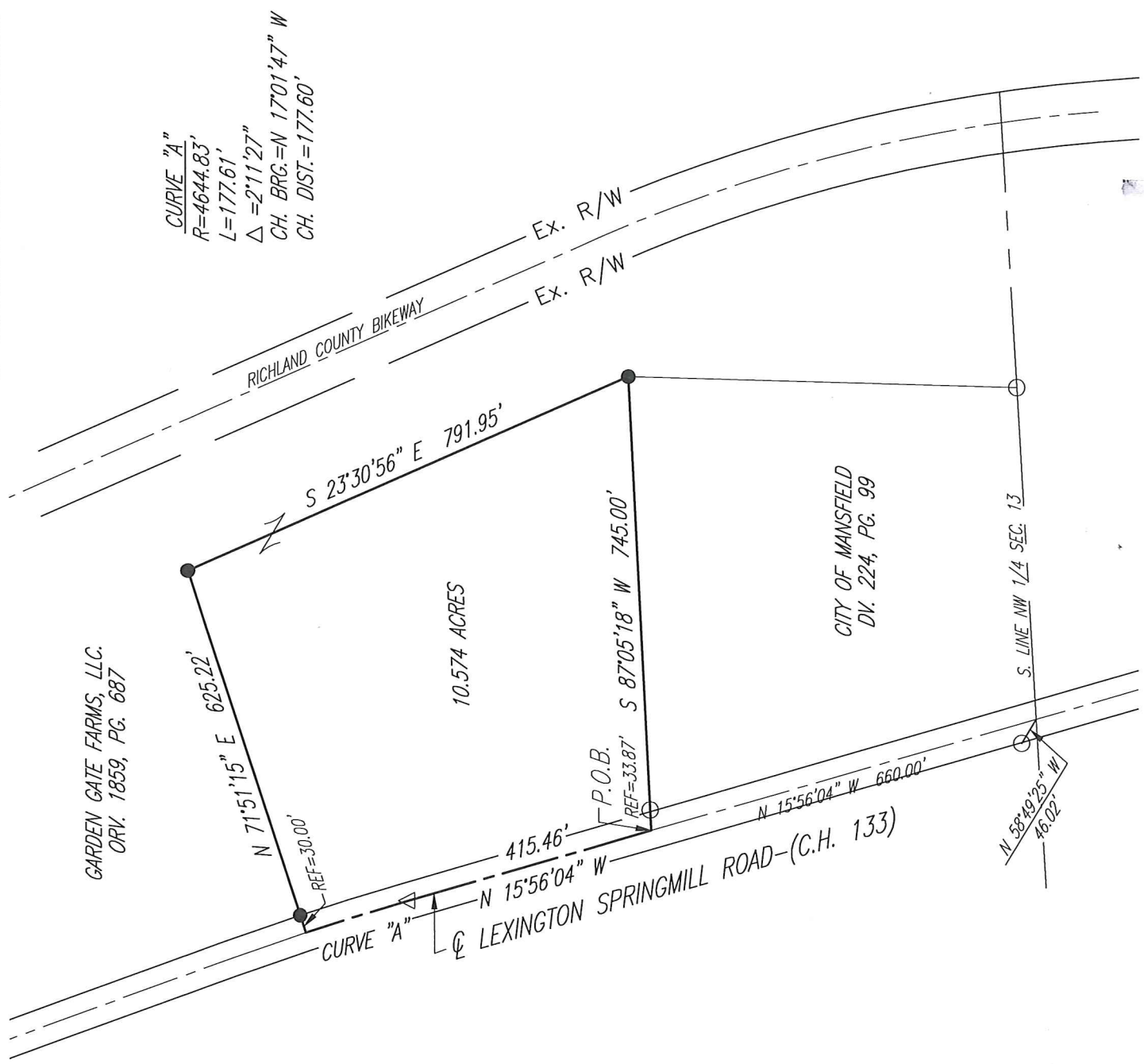


**SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, T-20 N, R-19 W, TROY TOWNSHIP, RICHLAND COUNTY, OHIO**

**EXHIBIT "A"**

**BASIS OF BEARINGS:**

BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM NAD83(2011) AS DERIVED FROM GPS OBSERVATIONS MADE MARCH 2019 AND ARE FOR THE PURPOSE OF DETERMINING DIRECTIONAL VARIATIONS.



**CURVE "A"**  
 $R=4644.83'$   
 $L=177.61'$   
 $\Delta = 2^{\circ}11'27''$   
 $CH. BRC = N 17^{\circ}01'47'' W$   
 $CH. DIST. = 177.60'$

**NEW SPLIT**  
**RICHLAND COUNTY**  
**TAX MAP OFFICE**  
**EAK 4-3-19**  
**INITIAL DATE**  
**LL-69**

- LEGEND**
- IRON PIN SET - 5/8" REBAR WITH CAP
  - ◻ STAMPED "McCARTNEY S-7921"
  - STEEL POST
  - IRON PIN FOUND
  - △ MAGNAIL SPIKE FOUND



**HORIZONTAL SCALE IN FEET**



*Nathaniel B. Ramsey*  
**NATHANIEL B. RAMSEY, P.S.**  
**OHIO REGISTERED PROFESSIONAL SURVEYOR**  
**NO. S-8396 MARCH 2019**  
For K.E. McCartney & Associates, Inc.

52 N. Diamond Street  
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 T: 419-525-0093

**KEM**  
**K.E. MCCARTNEY & ASSOCIATES**  
**ENGINEERS • PLANNERS • SURVEYORS**

526 E. Broad Street  
 Elyria, OH 44035  
 T: 440-323-9608

**KEM**

**K.E. McCartney & Associates, Inc.**

*Engineers • Planners • Surveyors*

**LEGAL DESCRIPTION**

3/26/2019

Situated in the Township of Troy, County of Richland, State of Ohio and being part of the Northwest Quarter of Section 13, Township 20-N, Range 19-W and being a portion of the lands conveyed to Garden Gate Farms, LLC by official record volume 1859, page 687 and being more particularly described as follows:

**Commencing** at a point marking the intersection of the south line of said northwest quarter and the centerline of Lexington-Springmill Road (C.H. 133), said point also being the southwest corner of a parcel conveyed to the City of Mansfield by deed volume 224, page 99 and being referenced by an iron pin found, North 58 degrees 49 minutes 25 seconds West, 46.02 feet from said point;

Thence, **North 15 degrees 56 minutes 04 seconds West, 660.00 feet** along said centerline to a point in the northwest corner of said City of Mansfield parcel, being referenced by an iron pin found North 87 degrees 05 minutes 18 seconds East, 33.87 feet from said point, and being the **Place of Beginning** of the parcel herein described;

Thence, the following **FIVE** Courses:

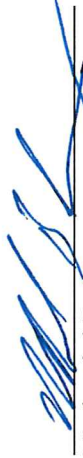
1. **North 15 degrees 56 minutes 04 seconds West, 415.46 feet** continuing along said centerline to a Mag nail spike found marking a point of curvature;
2. **Northwesterly** continuing along said centerline along a curve to the left having a radius of **4644.83 feet, an arc length of 177.61 feet, delta angle of 02 degrees 11 minutes 27 seconds, a chord bearing North 17 degrees 01 minute 47 seconds West, and a chord distance of 177.60 feet** to a point;
3. **North 71 degrees 51 minutes 15 seconds East, 625.22 feet** to an iron pin set, and passing through an iron pin set for reference at 30.00 feet;
4. **South 23 degrees 30 minutes 56 seconds East, 791.95 feet** to an iron pin set marking the northeast corner of land conveyed to the City of Mansfield deed volume 224 page 99;
5. **South 87 degrees 05 minutes 18 seconds West, 745.00 feet** to a point in said centerline of Lexington Springmill Road (C.H. 133) to the **Place of Beginning** being referenced by an iron pin found at 711.13' containing 10.574 acres, more or less, and subject to all legal highways, easements, leases and use restriction of record.

This description was prepared and reviewed in March 2019 by Nathaniel B. Ramsey, P.S. S-8396 from an actual field survey performed for K.E. McCartney and Associates, Inc.

Iron pins set are 5/8" rebar with plastic cap stamped "McCartney S-7921"

Basis of Bearings: Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in March 2019 and are for the purpose of determining directional variations.

The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument 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.



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



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE

EAK 4-3-19

INITIAL DATE

LL-69