

## **RICHLAND ENGINEERING LIMITED**

29 North Park Street, Mansfield, Ohio 44902-1769 • 419-524-0074 FAX 419-524-1812

### **Description New Donegal Properties LLC 8.680 Acre Parcel**

Situated in the City of Mansfield, Township of Madison, County of Richland, State of Ohio and being part of the Northwest Quarter of Section 32, Township 21, Range 18, and being a part of a 25.3158 acre parcel of land now or formerly owned by New Donegal Properties LLC as recorded in Official Record Volume 1295 Page 748 of the Richland County Recorders records and being more particularly described as follows:

Commencing at a Monument Box found on the centerline of Trimble Road at the southwest corner of the Northwest Quarter of Section 32;

Thence North  $89^{\circ}10'20''$  East along the south line of the Northwest Quarter of Section 32, a distance of 695.01 feet to a survey marker set on the west line of lands now or formerly owned by Raemelton Farm as recorded in Deed Volume 827, Page 28 and the east line of lands now or formerly owned by Antrim Properties LLC as recorded in Official Record Volume 1295, Page 751 of the Richland County Recorder's records;

Thence North  $00^{\circ}59'07''$  West along the east line of said Antrim Properties LLC lands, the west line of said Raemelton Farm lands, and the east line of Lot 23309 of Raemelton Farm Antrim Subdivision No. 1, Block A, Replat and Plat Book Volume 32, Page 17 of the Richland County Recorder's records now or formerly owned by McCready Zupan Holding Company LLC as recorded in Official Record Volume 2087, Page 249, a distance of 1326.30 feet to a survey marker set at the **Point of Beginning** of the parcel herein described;

- 1) Thence **North  $00^{\circ}59'07''$  West** along the west line of lands now or formerly owned by New Donegal Properties LLC as recorded in Official Record Volume 1295, Page 748 and the east line of said Lot 23309 owned by McCready Zupan Holding Company LLC lands and the east line of Lot 23309 of Raemelton Farm Antrim Subdivision No. 1, Block A, Replat and Plat Book Volume 32, Page 17 of the Richland County Recorder's records, a distance of **613.70 feet** to a survey marker set at the southwest corner of Lot 23308 of Raemelton Farm Antrim Subdivision No. 1, Block A, Replat and Plat Book Volume 32, Page 17 of the Richland County Recorder's records, now or formerly owned by New Donegal Properties LLC as recorded in Official Record Volume 1295, Page 748 of the Richland County Recorder's records;
- 2) Thence **North  $89^{\circ}00'53''$  East** along the south line of Lot 23308, a distance of **155.00 feet** to a survey marker set at the southeast corner of said Lot 23308;

- 3) Thence **North 00°59'07"** West along the east line of said Lot 23308, passing thru a survey marker set at a distance of 611.96 feet, a total distance of **655.31 feet** to a 2" MAG NAIL set on the centerline of Marion Avenue;
- 4) Thence **North 41°47'17"** East along the centerline of Marion Avenue, a distance of **88.35 feet** to a 2" MAG NAIL set;
- 5) Thence **South 00°59'07"** East, passing thru a survey marker set at a distance of 44.18 feet, a total distance of **720.16 feet** to a survey marker set;
- 6) Thence **North 89°00'53"** East a distance of **333.70 feet** to a survey marker set on the west line of lands now or formerly owned by Elizabeth A. Brown Living Trust as recorded in Official Record Volume 1957, Page 226, Official Record Volume 2183, Page 849-851 of the Richland County Recorder's records;
- 7) Thence **South 00°59'56"** East along the west line of said Brown's lands, a distance of **613.95 feet** to a "Craig" survey marker found at the southwest corner of said Brown's lands;
- 8) Thence **South 89°02'28"** West along the south line of said New Donegal Properties LLC lands, and the north line of said Raemelton Farm lands, a distance of **548.85 feet** to the survey marker set at the **Point of Beginning**, and containing **8.680 acres** of land, more or less, subject to all highways, easements, and use restrictions of record.

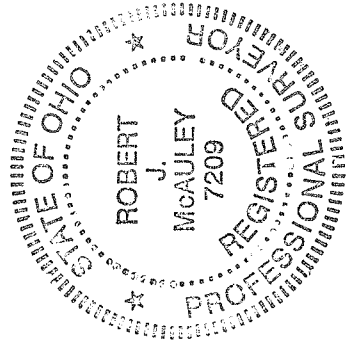
This description is based upon an actual field survey made by Richland Engineering Limited. All bearings are grid bearings based on a GPS traverse through Richland County Geodetic Monuments RC26, RC59, RC62, RC95 and based on NAD 83(86) Ohio State Plane Coordinate System.

Survey marker set are 5/8" rebar with cap stamped "Richland Eng. 7209".

"Craig" survey marker found with cap stamped "Craig 8195".

Deed Reference:

Official Record Volume 1295 Page 748 – New Donegal Properties LLC



*Robert J. McAuley*  
 Robert J. McAuley  
 P. S. No. 7209

*5 Dec 2014*  
 Date

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE

*EAK* *12-5-14*  
 INITIAL DATE  
*GG-317*