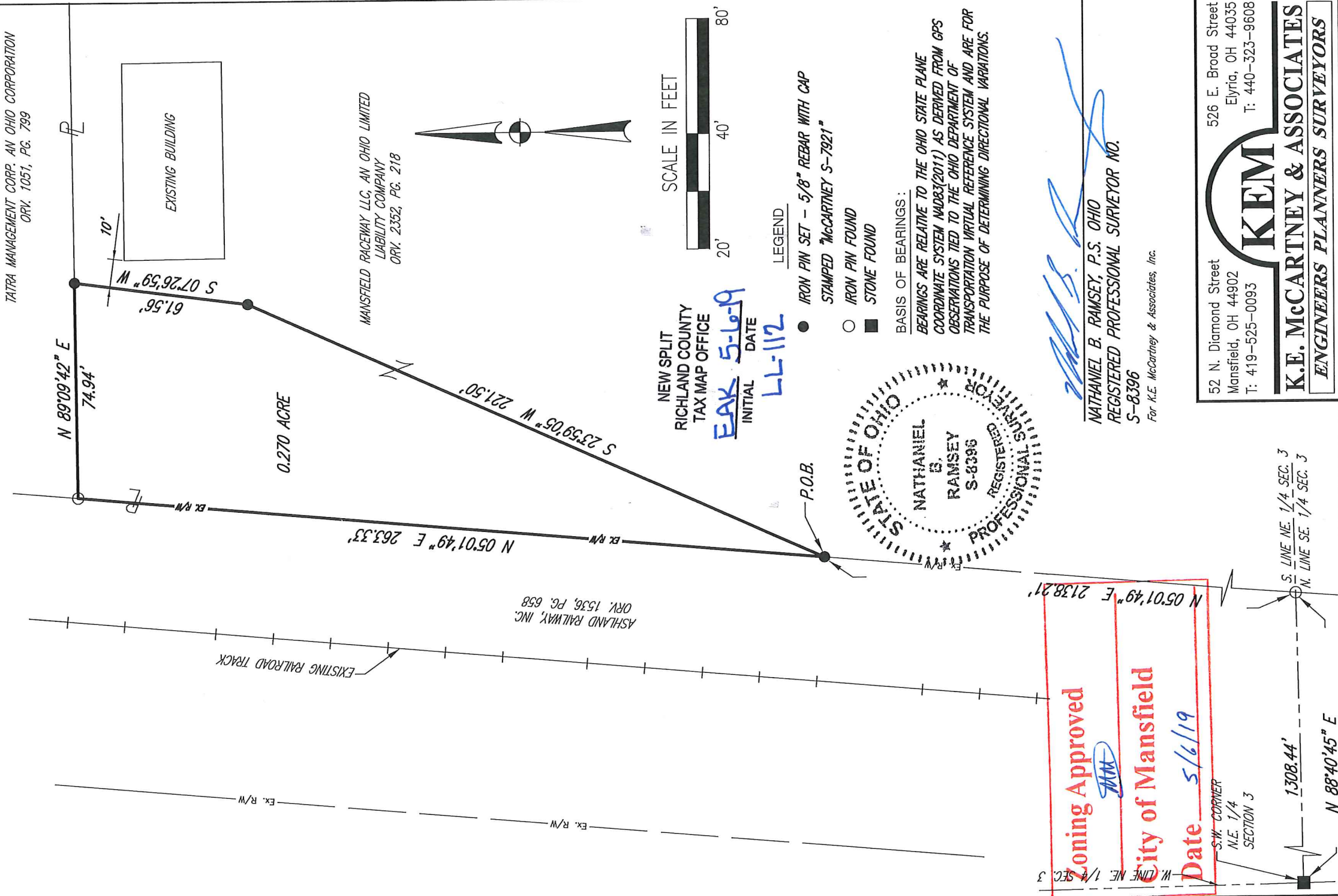


**BOUNDARY SURVEY FOR PROPERTY TRANSFER  
SITUATED IN THE CITY OF MANSFIELD, TOWNSHIP OF MADISON,  
COUNTY OF RICHLAND, STATE OF OHIO, BEING A PART OF THE  
NORTHEAST QUARTER OF SECTION 3, T-21N, R-18W**

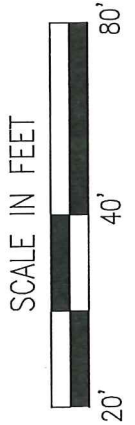


TATRA MANAGEMENT CORP. AN OHIO CORPORATION  
ORY. 1051, PG. 799

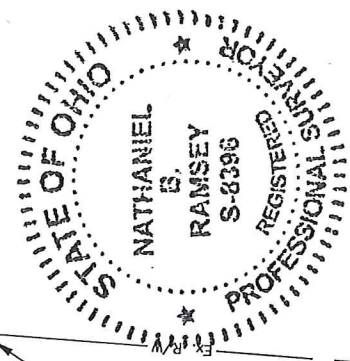
MANSFIELD RACEWAY LLC, AN OHIO LIMITED  
LIABILITY COMPANY  
ORY. 2352, PG. 218

ASHLAND RAILWAY, INC.  
ORY. 1536, PG. 658

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 5-16-19**  
INITIAL DATE  
**LL-112**



- LEGEND**
- IRON PIN SET - 5/8" REBAR WITH CAP
  - STAMPED "Mc CARTNEY S-7921"
  - IRON PIN FOUND
  - STONE FOUND



**BASIS OF BEARINGS:**  
BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE  
COORDINATE SYSTEM MAD83(2011) AS DERIVED FROM GPS  
OBSERVATIONS TIED TO THE OHIO DEPARTMENT OF  
TRANSPORTATION VIRTUAL REFERENCE SYSTEM AND ARE FOR  
THE PURPOSE OF DETERMINING DIRECTIONAL VARIATIONS.

**Zoning Approved**  
**City of Mansfield**  
**Date 5/6/19**

S.W. CORNER  
N.E. 1/4  
SECTION 3

W. LINE NE. 1/4 SEC. 3  
S. LINE NE. 1/4 SEC. 3

1308.44'  
N 88°40'45" E

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

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

**KEM**

**K.E. McCARTNEY & ASSOCIATES**  
**ENGINEERS PLANNERS SURVEYORS**

## LEGAL DESCRIPTION

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 3, Madison Township, Township 21-N, Range 18-W and being a portion of the lands conveyed to Mansfield Raceway, LLC, an Ohio limited liability company by official record volume 2352, page 218 and being more particularly described as follows:

**Commencing** at a stone found and accepted as marking the southwest corner of said quarter;

Thence, **North 88 degrees 40 minutes 45 seconds East, 1308.44 feet** along the south line of said quarter to an iron pin found on the easterly existing right of way line of The Ashland Railway (official record volume 1536, page 658);

Thence **North 05 degrees 01 minute 49 seconds East, 2138.21 feet** along said easterly right of way line to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **North 05 degrees 01 minute 49 seconds East, 263.33 feet** continuing along said easterly right of way line to a iron pin found marking the southwest corner of a parcel conveyed to Tatra Management Corp. an Ohio Corporation by official record volume 1051, Page 799;
2. **North 89 degrees 09 minutes 42 seconds East, 74.94 feet** along the south line of said Tatra Management Corp. an Ohio Corporation parcel to an iron pin set;
3. **South 07 degrees 26 minutes 59 seconds West, 61.56 feet** in and through said Mansfield Raceway LLC lands to an iron pin set;
4. **South 23 degrees 59 minutes 05 seconds West, 221.50 feet** continuing through said Mansfield Raceway LLC lands to the **Place of Beginning**, containing 0.270 of an acre, more or less, and subject to all legal highways, easements, and leases, reservations, and use restrictions of record;

This description was prepared and reviewed in May 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 tied to the Ohio Department of Transportation virtual reference system and are for the purpose of determining directional variations.

The grantee, his heirs and assigns do hereby covenant and agree that the parcel of land described by this instrument will not be conveyed by said grantees, heirs or assigns independently from a contiguous parcel of land with road frontage.



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



NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 5-6-19 INITIAL DATE  
LL-112