

LINE	BEARING	DISTANCE
L1	S 00°42'34" W	44.60'
L2	S 88°09'43" W	71.85'
L3	N 62°51'40" E	30.00'
L4	N 17°43'18" W	342.45'
L5	S 89°17'24" W	386.28'
L6	N 25°55'09" W	312.25'
L7	S 25°41'33" E	318.68'
L8	S 26°20'38" E	170.00'
L9	N 62°51'40" E	256.20'
L10	N 25°55'09" W	170.00'

LINE	BEARING	DISTANCE
R1	S 35°31'20" W	52.56'
R2	S 64°13'40" W	3.73'
R3	N 62°48'56" E	27.45'
R4	N 59°34'49" E	30.09'

- LEGEND**
- IRON PIN/PIPE FOUND
  - △ MAGNAIL SPIKE FOUND
  - ▣ MONUMENT BOX FOUND
  - ⊗ FENCE POST FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - IRON PIN SET-5/8" REBAR SET WITH I.D. CAP STAMPED "McCartney S-7921"

**CURVE "A"**  
 A= 64.61'  
 R= 40.00'  
 Δ= 92°32'36"  
 T= 41.82'  
 Ch. Brg.= S 45°33'51" E  
 Ch. D.= 57.81'

**ZONING APPROVAL**  
 CITY OF MANSFIELD  
 02/12/2025  
 BY MARC MILLIRON

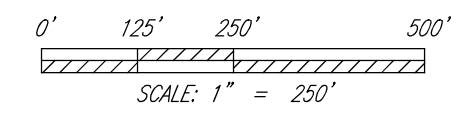
////////// CORPORATION LINE

DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

BEARINGS ARE TO STATE PLANE GRID NORTH NAD83 (2011), GEOID 12A, OHIO NORTH ZONE

CERTIFICATION: I HEREBY STATE THAT THE FOREGOING SURVEY WAS PREPARED FROM ACTUAL FIELD MEASUREMENTS, IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

By: Brian P. McCartney 2-12-25  
 BRIAN P. McCARTNEY, P.E. 61108, P.S. 7957 Date  
 For K.E. McCartney & Associates, Inc.



SURVEY MADE AT THE REQUEST OF  
 AIRPORT WEST JV, LLC

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PART OF THE NORTHWEST & NORTHEAST QUARTER  
 OF SECTION 5, CITY OF MANSFIELD,  
 MADISON TOWNSHIP, T-21, R-18  
 RICHLAND COUNTY, OHIO

DRAWN MOD	CHECKED BPM/KRM	SCALE 1" = 250'	DATE 02/12/25
DWG NO: GS0878_RW		JOB NO: GS0878	SHEET 1 OF 1

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

528 E. Broad Street  
Elyria, OH 44035  
T: (440) 323-9608

**KEM**

**K.E. McCARTNEY & ASSOCIATES**

**ENGINEERS • PLANNERS • SURVEYORS**

5065 Oberlin Avenue  
Lorain, OH 44053  
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## LEGAL DESCRIPTION

### PARCEL "A"

**Situated** in the State of Ohio, County of Richland, City of Mansfield, Madison Township and being a part of the Northwest and Northeast Quarter of Section 5, Township 21 N, Range 18 W, being parts of parcels of land conveyed to Airport West JV, llc by Official Record Volume 3015, Page 3211, Official Record Volume 3015, Page 3215 and Official Record Volume 3015, Page 3218, of the Richland County Recorder's records and being more particularly described as follows:

**Beginning** for the same at an iron pin set marking the centerline of Bowman St. Rd.-(C.H 215)(60' R/W) with the north line of said Northwest Quarter of Section 5, said iron pin also being within the right of way of Crall Road-(T.H 237);

Thence, the following **ELEVEN** Courses:

1. **North 89 degrees 26 minutes 13 seconds East, 1819.06 feet** along said centerline and north line, passing through the Northwest quarter thereof to a railroad spike found;
2. **South 00 degrees 42 minutes 34 seconds West, 44.60 feet** to a point on the north existing right of way line of Airport West Parkway (PB. 31, Pg. 68), being referenced by an iron pin found South 35 degrees 31 minutes 20 seconds West, 52.56 feet therefrom;
3. **South 88 degrees 09 minutes 43 seconds West, 71.85 feet** along said north existing right of way line of Airport West Parkway to an iron pin found in the northwest corner of said Airport West Parkway, said point also being located on the south right of way line of aforementioned Crall Rd;
4. Southeasterly along the westerly existing right of way of Airport West Parkway and along a nontangential curve to the right with a **radius of 40.00 feet, an arc length of 64.61 feet, a delta angle of 92 degrees 32 minutes 36 seconds, a tangent length of 41.82 feet, a chord bearing of South 45 degrees 33 minutes 51 seconds East, and a chord distance of 57.81 feet** to an iron pin found marking a point of tangency;
5. **South 00 degrees 42 minutes 34 seconds West, 1037.29 feet** continuing along the west existing right of way of Airport West Parkway to an iron pin set;
6. **North 89 degrees 17 minutes 26 seconds West, 958.25 feet** to a point on the northwest corner of a parcel conveyed to Timothy F. Seggerson and Shirley Seggerson by Official Record Volume 2576, Page 647, said point also being on the southerly line of a parcel conveyed to Arnold Clarence Gee, jr. and Dessie Marlene Gee by Deed Volume 870, Page 518 and by Deed Volume 843, Page 597 and being referenced by an iron pin found South 64 degrees 13 minutes 40 seconds West, 3.73 feet;
7. **North 62 degrees 51 minutes 40 seconds East, 30.00 feet** along said southerly line to an iron pin set in the southeast corner thereof;

8. **North 17 degrees 43 minutes 18 seconds West, 342.45 feet** along the northeast line of said Gee parcel to an iron pin set;
9. **North 24 degrees 20 minutes 07 seconds West, 525.60 feet** along said northeast line and passing through the northeast corner thereof to an iron pin set in the northeast corner of a parcel conveyed to Kevin L. Boggs and Cindy R. Boggs by Official Record Volume 829, Page 99;
10. **South 89 degrees 17 minutes 24 seconds West, 386.28 feet** along the north line of said Boggs parcel to a point in the centerline of Bowman St. Rd-(C.H 215)(60' R/W), said point being referenced by an iron pin set North 89 degrees 17 minutes 24 seconds East, 33.16 feet;
11. **North 25 degrees 55 minutes 09 seconds West, 312.25 feet** along said centerline to the **Place of Beginning** and a total containing 31.773 acres, more or less, of which 4.108 acres is located within the Northwest Quarter of said section and 27.665 acres is located within the Northeast Quarter of said section; a total of 2.469 acres is located within the right of way, 1.136 acres of right of way being located within the Northwest Quarter of said section and 1.333 acres of right of way being located within the Northeast Quarter of said section; and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on grid north as determined from GPS observations and are relative to grid north of the Ohio State Plane Coordinate System, Ohio North Zone, NAD83(2011) Geoid 12A and are for the purposes of determining directional variations only.

Iron pins set are 5/8" rebar with plastic cap stamped "McCartney S-7921".

This description is based on an actual field survey conducted in September 2024 by K.E. McCartney & Associates, Inc.



  
 Brian P. McCartney, P.E., P.S. S-7957  
 For K.E. McCartney & Associates, Inc.

NEW SPLIT  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 2-12-25**

INITIAL & DATE

NEW SURVEY  
 OF EXISTING PARCEL  
 RICHLAND COUNTY  
 TAX MAP OFFICE  
**EAK 2-12-25**

INITIAL & DATE

**RR-31**



## LEGAL DESCRIPTION

### PARCEL "B"

**Situated** in the State of Ohio, County of Richland, City of Mansfield, Madison Township and being a part of the Northeast Quarter of Section 5, Township 21 N, Range 18 W, being parts of parcels of land conveyed to Airport West JV, llc by Official Record Volume 3015, Page 3215 and Official Record Volume 3015, Page 3218, of the Richland County Recorder's records and being more particularly described as follows:

**Commencing** at an iron pin set marking the centerline of Bowman St. Rd.-(C.H 215)(60' R/W) with the north line of said Northwest Quarter of Section 5, said iron pin also being within the right of way of Crall Road-(T.H 237);

Thence, **South 25 degrees 55 minutes 09 seconds East, 1028.54 feet** along the centerline of Bowman St. Rd-(C.H 215)(60' R/W) to a point of deflection being referenced by an iron pin set North 59 degrees, 34 minutes, 49 seconds East 30.09 feet;

Thence, **South 25 degrees 41 minutes 33 seconds East, 318.68 feet** continuing along said centerline to a point being referenced by an iron pin found North 62 degrees, 48 minutes, 56 seconds East 27.45 feet;

Thence, **South 26 degrees 20 minutes 38 seconds East, 170.00 feet** continuing along said centerline to a point being referenced by an iron pin found North 62 degrees 51 minutes 40 seconds East, 30.05 feet and being the **Place of Beginning** of the parcel herein described.

Thence, the following **SEVEN** Courses:

1. **North 62 degrees 51 minutes 40 seconds East, 256.20 feet** along the southerly line of a parcel conveyed to Timothy F. Seggerson and Shirley Seggerson by Official Record Volume 2576, Page 647 to an iron pin set;
2. **North 25 degrees 55 minutes 09 seconds West, 170.00 feet** along the northeast line of said Seggerson parcel to the northeast corner of said parcel being referenced by an iron pin found South 64 degrees 13 minutes 40 seconds West, 3.73 feet, said point also being on the southerly line of a parcel conveyed to Arnold Clarence Gee, jr. and Dessie Marlene Gee by Deed Volume 870, Page 518 and by Deed Volume 843, Page 597;
3. **South 89 degrees 17 minutes 26 seconds East, 958.25 feet** to an iron pin set on the west existing right of way of Airport West Parkway;
4. **South 00 degrees 42 minutes 34 seconds West, 768.97 feet** along said west right of way to an iron pin found marking the northeast corner of a parcel conveyed to Airport West I, llc, by Official Record Volume 2847, page 544;
5. **North 89 degrees 17 minutes 26 seconds West, 449.80 feet** along the north line of said Airport West I parcel to an iron pin set;

6. **South 89 degrees 21 minutes 41 seconds West, 391.29 feet** continuing along said north line to a magnail spike found in the centerline of aforementioned Bowman St. Rd., said magnail also being the northwest corner of said Airport West I parcel and passing through a fence post found for reference at 358.93 feet;
7. **North 27 degrees 08 minutes 19 seconds West, 572.87 feet** along said centerline to the **Place of Beginning** and a total containing 17.143 acres, more or less, of which 0.400 acres being located within the right of way and subject to all legal highways, easements, leases, and use restrictions of record.

Bearings are based on grid north as determined from GPS observations and are relative to grid north of the Ohio State Plane Coordinate System, Ohio North Zone, NAD83(2011) Geoid 12A and are for the purposes of determining directional variations only.

Iron pins set are 5/8" rebar with plastic cap stamped "McCartney S-7921".

This description is based on a survey in September 2024 by K.E. McCartney & Associates, Inc.



A handwritten signature in black ink, appearing to read "B.P. McCartney", written over a horizontal line.

Brian P. McCartney, P.E., P.S. S-7957  
For K.E. McCartney & Associates, Inc.

NEW SURVEY  
OF EXISTING PARCEL  
RICHLAND COUNTY  
TAX MAP OFFICE  
**EAK 2-12-24**

INITIAL & DATE

**RR-31**