

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

283 Eby Road  
Shiloh, Ohio 44878  
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August 14, 2024

**LEGAL DESCRIPTION**

**Situated** in the Township of Green, County of Wayne, State of Ohio, being a part of the Northeast Quarter of Section 2, Township 17, North, Range 12, West, and being more particularly described as follows:

**Commencing** at an iron pin found and accepted as marking the northeast corner of said Quarter and being on the intersection of the centerline of Fulton Road-(C.R. 27)(60' R/W) and the centerline of N. Crownhill Road-(T.R. 47)(60' R/W);

Thence, **South 88 degrees 56 minutes 48 seconds West, 1659.85 feet** along said centerline of Fulton Road, the north line of said Quarter to a 2" Magnail spike set;

Thence, **South 04 degrees 04 minutes 41 seconds West, 1291.93 feet** to an iron pin set;

Thence, **South 25 degrees 08 minutes 29 seconds West, 69.33 feet** to a railroad spike set;

Thence, **South 53 degrees 30 minutes 20 seconds West, 89.87 feet** to a railroad spike set on the east line of a parcel conveyed to Nathan W. Steiner & Anita L. Steiner by official record volume 0953, page 4598;

Thence, **South 01 degree 48 minutes 58 seconds East, 139.47 feet** along said east line of Steiner parcel to an iron pin found in the southeast corner thereof and being the **Place of Beginning** of the parcel herein described;

Thence with the following **FOUR** courses:

1. **South 01 degree 48 minutes 58 seconds East, 73.81 feet** with an extension of the east line of said Steiner parcel to an iron pin set;
2. **South 89 degrees 35 minutes 25 seconds West, 295.14 feet** to an iron pin set;

3. **North 01 degree 48 minutes 58 seconds West, 73.81 feet** to an iron pin found in the southwest corner of aforementioned Steiner parcel;
4. **North 89 degrees 35 minutes 25 seconds East, 295.14 feet** along the south line of said Steiner parcel to the **Place of Beginning** and containing 0.5000 of an acre (21,780.00 square feet), more or less, and subject to all legal highways, easements, leases, servitudes, and use restrictions of record.

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

Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in December, 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-840

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

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

  
\_\_\_\_\_  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
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August 14, 2024

**LEGAL DESCRIPTION  
CONSOLIDATION PARCEL**

**Situated** in the Township of Green, County of Wayne, State of Ohio, being a part of the Northeast Quarter of Section 2, Township 17, North, Range 12, West, and being more particularly described as follows:

**Commencing** at an iron pin found and accepted as marking the northeast corner of said Quarter and being on the intersection of the centerline of Fulton Road-(C.R. 27)(60' R/W) and the centerline of N. Crownhill Road-(T.R. 47)(60' R/W);

Thence, **South 88 degrees 56 minutes 48 seconds West, 1659.85 feet** along said centerline of Fulton Road, the north line of said Quarter to a 2" Magnail spike set;

Thence, **South 04 degrees 04 minutes 41 seconds West, 1291.93 feet** to an iron pin set;

Thence, **South 25 degrees 08 minutes 29 seconds West, 69.33 feet** to a railroad spike set;

Thence, **South 53 degrees 30 minutes 20 seconds West, 89.87 feet** to a railroad spike set on the east line of a parcel conveyed to Nathan W. Steiner & Anita L. Steiner by official record volume 0953, page 4598 and being the **Place of Beginning** of the parcel herein described;

Thence with the following **FIVE** courses:

1. **South 01 degree 48 minutes 58 seconds East, 213.28 feet** along said east line of Steiner parcel and an extension thereof, to an iron pin set;
2. **South 89 degrees 35 minutes 25 seconds West, 295.14 feet** to an iron pin set;
3. **North 01 degree 48 minutes 58 seconds West, 369.04 feet** to an iron pin set in the northwest corner of aforementioned Steiner parcel;

4. **North 89 degrees 35 minutes 25 seconds East, 295.14 feet** along the north line of said Steiner parcel to an iron pin set in the northeast corner thereof;
5. **South 01 degree 48 minutes 58 seconds East, 155.76 feet** along the aforementioned east line of Steiner parcel to the **Place of Beginning** and containing 2.4998 acres, more or less, and subject to all legal highways, easements, leases, servitudes, and use restrictions of record.

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

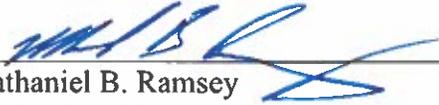
Bearings are to an assumed meridian and are used to express angles only.

According to a survey made in January, 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-840

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

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

  
\_\_\_\_\_  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5784\_R01\_Consolidation\_LEGAL.docx



Closure Report

Fri Jan 13 13:37:28 2023

Deed Name: Parcel 1

Starting Coordinates: Northing 250.5492, Easting 847.9858

Distance Units: Feet

Bearing	Distance	Description
S 01°48'58" E	73.8100	
S 89°35'25" W	295.1400	
N 01°48'58" W	73.8100	
N 89°35'25" E	295.1400	

Ending Coordinates: Northing 250.5492, Easting 847.9858

Area: 21777.72 S.F., 0.4999 Acres

Total Perimeter Distance> 737.9000

Closure Error Distance> 0.0000

Closure Precision> 1 in 999999

Deed Name: combo parcel

Starting Coordinates: Northing 1227.4761, Easting 692.3230

Distance Units: Feet

Bearing	Distance	Description
S 01°48'58" E	213.2800	
S 89°35'25" W	295.1400	
N 01°48'58" W	369.0400	
N 89°35'25" E	295.1400	
S 01°48'58" E	155.7600	

Ending Coordinates: Northing 1227.4761, Easting 692.3230

Area: 108885.65 S.F., 2.4997 Acres

Total Perimeter Distance> 1328.3600

Closure Error Distance> 0.0000

Closure Precision> 1 in 999999