

**PLAT OF BOUNDARY SURVEY
PART OF THE SOUTHWEST QUARTER, SECTION TWENTY-NINE (29) &
PART OF THE NORTHWEST QUARTER, SECTION THIRTY-TWO (32)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
CITY OF MANSFIELD, MADISON TOWNSHIP,
RICHLAND COUNTY, OHIO**

PARCEL 2 NOTE: GRANTEES, THEIR HEIRS, AND ASSIGNS DO HEREBY COVENANT AND AGREE THAT THE PARCEL OF LAND SHOWN ON THIS INSTRUMENT OR ANY PORTION THEREOF DOES NOT CONSTITUTE A PRINCIPAL BUILDING SITE 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.

REFERENCE MATERIALS

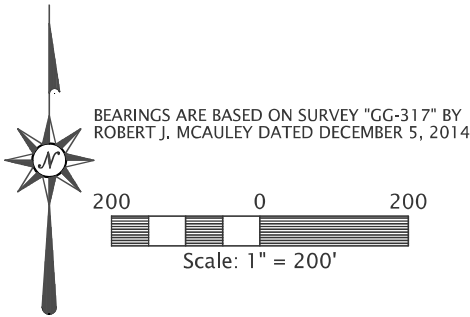
- DEEDS AS SHOWN
- TAX MAPS
- PLAT VOLUME 32, PAGE 17

THE FOLLOWING RICHLAND COUNTY SURVEYS:

- CC-208, CC-209, DD-113, F-2-074, F-3-186, F-4-170,
- GG-316, GG-317, GG-318, II-187, JJ-033, JJ-262, OO-92,
- PP-18, PP-32, QQ-163, R-257, W-162

LEGEND

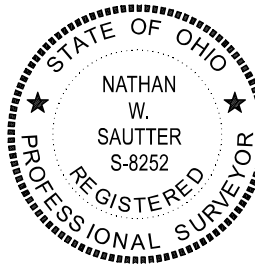
- ☐ IRON PIN FOUND IN MONUMENT BOX
- △ IRON PIN FOUND
- 5/8" DIAMETER, 30" LONG IRON PIN SET WITH CAP STAMPED "KROCKA & ASSOC."



PREPARED BY
F.E. KROCKA & ASSOCIATES, INC.
100 NORTH GAMBLE STREET
SHELBY, OHIO 44875
(419) 342-4556

I CERTIFY THIS SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND THAT ALL MONUMENTS WERE FOUND OR SET AS INDICATED.

Nathan W. Sautter
NATHAN W. SAUTTER
OHIO REGISTERED SURVEYOR NO. 8252
DATE: NOVEMBER 22, 2024



**TRIMBLE ROAD (C.R. 281)
- WIDTH VARIES**

W. LINE, NW 1/4, SEC. 32

POINT OF COMMENCEMENT

RAEMELTON PARK DEVELOPERS, LLC.
ORV 2527/186
1.307 ACRES

ANTRIM PROPERTIES, LLC.
ORV 1295/751
4.3975 ACRES

POINT OF BEGINNING PARCEL 2

695.01'
N89°10'20"E

S. LINE, NW 1/4, SEC. 32

**MARION AVENUE ROAD
(WIDTH VARIES)**

NEW DONEGAL PROPERTIES, LLC.
ORV 1295/748
(1.3445 ACRES)

NEW DONEGAL PROPERTIES, LLC.
ORV 1295/748
(5.5275 ACRES)

**PARCEL 1
15.5520 ACRES**
NEW DONEGAL PROPERTIES, LLC.
ORV 2391/526
(8.6800 ACRES)

**PARCEL 2
8.5000 ACRES**
RAEMELTON FARM,
AN OHIO GENERAL PARTNERSHIP
DV 827/28

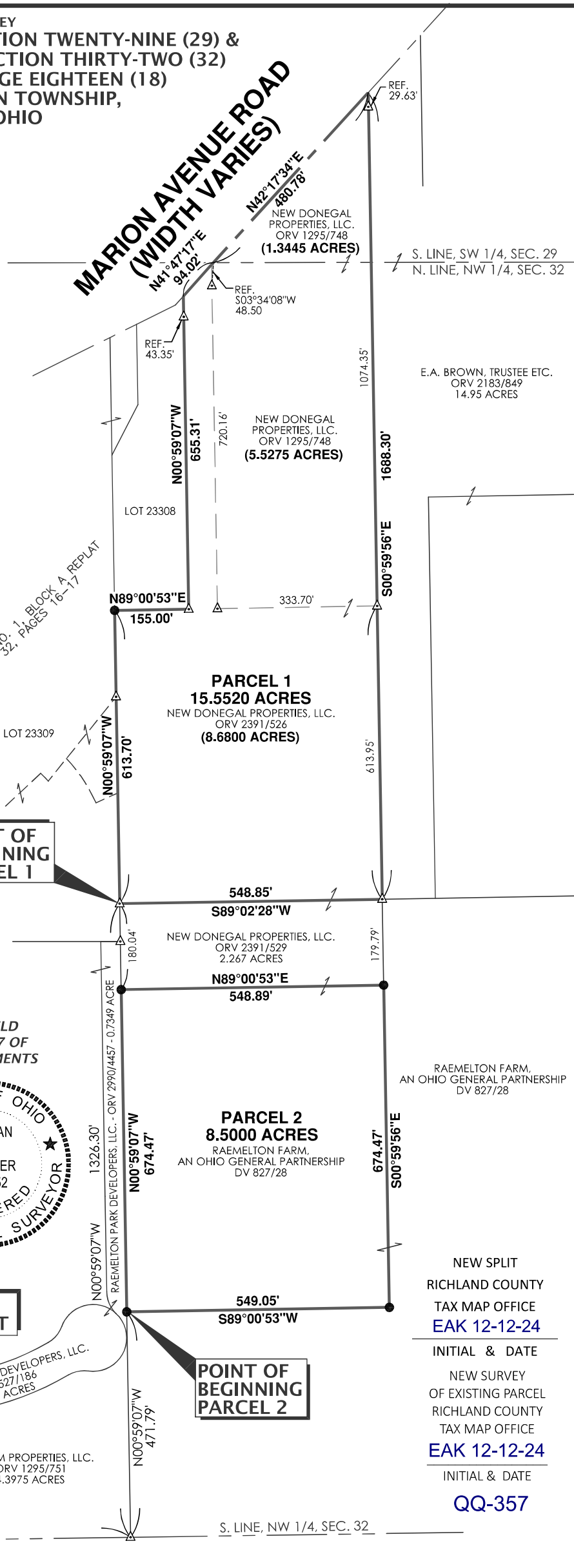
NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-12-24

INITIAL & DATE
NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE
EAK 12-12-24

INITIAL & DATE
QQ-357

E.A. BROWN, TRUSTEE ETC.
ORV 2183/849
14.95 ACRES

S. LINE, SW 1/4, SEC. 29
N. LINE, NW 1/4, SEC. 32





F.E. Krocka & Associates, Inc.

*Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885*

**DESCRIPTION
PART OF THE SOUTHWEST QUARTER, SECTION TWENTY-NINE (29) &
PART OF THE NORTHWEST QUARTER, SECTION THIRTY-TWO (32)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 1 – 15.5520 ACRES**

DESCRIPTION: Being part of the Southwest Quarter of Section Twenty-Nine (29) and part of the Northwest Quarter of Section Thirty-Two (32), Township Twenty-One (21), Range Eighteen (18), City of Mansfield, Madison Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pin found in a monument box at the southwest corner of the Northwest Quarter of Section 32, said point also being on the centerline of Trimble Road (C.R. 281 – width varies); thence N89°10'20"E, along the south line of the Northwest Quarter of Section 32, a distance of 695.01 feet to an iron pin found at the southeast corner of a 4.3975 acre parcel described in Official Record Volume 1295, Page 751; thence N00°59'07"W, along the east lines of said 4.3975 acre parcel, the east line of a 0.7349 acre parcel described in Official Record Volume 2990, Page 4457, and the east line of Lot 23309 in Antrim Subdivision No. 1 Block A Replat, Plat Volume 32, Pages 16-17, a distance of 1326.30 feet to an iron pin found at the northwest corner of a 2.267 acre parcel described in Official Record Volume 2391, Page 529, said point being the real point of beginning for the parcel herein described;

- 1) thence N00°59'07"W, along the east line of said Lot 23309, a distance of 613.70 feet to an iron pin set at the southwest corner of Lot 23308 in said subdivision;
- 2) thence N89°00'53"E, along the south line of Lot 23308, a distance of 155.00 feet to an iron pin found at the southeast corner of said Lot 23308;
- 3) thence N00°59'07"W, along the east line of said Lot 23308 and passing for reference an iron pin found at 611.96 feet, a total distance of 655.31 feet to the centerline of Marion Avenue Road (width varies);
- 4) thence N41°47'17"E, along the centerline of Marion Avenue Road, a distance of 94.02 feet to a deflection point on the north line of the Northwest Quarter of Section 32 (south line of the Southwest Quarter of Section 29), said point being referenced by an iron pin found S03°34'08"W, 48.50 feet;
- 5) thence N42°17'34"E, continuing along the centerline of Marion Avenue Road, a distance of 480.78 feet to the northwest corner of a 14.95 acre parcel described in Official Record Volume 2183, Page 849, said point being referenced by an iron pin set S00°59'56"E, 30.00 feet;
- 6) thence S00°59'56"E, along the west line of said 14.95 acre parcel and passing for reference an iron pin set at 30.00 feet, and an iron pin found at 1074.35 feet, a total distance of 1688.30 feet, to an iron pin found at the northeast corner of said 2.267 acre parcel;

7) thence S89°02'28"W, along the north line of said 2.267 acre parcel, a distance of 548.85 feet to the real point of beginning,

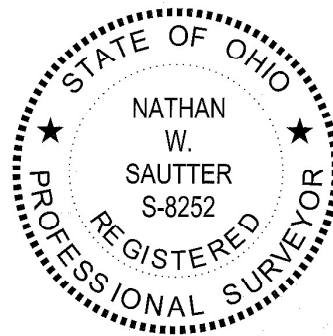
and containing 15.5520 acres total, (1.3445 acres in the Southwest Quarter of Section 29 and 14.2075 acres in the Northwest Quarter of Section 32), more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on survey "GG-317" by Robert J. McAuley dated December 5, 2014.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.



Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: November 22, 2024



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 12-12-24

INITIAL & DATE

QQ-357



F.E. Krocka & Associates, Inc.

*Surveying and Mapping
100 North Gamble Street
Shelby, Ohio 44875
Phone: (419) 342-4556
Fax: (419) 347-8885*

**DESCRIPTION
PART OF THE NORTHWEST QUARTER, SECTION THIRTY-TWO (32)
TOWNSHIP TWENTY-ONE (21), RANGE EIGHTEEN (18)
CITY OF MANSFIELD, MADISON TOWNSHIP, RICHLAND COUNTY, OHIO
PARCEL 2 – 8.500 ACRES**

DESCRIPTION: Being part of the Northwest Quarter of Section Thirty-Two (32), Township Twenty-One (21), Range Eighteen (18), City of Mansfield, Madison Township, Richland County, Ohio, and being more particularly described as follows:

Commencing for the same at an iron pin found in a monument box at the southwest corner of the Northwest Quarter of Section 32, said point also being on the centerline of Trimble Road (C.R. 281 – width varies); thence N89°10'20"E, along the south line of the Northwest Quarter of Section 32, a distance of 695.01 feet to an iron pin found at the southeast corner of a 4.3975 acre parcel described in Official Record Volume 1295, Page 751; thence N00°59'07"W, along the east lines of said 4.3975 acre parcel and the east line of a 0.7349 acre parcel described in Official Record Volume 2990, Page 4457, a distance of 471.79 feet to an iron pin set at the real point of beginning for the parcel herein described;


- 1) thence N00°59'07"W, continuing along the east line of said 0.7349 acre parcel, a distance of 674.47 feet to an iron pin set at the southwest corner of a 2.267 acre parcel described in Official Record Volume 2391, Page 529;
- 2) thence N89°00'53"E, along the south line of said 2.267 acre parcel, a distance of 548.89 feet to an iron pin set at the southeast corner of said 2.267 acre parcel;
- 3) thence S00°59'56"E, a distance of 674.47 feet to an iron pin set;
- 4) thence S89°00'53"W, a distance of 549.05 feet to the real point of beginning,

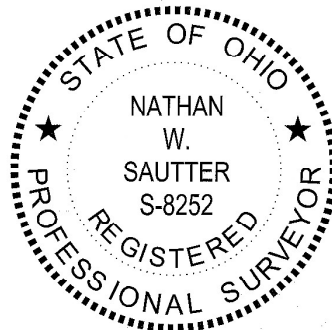
and containing 8.5000 acres, more or less, but subject to all legal easements and public rights-of-way now on record. All iron pins set are 5/8" diameter, 30" long with caps stamped "KROCKA & ASSOC." Bearings are based on survey "GG-317" by Robert J. McAuley dated December 5, 2014.

Grantees, their 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 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.

CERTIFICATION: I certify this survey was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code and that all monuments were found or set as indicated.

F. E. KROCKA & ASSOCIATES, INC.


Nathan W. Sautter
Ohio Registered Surveyor No. 8252
Date: November 22, 2024



NEW SPLIT
RICHLAND COUNTY
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