

ANTRIM PROPERTIES, LLC  
O.R.V. 1295, PG. 751  
13.003 AC.

**NEW SPLIT**  
RICHLAND COUNTY  
TAX MAP OFFICE  
EAK 8/16/17  
INITIAL DATE  
JJ-260

RAEMELTON PARK DEVELOPERS, LLC  
O.R.V. 2527, P. 186  
027-07-221-94-027  
4.131 AC.

THE GRANTEE, 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 GRANTEE, HEIRS AND ASSIGNS INDEPENDENT AND SEPARATE FROM ANY ADJOINING OR CONTIGUOUS PARCEL FRONTING ON A PUBLIC HIGHWAY OR STREET.

● SURVEY MARKER SET - 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "RICHLAND ENG. 7209"

○ SURVEY MARKER FD - 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "RICHLAND ENG. 7209"

BEARINGS ARE RELATED TO GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83(2011), NORTH ZONE, ORIGINATING ON THE ODOT CORS VRS NETWORK AND ARE FROM RTK GPS OBSERVATIONS AND ARE FOR THE PURPOSE OF ANGULAR MEASUREMENT.

027-07-221-94-028  
1.307 AC.

LINE	BEARING	DISTANCE
L1	N 89°01'00" E	70.00'
L2	N 00°59'00" W	34.81'
L3	S 89°31'36" W	15.00'
L4	N 00°58'27" W	45.06'
L5	N 89°01'00" E	33.31'
L6	S 00°59'05" E	199.66'
L7	N 00°40'51" E	74.81'

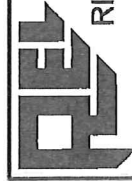
CUR	ARC	DELTA ANGLE	RAD	CHD BRG	CHORD
C1	51.36'	45°16'30"	65.00'	S 21°39'10" W	50.04'
C2	9.57'	7°50'09"	70.00'	S 40°22'21" W	9.57'
C3	26.45'	50°31'06"	30.00'	N 11°11'44" E	25.60'
C4	154.41'	14°44'41"	600.00'	N 06°41'29" W	153.98'

MONUMENT BOX FOUND W/1" IP,  
N 78°44'21" E, 0.13'  
S.W. COR., N.W. QTR. SEC. 32  
N.W. COR., S.W. QTR. SEC. 32

S. LINE, N.W. QTR. SEC. 32  
N. LINE, S.W. QTR. SEC. 32

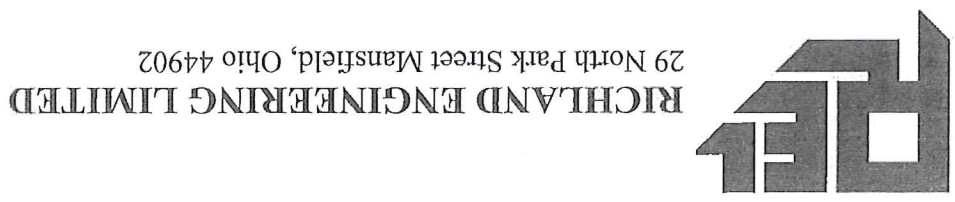
*Robert J. McCauley*  
ROBERT J. MCCAULEY  
REG. SURVEYOR NO. 7209  
RICHLAND ENGINEERING LIMITED

DATE



**RICHLAND ENGINEERING LIMITED**  
MANSFIELD, OHIO

PROPERTY SURVEY FOR  
AKRON CHILDRENS HOSPITAL  
BEING A PART OF THE CITY OF MANSFIELD,  
TOWNSHIP OF MADISON, COUNTY OF RICHLAND,  
STATE OF OHIO AND BEING A PART OF THE N.W.  
QUARTER OF SEC. 32, T. 21, R. 18



**Description 0.171 acre parcel**

Situated in the City of Mansfield, Township of Madison, County of Richland and State of Ohio and being a part of the Northwest Quarter of Section 32, Township 21, Range 18, and being a part of a 13.003 acre parcel of land now or formerly owned by Antim Properties, LLC as recorded in Official Record Volume 1295, Page 751 of the Richland County Recorder's records and being more particularly described as follows:

Commencing at a point in a monument box found at the southwest corner of the Northwest Quarter of Section 32 also being Trimble Road (C.H. 281) centerline of right of way, said point being referenced by a 1" iron pin found North 78 degrees 44 minutes 21 seconds East, 0.13';  
 Thence North 00 degrees 59 minutes 00 seconds West along the centerline of Trimble Road (C.H. 281) also being the west line of the Northwest Quarter of Section 32, a distance of 299.90 feet to a point, said point being referenced by a survey marker found, North 89 degrees 01 minutes 00 seconds East, 70.00 feet on the existing east right of way line of Trimble Road (C.H. 281);

Thence North 89 degrees 01 minutes 00 seconds East a distance of 70.00 feet to a survey marker found on the east right of way line of Trimble Road (C.H. 281);  
 Thence North 00 degrees 59 minutes 00 seconds West with the existing east right of way line of Trimble Road (C.H. 281), a distance of 34.81 feet to a survey marker found;  
 Thence South 89 degrees 31 minutes 36 seconds West with the existing east right of way line of Trimble Road (C.H. 281), a distance of 15.00 feet to a survey marker found;  
 Thence North 00 degrees 58 minutes 27 seconds West with the existing east right of way line of Trimble Road (C.H. 281), a distance of 45.06 feet to a survey marker found;

Thence North 00 degrees 58 minutes 27 seconds West with the existing east right of way line of Trimble Road (C.H. 281), also being the west property line of said 4.131 acre parcel, a distance of 331.99 feet to a survey marker found;  
 Thence North 89 degrees 01 minutes 00 seconds East with the north property line of said 4.131 acre parcel, a distance of 505.65 feet to a survey marker found at the **Point of Beginning** of the parcel herein described;

1. Thence North 89 degrees 01 minutes 00 seconds East a distance of 33.31 feet to a survey marker set;
2. Thence South 00 degrees 59 minutes 05 seconds East a distance of 199.66 feet to a survey marker set;

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Robert J. McAuley  
P.S. 7209  
Date  
Robert J. McAuley  
16 Aug 2017

Survey markers set and found are 5/8" x 30" rebar with 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.

This description is based on an actual field survey performed by Richland Engineering Limited in 2017. All bearings are related to grid north of the Ohio State Plane Coordinate System, NAD83(2011), North Zone originating on the ODOT CORS VRS NETWORK and are from RTK GPS observations and are for the purpose of angular measurement.

0.171 acres are part of Richland County Permanent Parcel Number 027-07-221-94-003 in the Northwest Quarter of Section 32.

4.131 acre parcel, a distance of 74.81 feet to the Point of Beginning, containing 0.171 acres of land, more or less, subject to all highways, easements and use restrictions of record.

1. Thence North 00 degrees 40 minutes 51 seconds East with the east property line of said 4.131 acre parcel, a distance of 74.81 feet to the Point of Beginning, containing 0.171 acres of land, more or less, subject to all highways, easements and use restrictions of record.
2. Thence with a curve to the right, with the east property line of said 4.131 acre parcel, having a delta angle of 14 degrees 44 minutes 41 seconds, an arc length of 154.41 feet, a radius of 600.00 feet, a chord bearing North 06 degrees 41 minutes 29 seconds West, with a chord length of 153.98 feet to a survey marker set;
3. Thence with a curve to the left, with the east property line of said 4.131 acre parcel, having a delta angle of 50 degrees 31 minutes 06 seconds, an arc length of 26.45 feet, a radius of 30.00 feet, a chord bearing North 11 degrees 11 minutes 44 seconds East, with a chord length of 25.60 feet to a survey marker set;
4. Thence with a curve to the left, having a delta angle of 7 degrees 50 minutes 09 seconds, an arc length of 9.57 feet, a radius of 70.00 feet, a chord bearing South 40 degrees 22 minutes 21 seconds West, with a chord length of 9.57 feet to a survey marker set;
5. Thence with a curve to the left, with the east property line of said 4.131 acre parcel, having a delta angle of 45 degrees 16 minutes 30 seconds, an arc length of 51.36 feet, a radius of 65.00 feet, a chord bearing South 21 degrees 39 minutes 10 seconds West, with a chord length of 50.04 feet to a survey marker set;
6. Thence with a curve to the right, having a delta angle of 45 degrees 16 minutes 30 seconds, an arc length of 51.36 feet, a radius of 65.00 feet, a chord bearing South 21 degrees 39 minutes 10 seconds West, with a chord length of 50.04 feet to a survey marker set;