord bearing N04° 30'32"W and a chord distance of 123.54 feet to an iron pin set;
- 18) thence N78° 25'38" E along the southerly line of City Lot No. 22376 of Cedarwood Villa Estates, Subdivision No. 3 as recorded in Plat Book 25, Page 84 of Richland County Records a distance of 156.11 feet to an iron pin set;
- 19) thence S00° 49'36"E along the east line of the southwest quarter of Section 5 a distance of 1015.21 feet to an iron pin set, said point also being the northeast corner of City Lot No. 22234 of Cedarwood Villa Estates, Subdivision No. 1 as recorded in Plat Book 25, Page 41 of Richland County Records;
- 20) thence N88° 45'22"W along the northerly line of said City Lot No. 22234 a distance of 130.96 feet to an iron pin found at the northwest corner of the aforementioned City Lot;
- 21) thence S01° 14'38"W along the westerly line of said City Lot No. 22234 a distance of 180.00 feet to an iron pin found;

22) thence southeasterly with a curve to the left, arc distance of 62.83 feet, radius 40.00 feet, chord bearing S43°45'22"E and a chord distance of 56.57 feet to the Principal Place of Beginning, enclosing an area of 13.868 acres, more or less, and being subject to all legal easements and public right of ways now on record.

This description was prepared by James B. Roberts, P.S. 4279 from a survey made by K.E. McCartney & Associates, Inc. in April, 1996: The iron pins set are to be 5/8 inch diameter rebar with identification caps stamped "McCartney & Assoc.". The bearings are based on the centerline of Straub Road and the South line of the southwest quarter of Section 5, per Cedarwood Villa Estates Subdivision No. 1, recorded in Plat Book 25, Page 41.

