

ENGINEERS • SURVEYORS

1810 E. Mansfield St.  
P.O. Box 325  
Bucyrus, Ohio 44820  
(419) 562-7757  
(419) 562-4717 fax

**12.322 ACRE LEGAL DESCRIPTION  
FOR PRIMROSE OF MANSFIELD, INC.  
CITY OF MANSFIELD, RICHLAND COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF MANSFIELD, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 21, RANGE 18, BEING A 12.322 ACRE TRACT OUT OF AN ORIGINAL TRACT CONVEYED TO MILLSBORO DEVELOPMENT CORP. OF RECORD IN DEED BOOK 867, PAGE 219, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, RICHLAND COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A RAILROAD SPIKE FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, SAID RAILROAD SPIKE FOUND BEING IN THE CENTERLINE OF MILLSBORO ROAD (60 FEET IN WIDTH) AND THE NORTH LINE OF SAID MILLSBORO DEVELOPMENT TRACT;

THENCE SOUTH 88°48'18" WEST, A DISTANCE OF 444.79 FEET WITH THE CENTERLINE OF SAID MILLSBORO ROAD, THE NORTH LINE OF SAID MILLSBORO DEVELOPMENT TRACT AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 TO A PK NAIL SET MARKING THE POINT OF BEGINNING;

THENCE SOUTH 07°32'30" WEST, A DISTANCE OF 517.07 FEET WITH OVER AND ACROSS SAID MILLSBORO DEVELOPMENT TRACT (PASSING AN IRON PIN SET AT 30.35 FEET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID MILLSBORO ROAD) TO AN IRON PIN SET;

THENCE SOUTH 37°30'33" WEST, A DISTANCE OF 199.93 FEET OVER AND ACROSS SAID MILLSBORO DEVELOPMENT TRACT TO AN IRON PIN SET;

THENCE SOUTH 07°32'32" WEST, A DISTANCE OF 255.77 FEET OVER AND ACROSS SAID MILLSBORO DEVELOPMENT TRACT TO AN IRON PIN SET;

THENCE NORTH 82°27'30" WEST, A DISTANCE OF 544.03 FEET OVER AND ACROSS SAID MILLSBORO DEVELOPMENT TRACT TO AN IRON PIN SET IN THE WEST LINE OF SAID MILLSBORO DEVELOPMENT TRACT AND THE EAST RIGHT-OF-WAY OF A BIKEWAY AS CONVEYED TO BOARD OF PARK COMMISSIONS RICHLAND COUNTY OF RECORD IN DEED BOOK 907, PAGE 624;

THENCE NORTH 05°38'28" EAST, A DISTANCE OF 220.01 FEET WITH THE WEST LINE OF SAID MILLSBORO DEVELOPMENT TRACT AND THE EAST RIGHT-OF-WAY OF SAID BIKEWAY TO AN IRON PIN SET;

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THENCE WITH AN ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4533.75 FEET, A DELTA ANGLE OF 05°54'08", AN ARC LENGTH OF 467.04, THE CHORD OF WHICH BEARS NORTH 08°33'29"EAST, A DISTANCE OF 466.83 FEET TO AN IRON PIN FOUND MARKING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO RICHLAND COUNTY METRO PARK DISTRICT OF RECORD IN OFFICIAL RECORD 611, PAGE. 400;

THENCE SOUTH 82°21'50" EAST, A DISTANCE OF 62.54 FEET WITH THE SOUTH LINE OF SAID RICHLAND COUNTY METRO PARK TRACT TO AN IRON PIN FOUND;

THENCE NORTH 07°38'36" EAST, A DISTANCE OF 170.36 FEET WITH THE EAST LINE OF SAID RICHLAND COUNTY METRO PARK TRACT (PASSING AN IRON PIN SET AT 140.00 FEET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID MILLSBORO ROAD) TO A PK NAIL SET IN THE CENTERLINE OF SAID MILLSBORO ROAD;

THENCE NORTH 88°48'18" EAST, A DISTANCE OF 586.90 FEET WITH THE CENTERLINE OF SAID MILLSBORO ROAD, THE NORTH LINE OF MILLSBORO DEVELOPMENT TRACT AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 TO THE POINT OF BEGINNING, CONTAINING 12.322 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED NOVEMBER, 2004, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

PRIOR DEED REFERENCE: DEED BOOK 867, PAGE 219

...granting and all subsequent parties...  
...through the...  
...or grantee forces that any use or improve...  
...of this land shall be in conformity with...  
...including valid zoning, platting, health, or other...  
...and all rules and regulations.

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
MLB 4-5-05  
INITIAL DATE

APPROVED BY THE MANSFIELD CITY PLANNING COMMISSION:  
NO PLAT REQUIRED.  
SIGNATURE: *Howard J. Morris*  
SECRETARY, CITY PLANNING COMMISSION  
DATE: *April 4, 2005*

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Phone: (419) 562-7757  
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ENGINEERS \* SURVEYORS

# PLAT OF SURVEY FOR: PRIMROSE OF MANSFIELD, INC.

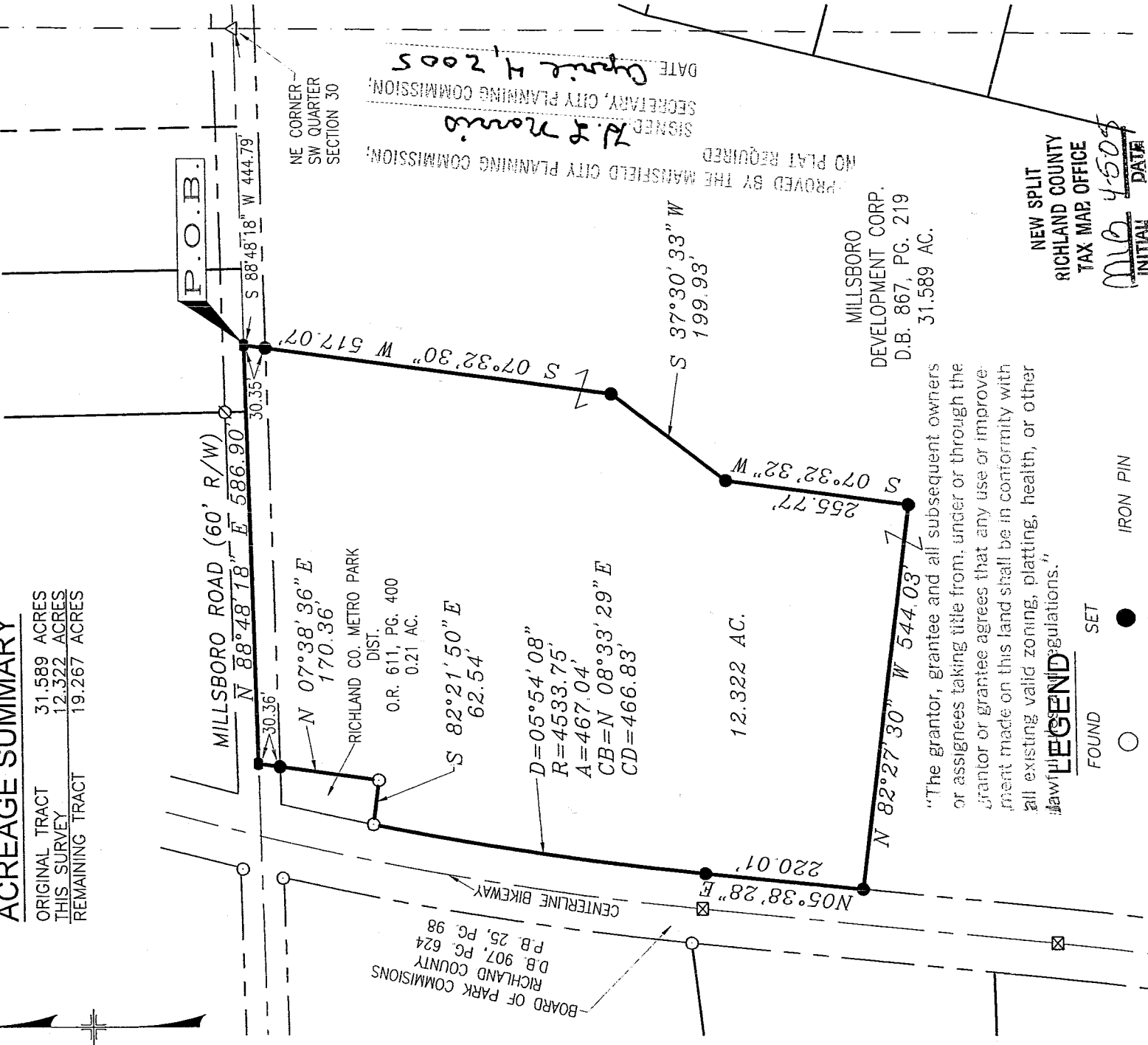
SITUATED IN THE STATE OF OHIO, COUNTY OF RICHLAND, CITY OF MANSFIELD, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 21, RANGE 18.

## ACREAGE SUMMARY

ORIGINAL TRACT	31.589 ACRES
THIS SURVEY	12.322 ACRES
REMAINING TRACT	19.267 ACRES



SCALE 1" = 200'



BOARD OF PARK COMMISSIONS  
RICHLAND COUNTY  
D.B. 907, PG. 624  
P.B. 25, PG. 98

RICHLAND CO. METRO PARK  
DIST.  
O.R. 611, PG. 400  
0.21 AC.  
D=05°54'08"  
R=4533.75'  
A=467.04'  
CB=N 08°33'29" E  
CD=466.83'

MILLSBORO  
DEVELOPMENT CORP.  
D.B. 867, PG. 219  
31.589 AC.

"The grantor, grantee and all subsequent owners  
or assignees taking title from, under or through the  
grantor or grantee agrees that any use or improve-  
ment made on this land shall be in conformity with  
all existing valid zoning, platting, health, or other  
regulations."

### LEGEND

FOUND	SET
○	● IRON PIN
△	▲ RAILROAD SPIKE
□	■ PK NAIL
⊠	⊞ MONUMENT BOX

## NOTES

- ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

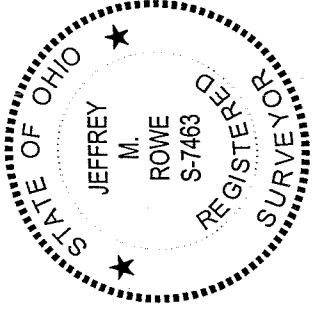
WE HEREBY STATE TO PRIMROSE OF MANSFIELD THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN NOVEMBER, 2004, BY MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DRAWN JMR  
CHECKED JMR

BY: *Jeffrey M. Rowe*  
JEFFREY M. ROWE, PROFESSIONAL SURVEYOR NO. 7463

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bound.DWG (Layout.tbl)



3-28-05  
DATE

PROVED BY THE MANSFIELD CITY PLANNING COMMISSION:  
SIGNED: *Bl & Rowie*  
SECRETARY, CITY PLANNING COMMISSION:  
DATE: *March 4, 2005*

NEW SPLIT  
RICHLAND COUNTY  
TAX MAP OFFICE  
*MLR 4-50*  
INITIAL DATA