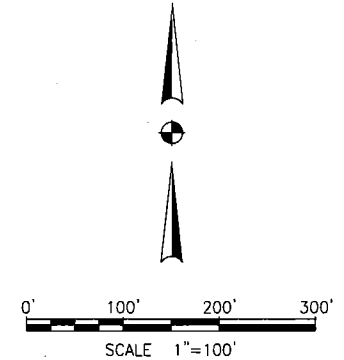
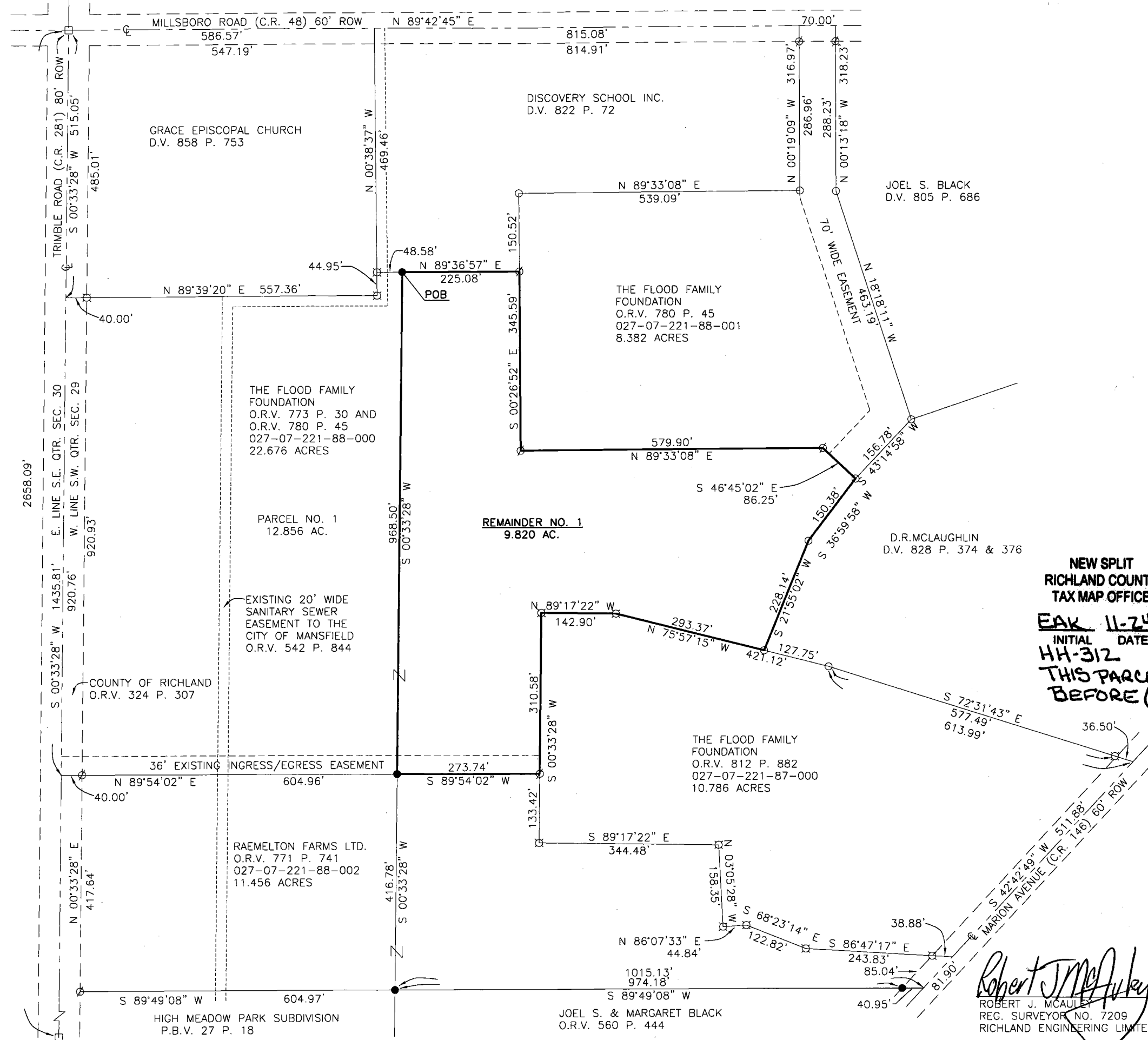


REL: F:\2015\115013 Roemelton Surveys\115013SURV_REMAINDER 1.dwg User:BobMcAuley Nov 24, 2015 - 9:47am



BASIS OF BEARING IS THE CENTERLINE OF TRIMBLE ROAD BEARING BEING N 00°33'28" E AS SHOWN ON THE OHIO DEPARTMENT OF TRANSPORTATION HIGHWAY PLAN FOR THE IMPROVEMENTS OF TRIMBLE ROAD

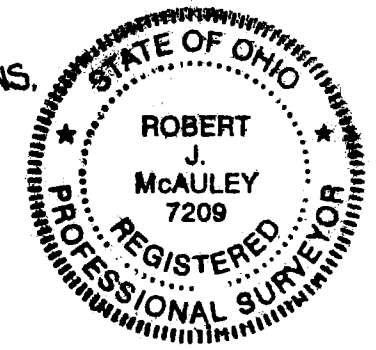
LEGEND

- ☒ SURVEY MARKER FOUND WITH CAP STAMPED "RICHLAND ENG. 4939"
- ∅ SURVEY MARKER FOUND WITH CAP STAMPED "RICHLAND ENG. 7209"
- 3/8" REBAR FOUND
- SURVEY MARKER SET - 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "RICHLAND ENG. 7209"
- ☐ MONUMENT BOX WITH 1" IRON PIN FOUND
- ◆ 2" MAG NAIL SET

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

EAK 11-24-15
INITIAL DATE

HH-312
THIS PARCEL MUST TRANS.
BEFORE (12.856 AC
HH-313)



Robert J. McAuley 24 Nov 2015
ROBERT J. MCAULEY
REG. SURVEYOR NO. 7209
RICHLAND ENGINEERING LIMITED



PROPERTY SURVEY FOR
JON FLOOD
REMAINDER NO. 1 9.820 AC.
BEING A PART OF THE CITY OF
MANSFIELD, TOWNSHIP OF MADISON,
COUNTY OF RICHLAND, STATE OF OHIO
AND BEING A PART OF THE S.W.
QUARTER OF SEC. 29, T. 21, R. 18

DRAWN BB	CHECKED RMC	REVISED	DATE
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RICHLAND ENGINEERING LIMITED

29 North Park Street, Mansfield, Ohio 44902-1769 • 419-524-0074 FAX 419-524-1812

Description

9.820 Acre Parcel

Situated in the City of Mansfield, Township of Madison, County of Richland, State of Ohio and being part of the Southwest Quarter of Section 29, Township 21, Range 18, and being a part of a 22.676 acre parcel now or formerly owned by The Flood Family Foundation as recorded in Official Record Volume 773, Page 30 and Official Record Volume 780, Page 45 of the Richland County Recorder's records, being more particularly described as follows:

Commencing at a monument box found at the point of intersection of Trimble Road (C.R. 281 - 80' R/W) and Millsboro Road (C.R. 48 - 60' R/W);

Thence South 00°33'28" West along the west line of the Southwest Quarter of Section 29 and the centerline of Trimble Road (C.R. 281 - 80' R/W), a distance of 515.05 feet to a point;

Thence North 89°39'20" East a distance of 40.00 feet to a survey marker found with a cap stamped "RICHLAND ENG. 4939" on the east right of way line of Trimble Road (C.R. 281 - 80' R/W);

Thence continuing North 89°39'20" East along the south line of lands now or formerly owned by Grace Episcopal Church as recorded in Deed Volume 858, Page 753 of the Richland County Recorder's records, a distance of 557.36 feet to a survey marker found with a cap stamped "RICHLAND ENG. 4939";

Thence North 00°38'37" West along the east line of said Church lands, a distance of 44.95 feet to a survey marker found with a cap stamped "RICHLAND ENG. 4939" at the southwest corner of lands now or formerly owned by Discovery School Inc. as recorded in Deed Volume 822, Page 72 of the Richland County Recorder's records;

Thence North 89°36'57" East along the south line of said Discovery School lands, a distance of 48.58 feet to a survey marker set at the **Point of Beginning** of the parcel herein described;

1. Thence **North 89°36'57" East** along the south line of said Discovery School lands, a distance of **225.08 feet** to a survey marker found with a cap stamped "RICHLAND ENG. 7209" on the west line of lands now or formerly owned by The Flood Family Foundation as recorded in Official Record Volume 780, Page 45 of the Richland County Recorder's records;
2. Thence **South 00°26'52" East** along the west line of said Foundation lands, a distance of **345.59 feet** to a survey marker found with a cap stamped "RICHLAND ENG. 7209";

3. Thence **North 89°33'08"** East along the south line of said Foundation lands, a distance of **579.90 feet** to a survey marker found with a cap stamped "RICHLAND ENG. 7209";
4. Thence **South 46°45'02"** East along the south line of said Foundation lands, a distance of **86.25 feet** to a 3/8 inch rebar found on the west line of lands now or formerly owned by D. R. McLaughlin as recorded in Deed Volume 828, Pages 374 and 376 of the Richland County Recorder's records;
5. Thence **South 36°59'58"** West along the west line of said McLaughlin lands, a distance of **150.38 feet** to a 3/8 inch rebar found;
6. Thence **South 21°55'02"** West continuing along the west line of said McLaughlin lands, a distance of **228.14 feet** to a 3/8 inch rebar found on the north line of lands now or formerly owned by The Flood Family Foundation as recorded in Official Record Volume 812, Page 882 of the Richland County Recorder's records;
7. Thence **North 75°57'15"** West along the north line of said Foundation lands, a distance of **293.37 feet** to a survey marker found with a cap stamped "RICHLAND ENG. 4939";
8. Thence **North 89°17'22"** West continuing along the north line of said Foundation lands, a distance of **142.90 feet** to a survey marker found with a cap stamped "RICHLAND ENG. 4939";
9. Thence **South 00°33'28"** West along the west line of said Foundation lands, a distance of **310.58 feet** to a survey marker found with a cap stamped "RICHLAND ENG. 7209" on the north line of lands now or formerly owned by Raemelton Farms LTD. as recorded in Official Record Volume 771, Page 741 of the Richland County Recorder's records, also being the south line of an existing ingress and egress easement;
10. Thence **South 89°54'02"** West along the north line of said Raemelton Farms lands and the south line of said easement, a distance of **273.74 feet** to a survey marker set;
11. Thence **North 00°33'28"** East a distance of **968.50 feet** to the survey marker set at the **Point of Beginning**, and containing **9.820 acres** of land, more or less, subject to all highways, easements, and use restrictions of record.

This description is based upon an actual field survey made in 2015 by Richland Engineering Limited. All bearings are based upon the centerline of Trimble Road bearing being North 00° 33' 28" East as shown on the Ohio Department of Transportation highway plan for the improvements of Trimble Road.

Survey markers set are 5/8 inch diameter by 30 inch long rebar with a plastic cap stamped "RICHLAND ENG. 7209".

The grantees, his 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, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE

FAK 11-24-15
INITIAL DATE

HH-312

THIS PARCEL MUST
TRANSFER BEFORE
12.850 AC HH-312

Robert J. McAuley 24 Nov 2015

Date

Robert J. McAuley
Reg. Surveyor No. 7209
Richland Engineering Limited

