

BREITINGER FARMS, LLC.
ORV. 2662, PG. 296

P.O.B.

(597.23')

N 89°12'33" E 1051.08'

CORPORATION LINE

**SURVEY FOR PROPERTY
TRANSFER
8.784 ACRES**

THE CITY OF MANSFIELD

LOT 23299

(4.995 Acres)

REID PARKWAY-(60' R/W)

N 00°08'51" W 323.23'

R=40.00'
A=63.29'
Δ=90°39'11"
CH. BRG=N 45°28'09" W
CH. DIST=56.89'

S 89°12'33" W 1014.71'

MILLER PARKWAY-(60' R/W)

(453.85')

PART LOT 23300

(3.789 Acres)

S 00°47'27" E 363.66'

PART LOT 23300

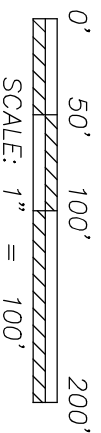
Distances shown hereon are expressed in feet and decimal parts thereof.
Bearings are to an assumed meridian and are used to express angles only.

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

By:

Nathaniel B. Ramsey, P.S. #8396
For K.E. McCartney & Associates, Inc.

03/14/2022
Date



LEGEND

○ IRON PIN FOUND

NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 3-28-22
INITIAL DATE
00-77

00-77

**SURVEY MADE FOR
THE CITY OF MANSFIELD**
BEING LOT 23299 & PART OF LOT 23300
PLAT VOLUME 32, PAGE 19, CITY OF MANSFIELD,
FRANKLIN TOWNSHIP,
RICHLAND COUNTY, OHIO

DRYAN NO.	DATE
1-SCALE 1"=100'	03/14/2022
JOB NO.: SY-712	SHEET 1 OF 1

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

526 E. Broad Street
Elyria, OH 44035
T: 440-323-9808



K.E. McCARTNEY & ASSOCIATES
ENGINEERS • PLANNERS • SURVEYORS



March 14, 2022

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Richland, City of Mansfield; being Lot 23299 and part of Lot 23300 of the consecutively numbered lots in said City, being more particularly described as follows:

Beginning for the same at an iron pin found in the Northwest corner of said Lot 23299, being on the north corporation line of the City of Mansfield, and being the northeast corner of Reid Parkway-(60' R/W);

Thence, the following **FIVE** Courses:

1. **North 89 degrees 12 minutes 33 seconds East, 1051.08 feet** along said north corporation line, the north line of said Lot 23299 and the north line of aforementioned Lot 23300 to an iron pin found, passing through an iron pin found at 597.23 feet;
2. **South 00 degrees 47 minutes 27 seconds East, 363.66 feet** traversing said Lot 23300 to an iron pin found on the south line thereof, the north right of way line of Miller Parkway-(60' R/W);
3. **South 89 degrees 12 minutes 33 seconds West, 1014.71 feet** along said north right of way line of Miller Parkway to an iron pin found, passing through an iron pin found at 453.85 feet;
4. Along a curve to the right having a radius of 40.00 feet, arc length of 63.29 feet, delta angle of 90 degrees 39 minutes 11 seconds, chord bearing North 45 degrees 28 minutes 09 seconds West, and chord distance of 56.89 feet to an iron pin found on the aforementioned east right of way line of Reid Parkway;

5. **North 00 degrees 08 minutes 51 seconds West, 323.23 feet** along said east right of way line of Reid Parkway to the **Place of Beginning**, containing 8.784 acres of which 4.995 acres are located within Lot 23299 and 3.789 acres are located within part Lot 23300 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 express angles only.

Iron pins set are 5/8" rebar with plastic cap stamped "Ramsey S-8396"

According to a survey made in March 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396



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



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