

**CURVE "A"**  
 A= 128.61'  
 R= 181.40'  
 Δ= 40°37'17"  
 T= 67.14'  
 Ch. Brg.= N 21°17'44" W  
 Ch. D.= 125.93'

**CURVE "B"**  
 A= 9.99'  
 R= 330.00'  
 Δ= 1°44'05"  
 T= 5.00'  
 Ch. Brg.= S 42°28'24" E  
 Ch. D.= 9.99'

**CURVE "C"**  
 A= 171.14'  
 R= 241.40'  
 Δ= 40°37'17"  
 T= 89.35'  
 Ch. Brg.= S 21°17'44" E  
 Ch. D.= 167.58'

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 2-8-23**  
 INITIAL & DATE  
**PP-32**

LOT #23309  
 MCCREADY ZUPAN HOLDING ORV. 2087, PG. 249

1121 TRIMBLE LLC  
 ORV. 2990, PG. 4453

0.5149 Ac.  
 22429.74 Sq. Ft.

NEW DONEGAL PROPERTIES, LLC.  
 ORV. 2391, PG. 526

THE SE CORNER  
 LOT #23309

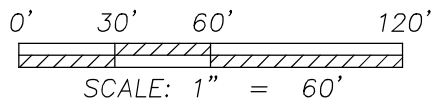
NEW DONEGAL PROPERTIES, LLC.  
 ORV. 2391, PG. 529

RAEMELTON FARM  
 DV. 827, PG. 28

RAEMELTON PARK DEVELOPERS, LLC  
 ORV. 2990, PG. 4457




- LEGEND**
- IRON PIN FOUND
  - △ MAGNAIL SPIKE SET (2" IN LENGTH)
  - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "McCartney S-7921"



Distances shown hereon are expressed in feet and decimal parts thereof.  
 Bearings are to an assumed meridian and are used to express angles only.

CERTIFICATION: I hereby state that the foregoing survey was prepared from actual field measurements, in accordance with Chapter 4733-37, Ohio Administrative Code.


By:  01/18/2023  
 Nathaniel B. Ramsey, P.S. #8396 Date  
 For K.E. McCartney & Associates, Inc.

**SURVEY MADE FOR PROPERTY TRANSFER**

BEING A PART OF LOT 23309 OF THE  
 CONSECUTIVELY NUMBERED LOTS IN THE CITY  
 OF MANSFIELD, RICHLAND COUNTY, OHIO

<small>DRAWN</small> NBR	<small>CHECKED</small> NBR	<small>SCALE</small> 1" = 60'	<small>DATE</small> 01/18/2023
<b>DWG NO: GS-781-B.DWG</b>	<b>JOB NO: GS-781</b>	<b>SHEET 1 OF 1</b>	

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



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

K.E. McCARTNEY & ASSOCIATES

ENGINEERS • PLANNERS • SURVEYORS



#### LEGAL DESCRIPTION

**Situated** in the City of Mansfield, County of Richland, State of Ohio, being a part of Lot 23309 of the consecutively numbered lots in said City, and being more particularly described as follows:

**Commencing** at an iron pin found and accepted as marking the southeast corner of said Lot #23309, a parcel conveyed to McCready Zupan Holding, by official record volume 2087, page 249;

Thence, **South 89 degrees 59 minutes 58 seconds West, 41.00 feet** along the south line of said Lot #23309 to an iron pin found, the **Place of Beginning** of the parcel herein described;

Thence, the following **SEVEN** Courses:

1. **South 89 degrees 59 minutes 58 seconds West, 60.01 feet** continuing along said south line of Lot #23309 to an iron pin found;
2. **North 00 degrees 59 minutes 05 seconds West, 218.43 feet** traversing said Lot #23309 to an iron pin set;
3. Along a curve to the left with a **radius of 181.40 feet, a delta angle of 40 degrees 37 minutes 17 seconds an arc length of 128.61 feet, a chord bearing North 21 degrees 17 minutes 44 seconds West, and a chord distance of 125.93 feet** traversing said Lot #23309 to an iron pin found in a southwesterly corner of Antrim Boulevard-(60' R/W);

4. **North 38 degrees 55 minutes 04 seconds East, 60.68 feet** along the southerly line of Antrim Boulevard to an iron pin found in a southeasterly corner thereof;
5. Along a non-tangential curve to the right with a **radius of 330.00 feet, a delta angle of 01 degrees 44 minutes 05 seconds an arc length of 9.99 feet, a chord bearing of South 42 degrees 28 minutes 24 seconds East, and a chord distance of 9.99 feet** traversing said Lot #23309 to an iron pin set;
6. Along a compound curve to the right with a **radius of 241.40 feet, a delta angle of 40 degrees 37 minutes 17 seconds an arc length of 171.14 feet, a chord bearing of South 21 degrees 17 minutes 44 seconds East, and a chord distance of 167.58 feet** traversing said Lot #23309 to an iron pin set marking the point of tangency
7. **South 00 degrees 59 minutes 05 seconds East, 219.47 feet** traversing said Lot #23309 to the **Place of Beginning**, containing 0.5149 of an acre (22429.74 Sq. Ft.), more or less, and subject to all legal highways, easements, leases, and use restrictions of record.


Bearings are based on an assumed meridian and are used to denote angular variations.

This area contained within Auditor Parcel No. 0270722194004

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

According to survey by Nathaniel B. Ramsey P.S. 8396 made January 2023 for K.E. McCartney & Associates, Inc.

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 P.S.  
 Ohio Registered Surveyor No. S-8396  
 For K.E. McCartney & Associates, Inc.



NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 2-8-23**  
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