



Scale in Feet

BASIS OF BEARING:
 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.

MONUMENT BOX FOUND
 N.W. COR., N.W. QTR., SEC. 32
 S.W. COR., S.W. QTR., SEC. 29

N 41°47'17" E
 88.35'

S. LINE, S.W. QTR., SEC. 29
 N. LINE, N.W. QTR., SEC. 32

(1.343 AC
 CALC)

S 00°59'07" E
 44.18'

N 00°59'07" E 720.16'
 N 89°00'53" E 333.70'

LOT NO. 23308
 * (1.8221 ACRES)
 N 00°59'07" W 655.31'

RAEMELTON FARM ANTRIM
 SUB. NO. 1 BLOCK A
 REPLAT AND PLAT
 P.B.V. 32 P. 17

MCCREADY ZUPAN
 HOLDING CO. L.L.C.
 O.R.V. 2087, P. 249

LOT NO. 23309

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX/MAP OFFICE

EAK 6-30-15
 INITIAL DATE
 GA-318

ANTRIM PROPERTIES L.L.C.
 O.R.V. 1295, P. 751

N 89°10'20" E
 695.01'

MONUMENT BOX FOUND IN ϕ TRIMBLE ROAD
 S.W. COR., N.W. QTR., SEC. 32
 N.W. COR., S.W. QTR., SEC. 32

P.O.B.

180.04' (2.267 ACRES) **
 S 89°00'53" W
 548.89'

N 00°59'07" W
 1146.26'

S. LINE, N.W. QTR., SEC. 32
 N. LINE, S.W. QTR., SEC. 32

ELIZABETH A. BROWN LIVING TRUST
 O. R. V. 1957, P. 226
 O. R. V. 2183, P. 849
 O. R. V. 2183, P. 851

● 5/8" REBAR WITH PLASTIC CAP
 STAMPED "RICHLAND ENG. RLS
 7209" SET

◆ 2" MAG NAIL SET

○ 5/8" REBAR WITH PLASTIC CAP
 STAMPED "RICHLAND ENG. RLS
 7209" FOUND

● SURVEY MARKER WITH CAP
 STAMPED "CRAIG 8195" FOUND

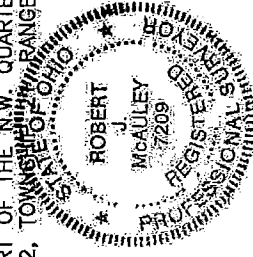
* NEW DONEGAL PROPERTIES L.L.C.
 O. R. V. 1295, P. 748
 (1.8221 ACRES)

** NEW DONEGAL PROPERTIES,
 LLC
 O.R.V. 2391
 P. 529

RAEMELTON FARM
 D.V. 827, P. 28

**SURVEY FOR
 FFC REAL ESTATE
 DEVELOPMENT COMPANY, OR
 ONE OR MORE OF ITS
 AFFILIATES**

CITY OF MANSFIELD, TOWNSHIP OF MADISON,
 COUNTY OF RICHLAND, STATE OF OHIO AND
 BEING A PART OF THE N.W. QUARTER OF
 SECTION 32, TOWNSHIP OF MANSFIELD, RANGE 18



Robert J. McAuley
 ROBERT J. MCAULEY
 REGISTERED SURVEYOR NO. 7209
 RICHLAND ENGINEERING LIMITED
 DATE 29 June 2015



RICHLAND ENGINEERING LIMITED

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

Description

FFC Real Estate Development Company, or one or more of its affiliates 10.947 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 all of a 8.680 acre parcel of land now or formerly owned by New Donegal Properties, LLC as recorded in Official Record Volume 2391 Page 526, and all of a 2.267 acre parcel of land now or formerly owned by New Donegal Properties, LLC as recorded in Official Record Volume 2391 Page 529 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°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°59'07" West along the east line of said Antrim Properties LLC lands, the west line of said Raemelton Farm lands, a distance of 1146.26 feet to a survey marker set at the **Point of Beginning** of the parcel herein described;

- 1) Thence **North 00°59'07" West** along the east line of said Antrim Properties LLC lands, the west line of lands now or formerly owned by New Donegal Properties, LLC as recorded in Official Record Volume 2391, Page 526 & 529, the east line of lands now or formerly owned by McCready Zupan Holding Company LLC as recorded in Official Record Volume 2087, Page 249 of the Richland County Recorder's records, also 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, passing thru a "REL" survey marker found at a distance of 180.04 feet, a total distance of **793.74 feet** to a survey marker set at the southwest corner of Lot 23308 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°00'53" East** along the south line of said 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 and extending onto said Raemelon lands, passing thru a "Craig" survey marker found at a distance of 613.95 feet, a total distance of **793.74 feet** to a survey marker set;
- 8) Thence South 89°00'53" West, a distance of **548.89 feet** to the survey marker set at the **Point of Beginning**, and containing **10.947 acres** of land, more or less, subject to all highways, easements, and use restrictions of record.

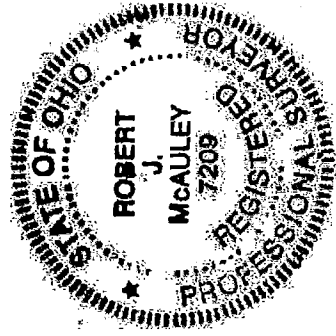
This description is based upon an actual field survey made by Richland Engineering Limited. All bearings are grid bearings based on a GPS traverse through Richland County Geodetic Monuments RC26, RC59, RC62, RC95 and based on NAD 83(86) Ohio State Plane Coordinate System.

"REL" survey marker found and 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 2391 Page 526 – New Donegal Properties, LLC
 Official Record Volume 2391 Page 529 –New Donegal Properties, LLC



Robert J. McAuley
 Robert J. McAuley
 P. S. No. 7209
 Date *29 June 2015*

NEW SURVEY
 OF EXISTING PARCEL
 RICHLAND COUNTY
 TAX MAP OFFICE

INITIAL *EAK*
 DATE *6-30-15*
GG-318