

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

P.O.B.
PARCEL C
P.O.B.
PARCEL B

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

TRIMBLE ROAD (C.R. 281)(VARIABLE R/W)

RICHLAND COUNTY
ORV. 303, PG. 718

CITY OF MANSFIELD
ORV. 2468, PG. 596

PARCEL "A"
6.5061 AC.

ANTRIM PROPERTIES, LLC.
ORV. 1295, PG. 751
PPN. 02707222194003

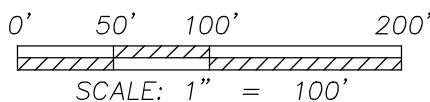
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-19-22
INITIAL DATE
SEE ATTACHED FOR CITY APPROVAL
00-92

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	55.50'	54.06'	N 23°41'53" W	45°25'37"
C2	65.00'	51.18'	49.87'	N 23°32'22" W	45°06'44"

LINE	BEARING	DISTANCE
L1	N 16°35'08" E	26.22'
L2	N 02°53'33" W	30.01'
L3	S 87°35'43" W	16.12'
L4	N 31°44'33" E	51.50'
L5	N 89°59'58" E	60.01'
L6	N 89°59'58" E	41.00'
L7	S 89°01'00" W	60.00'
L8	S 89°00'55" W	0.94'

LINE	BEARING	DISTANCE
R1	S 05°08'01" E	0.10'
R2	N 89°37'35" E	0.08'
R3	N 81°24'32" E	0.06'
R4	S 23°56'28" W	0.14'
R5	N 81°59'58" E	0.31'


1029 TRIMBLE LLC.
ORV. 2596, PG. 7



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:  03/17/2022
Nathaniel B. Ramsey, P.S. #8396 Date
For K.E. McCartney & Associates, Inc.

PARCEL "B"
0.7358 AC. (32,052.20 SF)
PARCEL "C"
0.7349 AC. (32,010.59 SF)

RAEMELTON FARM
DI. 827, PG. 28

RAEMELTON PARK DEVELOPERS LLC.
ORV. 2596, PG. 1

RAEMELTON PARK DEVELOPERS LLC.
ORV. 2527 PG. 186

DETAIL
(NOT TO SCALE)

SEE DETAIL

SURVEY MADE FOR PROPERTY TRANSFER
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP-21 NORTH, RANGE-18 WEST, CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

DRAWN GAV	CHECKED NBR	SCALE 1" = 100'	DATE 03/17/2022
DWG NO: GS-781-B.DWG	JOB NO: GS-781	SHEET 1 OF 1	

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

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

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



LEGAL DESCRIPTION

PARCEL "A"

Situated in the City of Mansfield, Madison Township, being a part of the Northwest Quarter of Section 32, Township -21 North, Range-18 West, Richland County, Ohio. Being a portion of a parcel conveyed to Antrim Properties, LLC. by official record volume 1295, page 751 and being more particularly described as follows:

Commencing at an iron pin set in the southeast corner of Lot #23309, a parcel conveyed to McCready Zupan Holding, by official record volume 2087, page 249, said iron pin also being on the west line of a parcel conveyed to New Donegal Properties, LLC., by official record volume 2391, page 529;

Thence, **South 89 degrees 59 minutes 58 second West, 101.01 feet** along the south line of said McCready Zupan Holding parcel (ORV. 2087, PG. 249), to an iron pin set, being the **Place of Beginning** of the parcel herein described;

Thence, the following **TWELVE** Courses:

1. **South 00 degrees 59 minutes 05 seconds East, 534.72 feet** to an iron pin set in the northeast corner of a parcel conveyed to 1029 Trimble LLC. by official record volume 2596, page 7;
2. **South 89 degrees 01 minutes 00 seconds West, 538.95 feet**, along the north line of said 1029 Trimble LLC. parcel to a point in the northwest corner thereof, said point also being on the east existing right of way line of Trimble Road-(C.R. 281)(variable R/W) as conveyed to the City of Mansfield by official record volume 2468, page 596, and being referenced by an iron pin found South 05 degrees 08 minutes 01 second East, 0.10 feet therefrom;
3. **North 00 degrees 58 minutes 30 seconds West, 113.02 feet** along said east existing right of way line to a point, referenced by an iron pin found North 89 degrees 37 minutes 35 seconds East, 0.08 feet therefrom;
4. **North 16 degrees 35 minutes 08 seconds East, 26.22 feet** continuing along said east existing right of way line to an iron pin set;

5. **North 03 degrees 35 minutes 26 seconds East, 100.31 feet** continuing along said east existing right of way line to an iron pin set;
6. **North 02 degrees 53 minutes 33 seconds West, 30.01 feet** continuing along said east existing right of way line to an iron pin set in the northeast corner of said City of Mansfield right of way;
7. **South 87 degrees 35 minutes 43 seconds West, 16.12 feet** continuing along said existing right of way line, along the northerly line of said City of Mansfield right of way parcel to a point in the northwest corner thereof, said point also being on the east existing right of way line of Trimble Road-(C.R. 281)(variable R/W) as conveyed to Richland County by official record volume 303, page 718, and being referenced by an iron pin found North 81 degrees 24 minutes 32 second East, 0.06 feet therefrom;
8. **North 02 degrees 24 minutes 49 seconds West, 155.38 feet** continuing along said east existing right of way line and the east line of said Richland County right of way parcel to a point, referenced by an iron pin found South 23 degrees 56 minutes 28 seconds West, 0.14 feet therefrom;
9. **North 02 degrees 26 minutes 59 seconds East, 75.22 feet** continuing along said east existing right of way line to a point in the southwest corner of the aforementioned McCready Zupan Holding parcel, and being referenced by an iron pin found North 81 degrees 59 minutes 58 seconds East, 0.31 feet therefrom;
10. **North 89 degrees 00 minutes 51 seconds East, 125.46 feet** along a south line of said McCready Zupan Holding parcel to an iron pin set;
11. **North 31 degrees 44 minutes 33 seconds East, 51.50 feet** along a southerly line of said McCready Zupan Holding parcel to an iron pin set;
12. **North 89 degrees 59 minutes 58 seconds East, 386.26 feet** along a south line of said McCready Zupan Holding parcel to the **Place of Beginning** and containing 6.5061 acres, 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. 02707222194003

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 September 2021 for K.E. McCartney & Associates, Inc.

Deed citations made herein are referenced to the Richland County Recorder's records.


Nathaniel B. Ramsey, P.S.
for KE McCartney & Associates, Inc.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-19-22
INITIAL DATE
00-92



LEGAL DESCRIPTION

PARCEL "B"

Situated in the City of Mansfield, Madison Township, being a part of the Northwest Quarter of Section 32, Township -21 North, Range-18 West, Richland County, Ohio. Being a portion of a parcel conveyed to Antrim Properties, LLC. by official record volume 1295, page 751 and being more particularly described as follows:

Commencing at an iron pin set in the southeast corner of Lot #23309, a parcel conveyed to McCready Zupan Holding, by official record volume 2087, page 249, said iron pin also being on the west line of a parcel conveyed to New Donegal Properties, LLC., by official record volume 2391, page 529;

Thence, **South 89 degrees 59 minutes 58 second West, 41.00 feet** along the south line of said McCready Zupan Holding parcel to an iron pin set, the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **South 00 degrees 59 minutes 05 seconds East, 533.69 feet** to the northeast corner of Raemelton Park Developers LLC. by official record volume 2596, page 1 to an iron pin set;
2. **South 89 degrees 01 minute 00 seconds West, 60.00 feet**, to an iron pin set on the northwest corner of said Raemelton Park Developers LLC. parcel;
3. **North 00 degrees 59 minutes 05 seconds West, 534.72 feet** to an iron pin set on the south line of said lot #23309, the aforementioned McCready Zupan Holding parcel;
4. **North 89 degrees 59 minutes 58 seconds East, 60.01 feet** along said south line to the **Place of Beginning** and containing 0.7358 of an acre (32,052.2 SF), 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. 02707222194003

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 September 2021 for K.E. McCartney & Associates, Inc.

Deed citations made herein are referenced to the Richland County Recorder’s records.

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.
for KE McCartney & Associates, Inc.



NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 4-19-22
INITIAL DATE
00-92



LEGAL DESCRIPTION

Parcel "C"

Situated in the City of Mansfield, Madison Township, being a part of the Northwest Quarter of Section 32, Township -21 North, Range-18 West, Richland County, Ohio. Being a portion of a parcel conveyed to Antrim Properties, LLC. by official record volume 1295, page 751 and being more particularly described as follows:

Beginning for the same at an iron pin set in the southeast corner of Lot #23309, a parcel conveyed to McCready Zupan Holding, by official record volume 2087, page 249, said iron pin also being on the west line of a parcel conveyed to New Donegal Properties, LLC., by official record volume 2391, page 529;

Thence, the following **SIX** Courses:

1. **South 00 degrees 58 minutes 51 seconds East, 828.56 feet** along the west line of said New Donegal Properties, LLC. parcel, and along the west line of a parcel conveyed to Raemelton Farm, by deed volume 827, page 28 to an iron pin set;
2. **South 89 degrees 00 minutes 55 seconds West, 0.94 feet**, to an iron pin set on the east line of a parcel conveyed to Raemelton Park Developers LLC. by official record volume 2527, page 186;
3. Northerly along said east line of said Raemelton Park Developers LLC. parcel along a curve to the left having a **radius of 70.00 feet, an arc length of 55.50 feet, a delta angle of 45 degrees 25 minutes 37 seconds, a chord bearing North 23 degrees 41 minutes 53 second West, and a chord distance of 54.06 feet** to an iron pin set marking a point of reverse curvature, said iron pin also marking the southeast corner of a parcel conveyed to Raemelton Park Developers LLC. by official record volume 2596, page 1;
4. Northerly along an east line of said Raemelton Park Developers LLC. parcel (ORV. 2596, PG. 1) along curve to the right having a **radius of 65.00 feet, a delta angle of 45 degrees 06 minutes 44 seconds, an arc length of 51.18 feet, a chord bearing of North 23 degrees 32 minutes 22 seconds West, and a chord distance of 49.87 feet** to a 2" Magnail spike set marking the point of tangency;

5. **North 00 degrees 59 minutes 05 seconds West, 733.35 feet** along the east line of said Raemelton Park Developers LLC. parcel (ORV. 2596, PG. 1) and the northerly prolongation thereof to an iron pin set on the south line of said Lot #23309, the aforementioned McCready Zupan Holding parcel;
6. **North 89 degrees 59 minutes 58 seconds East, 41.00 feet** along said south line to the **Place of Beginning** and containing 0.7349 of an acre (32,010.59 SF), 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. 02707222194003

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 September 2021 for K.E. McCartney & Associates, Inc.

Deed citations made herein are referenced to the Richland County Recorder’s records.

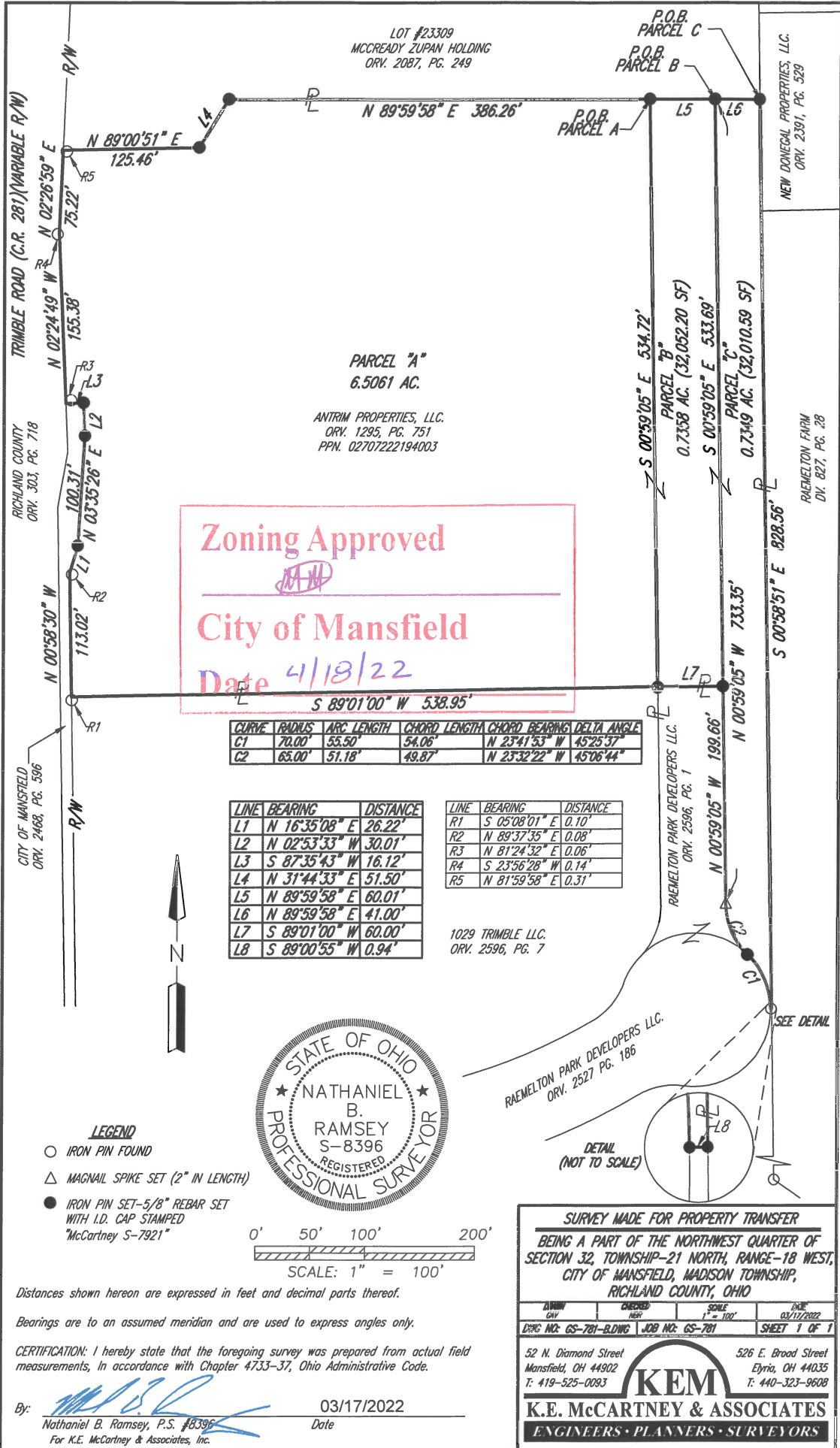
The grantees, his heirs and assigns do hereby covenant and agree that the parcel of land described in this instrument does not constitute a principal building site under applicable zoning and will not be conveyed by said grantees, heirs and assigns independent and separate from any adjoining or contiguous parcel fronting on a public highway or street.

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RICHLAND COUNTY
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Nathaniel B. Ramsey, P.S.
for KE McCartney & Associates, Inc.





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

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

PARCEL "A"
6.5061 AC.

ANTRIM PROPERTIES, LLC.
ORV. 1295, PG. 751
PPN. 02707222194003

Zoning Approved

City of Mansfield
Date 4/18/22

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	55.50'	54.06'	N 23°41'53" W	45°25'37"
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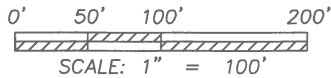
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1029 TRIMBLE LLC.
ORV. 2596, PG. 7



- 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.

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

By: 03/17/2022
Nathaniel B. Ramsey, P.S. #8396 Date
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SURVEY MADE FOR PROPERTY TRANSFER
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP-21 NORTH, RANGE-18 WEST, CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO

DRAWN	CHECKED	SCALE	DATE
GV	NR	1" = 100'	03/17/2022

DWG NO: GS-781-BLDG | JOB NO: GS-781 | SHEET 1 OF 1

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

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