

September 27, 2022

**LEGAL DESCRIPTION**

**Parcel 3**

**Situated** in the Township of Canaan, County of Wayne, State of Ohio; being a part the Southwest Quarter of Section 6, Township 17 -North, Range 13 -West, being more particularly described as follows:

**Commencing** at a point being the southwest corner of said Southwest Quarter, said point also being the intersection of the centerline of Burbank Road-(S.R. 83) and the centerline of Britton Road-(T.R. 178)(60' R/W) and being referenced by an iron pin found South 43 degrees 42 minutes 14 seconds East, 51.90 feet therefrom;

Thence, **North 02 degrees 08 minutes 53 seconds West, 1380.79 feet** along the West line of said Quarter and said centerline of Burbank Road to a point referenced by an iron pin found North 87 degrees 11 minutes 51 seconds East, 30.00 feet therefrom and being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** Courses:


1. **North 02 degrees 08 minutes 53 seconds West, 155.00 feet** continuing along the west line of said Southwest Quarter, said centerline of Burbank Road to a point;
2. **North 87 degrees 11 minutes 51 seconds East, 425.69 feet** to an iron pin set, passing through an iron pin set for reference at 30.00 feet;
3. **South 02 degrees 08 minutes 53 seconds East, 270.70 feet** to an iron pin set;
4. **South 87 degrees 11 minutes 51 seconds West, 182.39 feet** to an iron pin set;
5. **North 02 degrees 30 minutes 30 seconds West, 115.69 feet** to an iron pin set;
6. **South 87 degrees 11 minutes 51 seconds West, 242.57 feet** to the **Place of Beginning** passing through an iron pin found for reference at 212.57 feet, containing 2.0000 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 express angles only. Iron pins set are 5/8" diameter rod with plastic cap stamped "Ramsey S-8396". According to a survey made in September 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-363

Parcel Number: \_\_\_\_\_

Prior Deed Reference: \_\_\_\_\_

  
\_\_\_\_\_  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5760 parcel 3 legal



**RAMSEY SURVEYING**  
*Professional Land Surveying Services*

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**LEGAL DESCRIPTION**

**Parcel 1**

**Situated** in the Township of Canaan, County of Wayne, State of Ohio; being a part the Northwest and Southwest Quarters of Section 6, Township 17-North, Range 13-West, being more particularly described as follows:

**Commencing** at a point being the southwest corner of said Southwest Quarter, said point also being the intersection of the centerline of Burbank Road-(S.R. 83) and the centerline of Britton Road-(T.R. 178)(60' R/W) and being referenced by an iron pin found South 43 degrees 42 minutes 14 seconds East, 51.90 feet therefrom;

Thence, **North 02 degrees 08 minutes 53 seconds West, 1555.79 feet** along the West line of said Southwest Quarter and said centerline of Burbank Road to a point referenced by an iron pin found North 87 degrees 11 minutes 51 seconds East, 30.00 feet therefrom and being the **Place of Beginning** of the parcel herein described;

Thence, the following **TEN** Courses:

1. **North 02 degrees 08 minutes 53 seconds West, 1177.87 feet** continuing along the west line of said Southwest Quarter and along the west line of aforementioned Northwest Quarter to a point on the south line of a parcel conveyed to Paul Robert and Joyce Packard by official record volume 705, page 823 and being referenced by an iron pin found South 88 degrees 27 minutes 39 seconds West, 30.00 feet therefrom;
2. **North 88 degrees 27 minutes 39 seconds East, 8.56 feet** along said south line of Packard parcel to a point on the centerline of aforementioned Burbank Road and being referenced by an iron pin found South 88 degrees 27 minutes 39 seconds West, 38.56 feet therefrom;
3. Along said centerline of Burbank Road with a **curve to the right having a radius of 3544.07 feet, an arc length of 206.69 feet, a delta of 3 degrees 20 minutes 29 seconds, a chord bearing North 03 degrees 01 minute 52 seconds East and a chord distance of 206.66 feet** to a point, referenced by an iron pin found South 88 degrees 28 minutes 39 seconds West, 30.24 feet therefrom;
4. Continuing along said centerline of Burbank Road with a **curve to the right having a radius of 921.74 feet, an arc length of 249.00 feet, a delta of 15 degrees 28 minutes 40 seconds, a chord bearing North 13 degrees 39 minutes 50 seconds East and chord distance of 248.24 feet**, to a point referenced by an iron pin found South 68 degrees 35 minutes 50 seconds East, 30.00 feet therefrom;
5. **North 21 degrees 11 minutes 11 seconds East, 347.49 feet** continuing along said centerline of Burbank Road to a point on a south line of the Village of Burbank, also being the southwest corner of a parcel conveyed to Donald B. Garrison by official record volume 752, page 1027;
6. **South 86 degrees 15 minutes 59 seconds East, 835.50 feet** along said south line of the Village of Burbank, also being the south line of said Garrison parcel and the south line of a parcel conveyed to Darrell C. and Mary E. Tanner by deed volume 596, page 432 to an iron pin found, passing through an iron pin found for reference at 31.14 feet

7. **South 01 degree 58 minutes 04 seconds West, 1767.79 feet** to a point referenced by an iron pin set North 64 degrees 29 minutes 57 seconds West, 7.48 feet therefrom;
8. **South 35 degrees 58 minutes 43 seconds West, 93.38 feet** to an iron pin set;
9. **South 86 degrees 09 minutes 11 seconds West, 502.81 feet** to an iron pin found;
10. **South 87 degrees 11 minutes 51 seconds West, 376.50 feet** to the **Place of Beginning** passing through an iron pin found for reference at 346.50 feet, containing 41.9412 acres, more or less, of which 19.0111 acres are located within said Northwest Quarter, and 22.9301 acres are located within said Southwest Quarter, 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 September 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: [XX-363](#) \_\_\_\_\_

Parcel Number: \_\_\_\_\_

Prior Deed Reference: \_\_\_\_\_



  
\_\_\_\_\_  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5760 parcel 1 legal

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**LEGAL DESCRIPTION**

**Parcel 2**

**Situated** in the Township of Canaan, County of Wayne, State of Ohio; being a part of the Northeast, Northwest and Southwest Quarters of Section 6, Township 17 -North, Range 13 -West, being more particularly described as follows:

**Beginning** for the same at an iron pin found and accepted as marking the northeast corner of said Southwest Quarter and being a northeast corner of a parcel conveyed to Steven R. and Jessica M. Gasser by official record volume 764, page 1254

Thence, the following **FIFTEEN** Courses:

1. **South 63 degrees 10 minutes 27 seconds West, 315.33 feet** along a north line of said Gasser parcel to an iron pin found marking a point of deflection;
2. **South 66 degrees 39 minutes 07 seconds West, 224.17 feet** along a north line of said Gasser parcel to an iron pin found marking a point of deflection;
3. **South 62 degrees 54 minutes 23 seconds West, 338.20 feet** along a north line of said Gasser parcel to an iron pin found marking a point of deflection;
4. **South 54 degrees 39 minutes 18 seconds West, 161.93 feet** along a north line of said Gasser parcel to an iron pin found marking a point of deflection;
5. **South 49 degrees 41 minutes 29 seconds West, 557.07 feet** along a north line of said Gasser parcel to an iron pin found marking a point of deflection;
6. **South 84 degrees 41 minutes 33 seconds West, 430.28 feet** along a north line of said Gasser parcel and the westerly prolongation thereof to an iron pin set, passing through an iron pin found in the northwest corner of said Gasser parcel at 251.38 feet;
7. **North 35 degrees 58 minutes 43 seconds East, 120.00 feet** to a point referenced by an iron pin set North 64 degrees 29 minutes 57 seconds West, 7.48 feet therefrom;
8. **North 01 degree 58 minutes 04 seconds East, 1767.79 feet** to an iron pin found on a south line of the Village of Burbank also being a south line of a parcel conveyed to Darrell C. and Mary E. Tanner by deed volume 596, page 432;
9. **South 86 degrees 02 minutes 22 seconds East, 1607.39 feet** along said south line of the Village of Burbank, said south line of Tanner parcel and the south line of a parcel conveyed to Todd and Traci Meng by deed volume 709, page 729 to an iron pin set in a southeast corner of the Village of Burbank, the southeast corner of said Meng parcel;
10. **North 02 degrees 01 minute 58 seconds West, 1375.94 feet** along an east line of said Village of Burbank, the east line of said Meng parcel to a railroad spike found on the centerline of Cockrell Road-(T.R. 170)(60' R/W);
11. **South 60 degrees 24 minutes 54 seconds East, 432.84 feet** along said centerline of Cockrell Road to a point in the northwest corner of a parcel conveyed to Joshua J. and Kristin J. Olszewski by official record volume 764, page 1240;

12. **South 02 degrees 11 minutes 43 seconds East, 1961.75 feet** along the west line of said Olszewski parcel to an iron pin found, passing through an iron pin found for reference at 28.56 feet;
13. **South 86 degrees 05 minutes 52 seconds East, 735.27 feet** along the south line of said Olszewski parcel to an iron pin found on the west line of a parcel conveyed to Donald M. and Emma L. Irvin by official record volume 260, page 828;
14. **South 02 degrees 11 minutes 43 seconds East, 100.00 feet** along said west line of Irvin parcel to an axle found on the south line of aforementioned Northeast Quarter;
15. **North 86 degrees 05 minutes 56 seconds West, 1103.83 feet** along the south line of said Northeast Quarter to the **Place of Beginning** containing a total of 73.0334 acres, more or less, of which 20.3051 acres are located within said Southwest Quarter, 32.7515 acres are located within said Northwest Quarter and 19.9768 acres are located within said Northeast Quarter, 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" diameter rod with plastic cap stamped "Ramsey S-8396".

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Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5760 parcel 2 legal



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September 27, 2022

**LEGAL DESCRIPTION**  
**Parcel 4**

**Situated** in the Township of Canaan, County of Wayne, State of Ohio; being a part the Southwest Quarter of Section 6, Township 17 -North, Range 13 -West, being more particularly described as follows:

**Beginning** for the same at a point being the southwest corner of said Southwest Quarter, said point also being the intersection of the centerline of Burbank Road-(S.R. 83) and the centerline of Britton Road-(T.R. 178)(60' R/W) and being referenced by an iron pin found South 43 degrees 42 minutes 14 seconds East, 51.90 feet therefrom;

Thence, the following **NINETEEN** Courses:

1. **North 02 degrees 08 minutes 53 seconds West, 1380.79 feet** continuing along the west line of said Quarter, said centerline of Burbank Road to a point;
2. **North 87 degrees 11 minutes 51 seconds East, 242.57 feet** to an iron pin set, passing through an iron pin set for reference at 30.00 feet;
3. **South 02 degrees 30 minutes 30 seconds East, 115.69 feet** to an iron pin set;
4. **North 87 degrees 11 minutes 51 seconds East, 182.39 feet** to an iron pin set;
5. **North 02 degrees 08 minutes 53 seconds West, 270.70 feet** to an iron pin set;
6. **South 87 degrees 11 minutes 51 seconds West, 425.69 feet** to a point on the aforementioned centerline of Burbank Road, passing through an iron pin set for reference at 395.69 feet;
7. **North 02 degrees 08 minutes 53 seconds West, 20.00 feet** along said centerline of Burbank Road to a point;
8. **North 87 degrees 11 minutes 51 seconds East, 376.50 feet** to an iron pin found, passing through an iron pin found for reference at 30.00 feet;
9. **North 86 degrees 09 minutes 11 seconds East, 502.81 feet** to an iron pin set;
10. **South 35 degrees 58 minutes 43 seconds West, 26.62 feet** to an iron pin set;
11. **North 84 degrees 41 minutes 33 Seconds East, 178.90 feet** to an iron pin found in the northwest corner of a parcel conveyed to Steven R. and Jessica M. Gasser by official record volume 764, page 1254;
12. **South 01 degree 41 minutes 26 seconds East, 1264.40 feet** along a west line of said Gasser parcel to an iron pin found on a north line of a parcel conveyed to Douglas R. and Rhonda L. Billman by official record volume 903, page 3313;
13. **North 85 degrees 33 minutes 15 seconds West, 422.46 feet** along said north line of Billman parcel to an iron pin set in an interior corner thereof;

14. **North 00 degrees 32 minutes 56 seconds West, 188.50 feet** along an east line of said Billman parcel to an iron pin set in a northeast corner thereof;
15. **South 87 degrees 51 minutes 07 seconds West, 25.92 feet** along a north line of said Billman parcel to an iron pin found in a northwest corner thereof;
16. **South 00 degrees 32 minutes 56 seconds East, 149.57 feet** along a west line of said Billman parcel to an iron pin found in an interior corner thereof;
17. **South 87 degrees 51 minutes 07 seconds West, 200.26 feet** along a north line of said Billman parcel to an iron pin found in a northwest corner thereof;
18. **South 02 degrees 08 minutes 53 seconds East, 431.65 feet** along a west line of said Billman parcel to a point on the centerline of aforementioned Britton Road, passing through an iron pin found for reference at 408.25 feet;
19. **North 85 degrees 33 minutes 15 seconds West, 388.97 feet** along said centerline of Britton Road to the **Place of Beginning**, containing 30.1268 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 express angles only.

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


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SM-5760 parcel 4 legal

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September 27, 2022

**LEGAL DESCRIPTION**

**Parcel 1a**

**Situated** in the Township of Canaan, County of Wayne, State of Ohio; being a part the Southwest Quarter of Section 6, Township 17-North, Range 13-West, being more particularly described as follows:

**Commencing** at a point being the southwest corner of said Southwest Quarter, said point also being the intersection of the centerline of Burbank Road-(S.R. 83) and the centerline of Britton Road-(T.R. 178)(60' R/W) and being referenced by an iron pin found South 43 degrees 42 minutes 14 seconds East, 51.90 feet therefrom;

Thence, **North 02 degrees 08 minutes 53 seconds West, 1555.79 feet** along the West line of said Southwest Quarter and said centerline of Burbank Road to a point;

Thence, **North 87 degrees 11 minutes 51 seconds East, 376.50 feet** to an iron pin found being the **Place of Beginning** of the parcel herein described, passing through an iron pin found for reference at 30.00 feet;

Thence, the following **SEVEN** Courses:

1. **North 00 degrees 09 minutes 53 seconds East, 117.77 feet** to a point;
2. **North 55 degrees 25 minutes 33 seconds West, 128.46 feet** to a point;
3. **North 02 degrees 07 minutes 23 seconds West, 217.02 feet** to a point;
4. **North 87 degrees 13 minutes 05 seconds East, 682.20 feet** to a point;
5. **South 01 degree 58 minutes 04 seconds West, 331.55 feet** to a point referenced by an iron pin set North 64 degrees 29 minutes 57 seconds West, 7.48 feet therefrom;
6. **South 35 degrees 58 minutes 43 seconds West, 93.38 feet** to an iron pin found;



7. **South 86 degrees 09 minutes 11 seconds West, 502.81 feet to the Place of Beginning,** containing 5.8486 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 express angles only.

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


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Nathaniel B. Ramsey  
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SM-5760 parcel 1a legal

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September 27, 2022

**LEGAL DESCRIPTION**

**Parcel 4a**

**Situated** in the Township of Canaan, County of Wayne, State of Ohio; being a part Southwest Quarter of Section 6, Township 17-North, Range 13-West, being more particularly described as follows:

**Commencing** at a point being the southwest corner of said Southwest Quarter, said point also being the intersection of the centerline of Burbank Road-(S.R. 83) and the centerline of Britton Road-(T.R. 178)(60' R/W) and being referenced by an iron pin found South 43 degrees 42 minutes 14 seconds East, 51.90 feet therefrom;

Thence, **North 02 degrees 08 minutes 53 seconds West, 1555.79 feet** along the West line of said Southwest Quarter and said centerline of Burbank Road to a point referenced by an iron pin found North 87 degrees 11 minutes 51 seconds East, 30.00 feet therefrom and being the **Place of Beginning** of the parcel herein described;

Thence, the following **TWELVE** Courses:

1. **North 87 degrees 11 minutes 51 seconds East, 376.50 feet** to an iron pin found;
2. **North 86 degrees 09 minutes 11 seconds East, 502.81 feet** to an iron pin set;
3. **South 35 degrees 58 minutes 43 seconds West, 26.62 feet** to an iron pin set;
4. **South 00 degrees 18 minutes 43 seconds West, 246.81 feet** to a point;
5. **South 62 degrees 16 minutes 55 seconds West, 253.51 feet** to a point;
6. **South 00 degrees 26 minutes 08 seconds East, 551.83 feet** to a point;
7. **South 87 degrees 11 minutes 51 seconds West, 359.67 feet** to a point;
8. **North 02 degrees 30 minutes 30 seconds West, 625.52 feet** to an iron pin set;
9. **North 87 degrees 11 minutes 51 seconds East, 182.39 feet** to an iron pin set;

10. **North 02 degrees 08 minutes 53 seconds West, 270.70 feet** to an iron pin set;
11. **South 87 degrees 11 minutes 51 seconds West, 425.69 feet** to a point on the aforementioned centerline of Burbank Road, passing through an iron pin set for reference at 395.69 feet;
12. **North 02 degrees 08 minutes 53 seconds West, 20.00 feet** to the **Place of Beginning**, containing 8.5614 acres, more or less, and subject to all legal highways, easements, leases, and use restrictions of record.

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


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