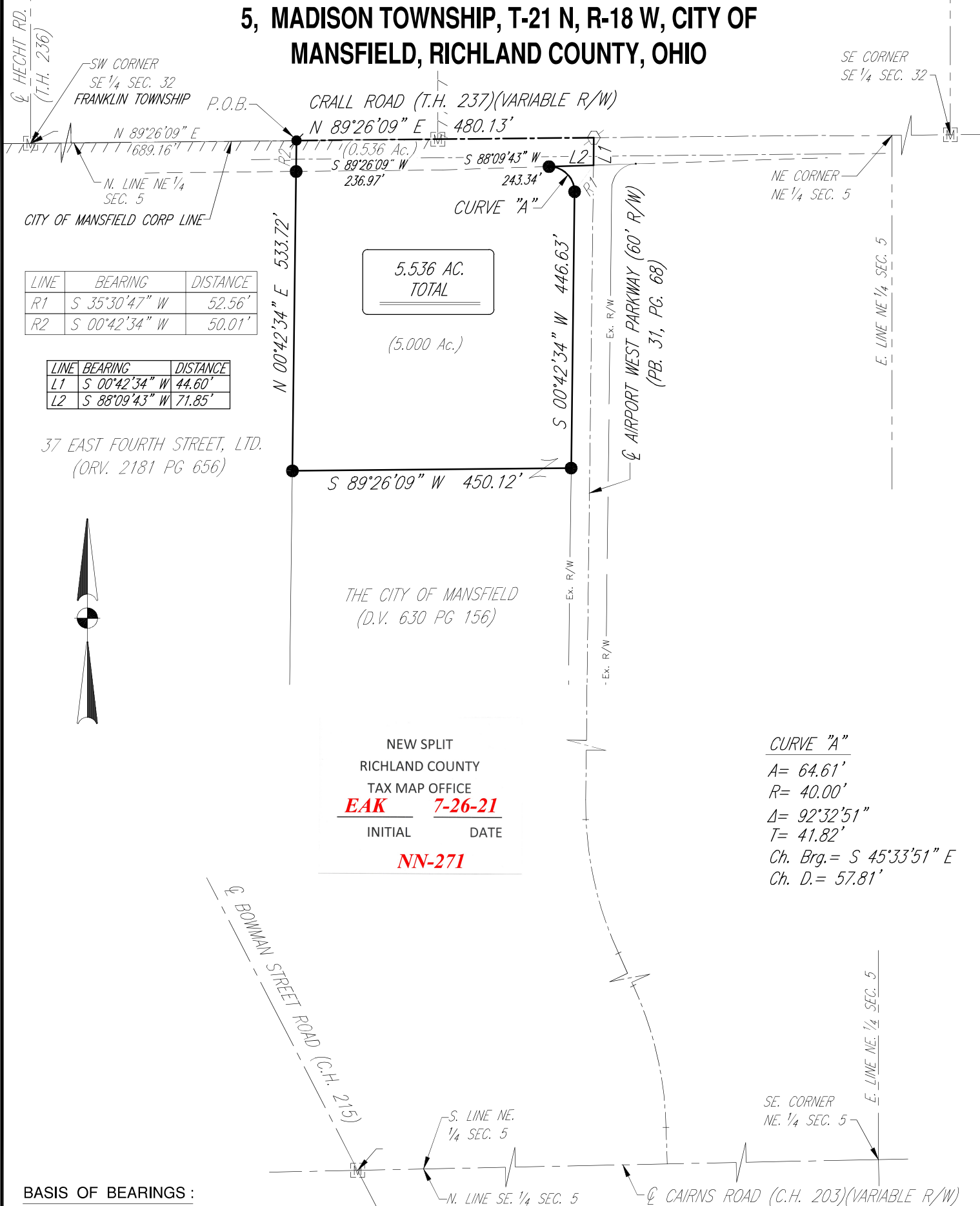


**BEING PART OF THE NORTHEAST QUARTER, OF SECTION
5, MADISON TOWNSHIP, T-21 N, R-18 W, CITY OF
MANSFIELD, RICHLAND COUNTY, OHIO**



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| R1 | S 35°30'47" W | 52.56' |
| R2 | S 00°42'34" W | 50.01' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 00°42'34" W | 44.60' |
| L2 | S 88°09'43" W | 71.85' |

CURVE "A"
 A= 64.61'
 R= 40.00'
 Δ= 92°32'51"
 T= 41.82'
 Ch. Brg.= S 45°33'51" E
 Ch. D.= 57.81'

BASIS OF BEARINGS :
 BEARINGS ARE RELATIVE TO THE OHIO STATE PLANE COORDINATE SYSTEM NAD83(2011) AS DERIVED FROM GPS OBSERVATIONS MADE OCTOBER 2018 AND ARE FOR THE PURPOSE OF DETERMINING DIRECTIONAL VARIATIONS.

- LEGEND**
- ⊗ RAILROAD SPIKE FOUND
 - ⊙ RAILROAD SPIKE SET
 - Ⓜ MONUMENT BOX FOUND WITH IRON PIN
 - 2" MAGNAIL SPIKE SET
 - IRON PIN SET - 5/8" REBAR WITH CAP STAMPED "McCARTNEY S-7921"



52 N. Diamond Street
 Mansfield, OH 44902
 T: 419-525-0093

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

KEM
K.E. McCARTNEY & ASSOCIATES
ENGINEERS PLANNERS SURVEYORS

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



LEGAL DESCRIPTION

5.536 Acres

07/08/2021
SY-703

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 5, Madison Township, Township 21 N, Range 18 W and being a portion of the lands conveyed to The City of Mansfield by deed volume 630, page 156 and being more particularly described as follows:

Commencing at an iron pin found in monument box marking the intersection of the centerline of Hecht Road-(T.H. 236) with the North line of said Northeast Quarter of Section 5, said iron pin also being within the right of way of Crall Road-(T.H. 237)(variable R/W);

Thence, **North 89 degrees 26 minutes 09 seconds East, 689.16 feet** along the north line of said quarter and said Crall Road to a Magnail spike set in the northeast corner of a parcel conveyed to 37 East Fourth Street, Ltd. by official record volume 2181, page 656 and being the **Place of Beginning** of the parcel herein described;

Thence, the following **SEVEN** Courses:

1. **North 89 degrees 26 minutes 09 seconds East, 480.13 feet** continuing along the north line of said Quarter and said Crall Road to a railroad spike found;
2. **South 00 degrees 42 minutes 34 seconds West, 44.60 feet** to a point on the north existing right of way line of Airport West Parkway (PB. 31, Pg. 68), being referenced by an iron pin set South 35 degrees 30 minutes 47 seconds West, 52.56 feet therefrom;
3. **South 88 degrees 09 minutes 43 seconds West, 71.85 feet** along said north existing right of way line of Airport West Parkway to an iron pin set in the northwest corner of said Airport West Parkway;
4. Southeasterly along the westerly existing right of way of Airport West Parkway and along a nontangential curve to the right having a **radius of 40.00 feet, an arc length of 64.61 feet, a delta angle of 92 degrees 32 minutes, 51 seconds, a tangent length of 41.82 feet, a chord bearing South 45 degrees 33 minutes 51 seconds East, chord distance of 57.81 feet** to an iron pin set marking a point of tangency;
5. **South 00 degrees 42 minutes 34 seconds West, 446.63 feet** continuing along the west existing right of way line of Airport West Parkway to an iron pin set;
6. **South 89 degrees 26 minutes 09 seconds West, 450.12 feet** to an iron pin set on the east line of the aforementioned 37 East Fourth Street, Ltd. parcel;
7. **North 00 degrees 42 minutes 34 seconds East, 533.72 feet** along said east line to the **Place of Beginning**, passing through an iron pin set for reference at 483.71 feet, and containing a total of 5.536 acres, of which 0.536 of an acre is located within the right of

way of Crall Road, resulting in a net area of 5.000 acres, more or less, subject to all legal highways, easements, leases and use restriction of record;

SUBJECT TO an easement for highway purposes reserved by the Grantor and being bounded and described as follows:

Situated in the City of Mansfield, County of Richland, State of Ohio and being part of the Northeast Quarter of Section 5, Madison Township, Township 21 N, Range 18 W and being a portion of the lands conveyed to The City of Mansfield by deed volume 630, page 156 and being more particularly described as follows:

Beginning for the same at a Magnail spike set in the northwest corner of the above-described parcel, the same also being a northeast corner of a parcel conveyed to 37 East Fourth Street, Ltd. by official record volume 2181, page 656 and being on the north line of said Quarter;

Thence, **North 89 degrees 26 minutes 09 seconds East, 480.13 feet** along the north line of said Quarter to a railroad spike found;

Thence, **South 00 degrees 42 minutes 34 seconds West, 44.60 feet** to a point on the north existing right of way line of Airport West Parkway, being referenced by an iron pin set South 35 degrees 30 minutes 47 seconds West, 52.56 feet therefrom;

Thence, **South 88 degrees 09 minutes 43 seconds West, 243.34 feet** along the north existing right of way line of Airport West Parkway and the westerly prolongation thereof to a point;

Thence, **South 89 degrees 26 minutes 09 seconds West, 236.97 feet** to an iron pin set on the east line of the aforementioned 37 East Fourth Street, Ltd. parcel;

Thence, **North 00 degrees 42 minutes 34 seconds East, 50.01 feet** along said east line to the **Place of Beginning**, containing 0.536 of an acre, more or less.

This description was prepared and reviewed in July 2021 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"

Bearings are relative to the Ohio State Plane Coordinate System NAD83(2011) as derived from GPS observations made in October 2018 and are for the purpose of determining directional variations.

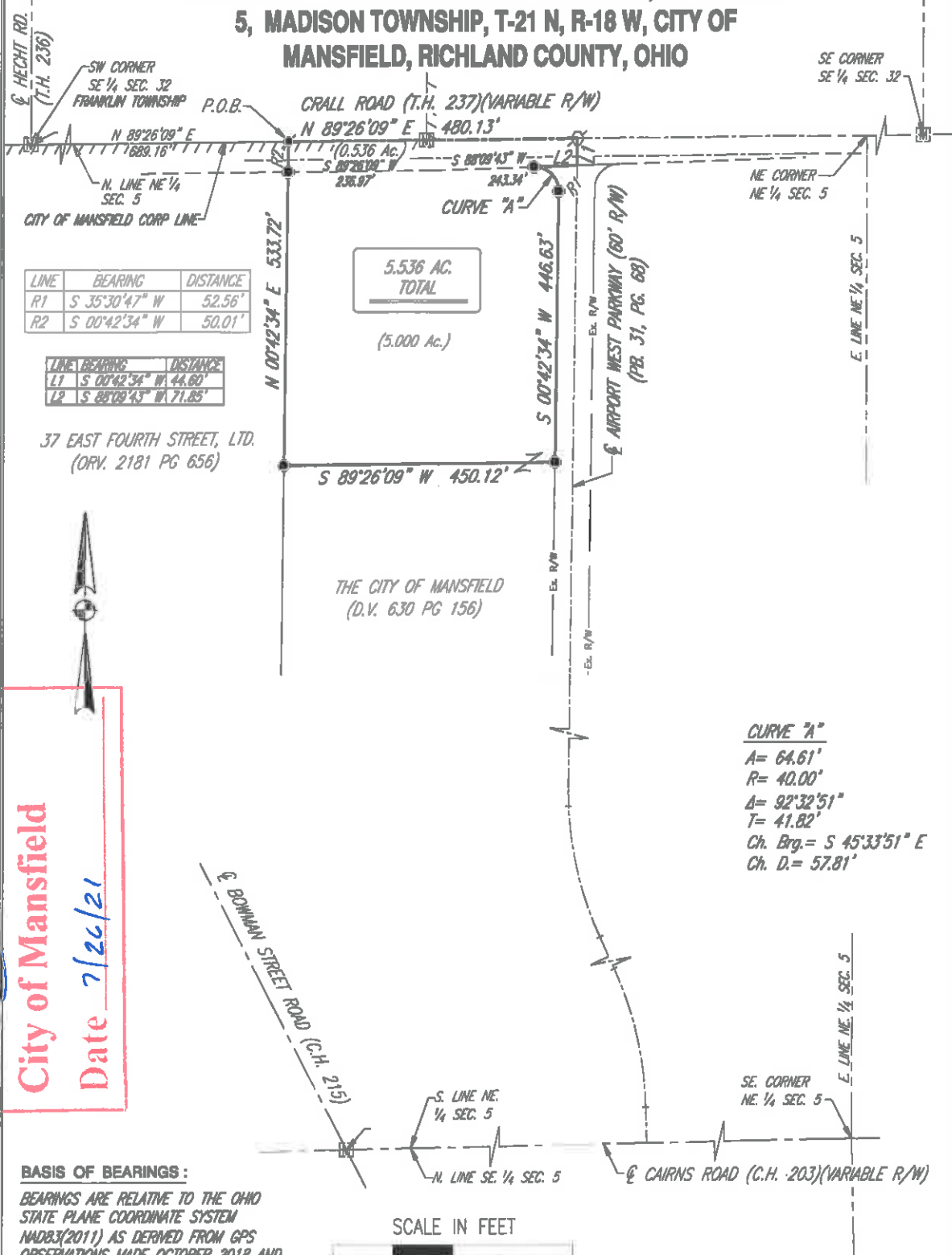


Nathaniel B. Ramsey
Ohio Registered Professional Surveyor No. 8396
for K.E. McCartney & Associates, Inc.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK **7-26-21**
INITIAL DATE
NN-271

**BEING PART OF THE NORTHEAST QUARTER, OF SECTION
5, MADISON TOWNSHIP, T-21 N, R-18 W, CITY OF
MANSFIELD, RICHLAND COUNTY, OHIO**



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37 EAST FOURTH STREET, LTD.
(ORV. 2181 PG 656)

THE CITY OF MANSFIELD
(D.V. 630 PG 156)

CURVE "A"
 A= 64.61'
 R= 40.00'
 Δ= 92°32'51"
 T= 41.82'
 Ch. Brg.= S 45°33'51" E
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 - 2" MAGNAIL SPIKE SET
 - IRON PIN SET - 5/8" REBAR WITH CAP STAMPED "McCARTNEY S-7921"

Zoning Approved

City of Mansfield

Date 7/26/21

DRAWN BY K.E. McCARTNEY & ASSOCIATES, 25575 ST-700 Airport Blvd, Ltd. Spill Mansfield, OH 44802, 2021 - 11007mm

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



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