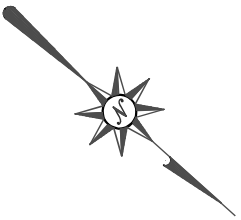


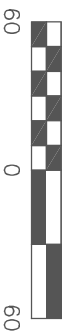
REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:
 - JH-032
 - JH-033
 - JH-261
 - R-257
- SURVEY FOR BLACK BY C.W. CONKLIN DATED JANUARY 30, 1937
- 1993 ODOT CENTERLINE SURVEY PLAT & RIGHT-OF-WAY PLANS RIC-TRIMBLE ROAD (CO-5)
- RIGHT-OF-WAY PLAN "CITY-13" ON FILE AT THE RICHLAND COUNTY TAX MAP OFFICE



BEARINGS ARE BASED ON SURVEY "R-257" BY RICHLAND ENGINEERING LTD. DATED JULY 17, 2003

SCALE: 1" = 60'



PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
 100 NORTH GAMBLE STREET
 SHELBY, OHIO 44875
 (419) 342-4556

NATHAN W. SAUTTER
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE: AUGUST 20, 2021

Nathan W. Sautter

PLAT OF BOUNDARY SURVEY
 PART OF THE SOUTHWEST QUARTER, SECTION THIRTY-TWO (32)
 TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
 CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

PARCEL 2 NOTE: GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPAL BUILDING SITE 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.

ANTRIM PROPERTIES, LLC.
 ORV 1295/751

RAEMELTON
 FARM
 DV 827/28
 28.302 ACRES

TRIMBLE ROAD
 (WIDTH VARIES)

POINT OF BEGINNING
 PARCEL 1
 POINT OF COMMENCEMENT
 PARCEL 2

ANTRIM PROPERTIES, LLC.
 ORV 1295/751
PARCEL 1
3,000 ACRES

OLD RIGHT-OF-WAY
 NEW RIGHT-OF-WAY

STATION 32+12.72, 70.00' RT
 PER RIGHT-OF-WAY PLAN "CITY-13"
 ON FILE AT THE RICHLAND COUNTY
 TAX MAP OFFICE RIC-CR281-0.58
 (TRIMBLE ROAD)

COOK ROAD (WIDTH VARIES)

423.00'
 S48°09'33"W

570.00'
 N48°09'33"E

101.98'
 S59°28'09"W

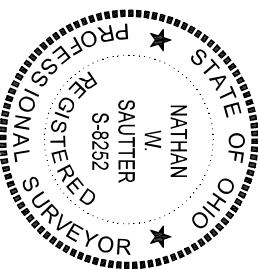
POINT OF BEGINNING
 PARCEL 2

S41°50'27"E 245.88'

N41°50'27"W

PARCEL 2 0.339 ACRE
 (14,753 S.F.)

S41°50'27"E



CHAPELWOOD
 BOULEVARD

NEW SPLIT
 RICHLAND COUNTY
 TAX MAP OFFICE

DATE **9-13-21**

INITIAL **NN-358**

SEE ATTACHED FOR CITY OF
 MANSFIELD ZONING APPROVAL

LEGEND

- ▲ 5/8" IRON PIN FOUND
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



F.E. Krocka & Associates, Inc.

Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION
PART OF THE SOUTHWEST QUARTER, SECTION THIRTY-TWO (32)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 1 – 3.000 ACRES

DESCRIPTION: Being part of the Southwest Quarter of Section Thirty-Two (32), Township Twenty-One (21), Range Eighteen (18), City of Mansfield, Madison Township, Richland County, Ohio, and being more particularly described as follows:

The real point of beginning being a 5/8" iron pin found at the intersection of the north right-of-way line of Cook Road (width varies) and the east right-of-way line of Trimble Road (width varies), said point being referenced as Station 32+12.72, 70.00 feet right, per the right-of-way plan RIC-CR 281-0.58 (Trimble Road) "City-13" found on file at the Richland County Tax Map Office;

- 1) thence N41°50'27"W, along the east right-of-way line of Trimble Road, a distance of 225.86 feet to a 5/8" iron pin set;
- 2) thence N48°09'33"E, a distance of 570.00 feet to a 5/8" iron pin set;
- 3) thence S41°50'27"E, a distance of 245.88 feet to a 5/8" iron pin set on the north right-of-way line of Cook Road;

Thence the following three (3) courses along the north right-of-way line of Cook Road:

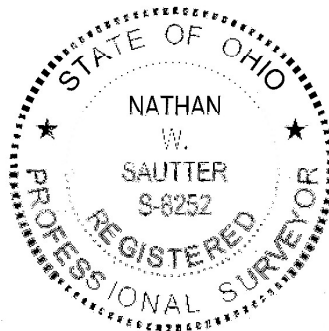
- 4) thence S48°10'45"W, a distance of 47.00 feet to a 5/8" iron pin found;
- 5) thence S59°28'09"W, a distance of 101.98 feet to a 5/8" iron pin found;
- 6) thence S48°09'33"W, a distance of 423.00 feet to the real point of beginning,

and containing 3.000 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on survey "R-257" by Richland Engineering, LTD., dated July 17, 2003.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: August 20, 2021



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK **9-13-21**
INITIAL DATE
NN-358



F.E. Krocka & Associates, Inc.

Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885

DESCRIPTION
PART OF THE SOUTHWEST QUARTER, SECTION THIRTY-TWO (32)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 2 – 0.339 ACRE

DESCRIPTION: Being part of the Southwest Quarter of Section Thirty-Two (32), Township Twenty-One (21), Range Eighteen (18), City of Mansfield, Madison Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at a 5/8" iron pin found at the intersection of the north right-of-way line of Cook Road (width varies) and the east right-of-way line of Trimble Road (width varies), said point being referenced as Station 32+12.72, 70.00 feet right, per the right-of-way plan RIC-CR281-0.58 (Trimble Road) "City-13" found on file at the Richland County Tax Map Office; thence following the north right-of-way line of Cook Road for the next three (3) courses; N48°09'33"E, a distance of 423.00 feet to a 5/8" iron pin found; thence N59°28'09"E, a distance of 101.98 feet to a 5/8" iron pin found; thence N48°10'45"E, a distance of 47.00 feet to a 5/8" iron pin set at the real point of beginning for the parcel herein described;

- 1) thence N41°50'27"W, a distance of 245.88 feet to a 5/8" iron pin set;
- 2) thence N48°09'33"E, a distance of 60.00 feet to a 5/8" iron pin set on the west line of a 28.302 acre parcel described in Deed Volume 827, Page 28;
- 3) thence S41°50'27"E, along the west line of said 28.302 acre parcel, a distance of 245.90 feet to a 5/8" iron pin found on the north right-of-way line of Cook Road;
- 4) thence S48°10'45"W, a distance of 60.00 feet to the real point of beginning,

and containing 0.339 acre (14,753 square feet), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on survey "R-257" by Richland Engineering, LTD., dated July 17, 2003.

Grantees, their 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, their heirs, and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.

Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: August 20, 2021



NEW SPLIT	
RICHLAND COUNTY	
TAX MAP OFFICE	
EAK	9-13-21
INITIAL	DATE
NN-358	

REFERENCE MATERIALS

- DEEDS AS SHOWN
- TAX MAPS
- THE FOLLOWING RICHLAND COUNTY SURVEYS FOUND AT THE RICHLAND COUNTY TAX MAP OFFICE:
 - J-032
 - J-033
 - B-261
 - R-257
- SURVEY FOR BLACK BY C.W. CONKLIN DATED JANUARY 30, 1937
- 1933 ODOT CENTERLINE SURVEY PLAT & RIGHT-OF-WAY PLANS RIC-TRIMBLE ROAD (CD-5)
- RIGHT-OF-WAY PLAN "CITY-13" ON FILE AT THE RICHLAND COUNTY TAX MAP OFFICE



BEARINGS ARE BASED ON SURVEY "R-257" BY RICHLAND ENGINEERING LTD. DATED JULY 17, 2003

SCALE: 1" = 60'



PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
 100 NORTH GAMBLE STREET
 SHELBY, OHIO 44875
 (419) 342-4556

NATHAN W. SAUTER
 OHIO REGISTERED SURVEYOR NO. 8252
 DATE AUGUST 20, 2021



CHAPELWOOD BOULEVARD

Zoning Approved

City of Mansfield
 Date 9/13/21

LEGEND
 5/8" IRON PIN FOUND
 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."

STATION 32+12.72 70.00'-RT
 PER RIGHT-OF-WAY PLAN "CITY-13" ON FILE AT THE RICHLAND COUNTY TAX MAP OFFICE RIC-CR281-0-58 (TRIMBLE ROAD)

TRIMBLE ROAD (WIDTH VARIES)

OLD RIGHT-OF-WAY
 NEW RIGHT-OF-WAY
 N41°50'27"W 225.86'

POINT OF BEGINNING
 PARCEL 1
 POINT OF COMMENCEMENT
 PARCEL 2

ANTRIM PROPERTIES, LLC.
 ORV 129/751
PARCEL 1
 3.000 ACRES

ANTRIM PROPERTIES, LLC.
 ORV 129/751

PARCEL 2 NOTE: GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPAL BUILDING SITE AND WILL NOT BE CONVERTED BY SAID GRANTEES, HEIRS, AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET.

POINT OF BEGINNING
 PARCEL 2

S41°50'27"E 245.88'
 N41°50'27"W
PARCEL 2 0.339 ACRE
 (14,783.52')

BARRETON
 FARMS
 DV 027/28
 29.302 ACRES

COOK ROAD (WIDTH VARIES)

423.00'
 S48°09'33"W
 101.98'
 S59°28'08"W
 47.00'
 S48°10'45"W
 60.00'

N48°09'33"E 570.00'
 N48°09'33"E 60.00'