

Ⓐ -MANSFIELD HOLDINGS LLC
O.R.V. 1951 P. 768

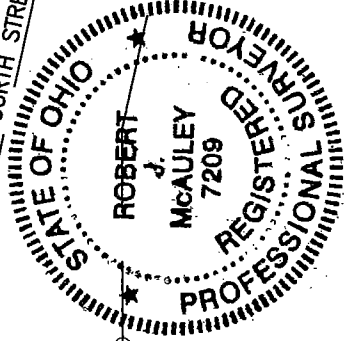
S 77°57'35" E
550.00'

E. LINE, S.W. 1/4 SEC. 13
W. LINE, S.E. 1/4 SEC. 13

HIGHWAY EASEMENT
(1.971 AC.)

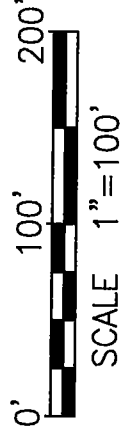
WEST FOURTH STREET

S 77°53'58" E
108.98'



LEGEND

- SURVEY MARKER SET - 5/8" DIA. X 30" LG. REBAR WITH CAP STAMPED "RICHLAND ENG. 7209"
- ◊ MAG NAIL FD
- IRON PIN FD.
- SPITZER A TEAM LP
O.R.V. 2185, PG. 347
7.339 AC.
038-60-143-12-001
(5.368 AC.)



BEARINGS ARE GRID BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NAD83(95) NORTH ZONE, TIED BY RTK GPS TRAVERSE TO RICHLAND COUNTY MONUMENT NO. 96

Ⓐ - 038-60-143-12-000
S 01°04'23" W 553.21'

Ⓐ - 038-60-143-13-000
S 01°04'23" W 164.58'

S. LINE, S.E. 1/4, SEC.13
N. LINE, N.E. 1/4, SEC.24

"MCSTEEN" MARKER
FD N 9°12'14" E,
0.20'

S 73°39'26" E
363.89'

1.172 AC.
038-60-143-13-001

POB

THE GRANTEE, HIS HEIRS AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND DESCRIBED IN THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPAL BUILDING SITE UNDER APPLICABLE ZONING AND WILL NOT BE CONVEYED BY SAID GRANTEE, HEIRS AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET.

262.72'
S 84°34'04" E
0.893 AC.

**SURVEY FOR
SPITZER A TEAM LP**

SITUATED IN THE CITY OF ONTARIO, TOWNSHIP OF SPRINGFIELD, COUNTY OF RICHLAND, STATE OF OHIO, AND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 21, RANGE 19.

Ⓐ - 038-60-143-13-000
28.448 AC.

Robert J. McAuley
ROBERT J. MCAULEY
RLS 7209

18 Nov 2016
DATE

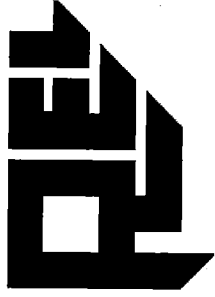


RICHLAND ENGINEERING LIMITED
29 NORTH PARK STREET
MANSFIELD, OHIO

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 11-18-16
INITIAL DATE
II-321

111077



RICHLAND ENGINEERING LIMITED

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

111077

DESCRIPTION OF A 0.893 ACRE PARCEL FOR SPITZER A TEAM LLP

Situated in the City of Ontario, Township of Springfield, County of Richland, State of Ohio and being a part of a 28.448 acre parcel of land now or formerly owned by Mansfield Holdings LLC as recorded in Official Record Volume 1951, Page 768 of the Richland County Recorder's records, and being part of the Northeast Quarter of Section 24, Township 21, Range 19 and being more particularly described as follows:

Commencing at a concrete monument found at the southwest corner of the Southeast Quarter of Section 13, also being the northwest corner of the Northeast Quarter of Section 24;

Thence South 73 degrees 39 minutes 26 seconds East with the north line of said Mansfield Holdings LLC lands and the south line of lands now or formerly owned by Spitzer A Team as recorded in Official Record Volume 2185, Page 347 of the Richland County Recorder's records, a distance of 363.89 feet to a point, said point being referenced by a "McSteen" marker found, North 9 degrees 12 minutes 14 seconds East, 0.20';

Thence South 84 degrees 34 minutes 04 seconds East with the north line of said Mansfield Holdings LLC lands and the south line of said Spitzer A Team lands, a distance of 34.88 feet to a survey marker set at the **Point of Beginning** of the parcel herein described;

1. Thence **South 84 degrees 34 minutes 04 seconds East** with the north line of said Mansfield Holdings LLC lands and the south line of said Spitzer A Team lands, a distance of **262.72 feet** to a survey marker set at the southeast corner of said Spitzer A Team lands;
2. Thence **South 01 degrees 04 minutes 23 seconds West** a distance of **164.58 feet** to a survey marker set;
3. Thence **North 77 degrees 51 minutes 13 seconds West** a distance of **265.42 feet** to a survey marker set;
4. Thence **North 00 degrees 26 minutes 15 seconds East** a distance of **133.58 feet** to the **Point of Beginning**, containing **0.893 acres** of land, more or less, subject to all highways, easements, and use restrictions of record.

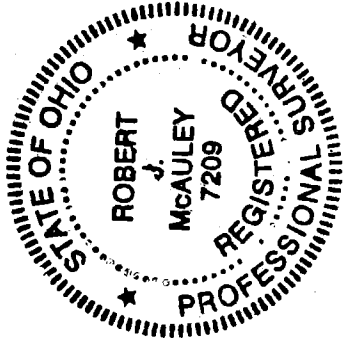
This description is based upon an actual field survey made November 2016 by Richland Engineering Limited. All bearings are based on the Ohio State Plane Coordinate System, NAD83(95) north zone, tied by RTK GPS traverse to Richland County Geodetic monument no. 96.

Survey markers set are 5/8 inch diameter by 30 inch long rebar with a plastic cap stamped "RICHLAND ENG. 7209".

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument or any portion thereof does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

Deed Reference: Official Record Volume 1951, Page 768.

Being a part of Permanent Parcel No. 038-60-143-13-000.



Robert J. McAuley
Robert J. McAuley
P. & No. 7209
Date *11-18-16*

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RICHLAND COUNTY
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