

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596
FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

LEGAL DESCRIPTION

Exhibit "A" – Parcel 1

PARCEL "1"

May 10, 2024

Situated in the Township of Canaan, County of Wayne, State of Ohio; being a part of the Northwest Quarter of Section 24, Township 17-North, Range 13-West, being a portion of the lands conveyed to Charles C. Miller, and Candi L. Miller by official record volume 0654, page 0590 and official record volume 0857, page 1707, being more particularly described as follows:

Beginning for the same at a railroad spike found and accepted as marking the northwest corner of said Northwest Quarter, also being in the centerline of Easton Road-(S.R. 604)(R/W Varies);

Thence, the following **NINETEEN** Courses:

1. **North 88 degrees 03 minutes 12 seconds East, 761.84 feet** along the north line of said Quarter to a point;
2. **South 01 degree 32 minutes 03 seconds East, 730.00 feet** to an iron pin set, and passing through an iron pin set for reference at 40.00 feet;
3. **North 88 degrees 03 minutes 12 seconds East, 205.00 feet** to an iron pin set;
4. **North 01 degree 12 minutes 35 seconds East, 731.09 feet** to a point on the aforementioned north line of said Northwest Quarter, and passing through an iron pin set for reference at 691.09 feet;
5. **North 88 degrees 03 minutes 12 seconds East, 1267.48 feet** along the north line of said Quarter to an iron pin set;
6. **South 04 degrees 18 minutes 09 seconds East, 1010.38 feet** to an iron pin set;
7. **South 77 degrees 35 minutes 23 seconds West, 200.82 feet** to an iron pin set;
8. **North 86 degrees 09 minutes 16 seconds West, 267.37 feet** to an iron pin set;
9. **South 09 degrees 57 minutes 17 seconds West, 244.31 feet** to an iron pin set;
10. **North 86 degrees 14 minutes 01 seconds East, 356.53 feet** to an iron pin set;
11. **North 08 degrees 52 minutes 37 seconds West, 116.88 feet** to an iron pin set;
12. **North 83 degrees 44 minutes 37 seconds East, 539.39 feet** to a point on the east line of the aforementioned Northwest Quarter, also being the centerline of Irvin Road-(T.R. 64)(60' R/W), and passing through an iron pin set for reference at 501.15 feet;
13. **South 01 degree 22 minutes 35 seconds East, 940.88 feet** along the east line of said Northwest Quarter and said centerline of Irvin Road to a point;
14. **South 86 degrees 59 minutes 57 seconds West, 293.88 feet** to an iron pin set, and passing through an iron pin set for reference at 27.29 feet;
15. **North 05 degrees 47 minutes 15 seconds West, 394.55 feet** to an iron pin set;

16. South 88 degrees 05 minutes 11 seconds West, 1352.66 feet to an iron pin set;
17. South 01 degree 58 minutes 19 seconds West, 388.94 feet to an iron pin set;
18. North 87 degrees 07 minutes 28 seconds West, 985.74 feet to an iron pin set on the west line of said Northwest Quarter;
19. North 01 degree 32 minutes 03 seconds West, 1947.19 feet along the west line of said Northwest Quarter to the **Place of Beginning**, containing 96.317 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".

According to a survey made in May 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-879

Parcel Number: _____

Prior Deed Reference: _____


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5976_Parcel 1_Legal.docx



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LEGAL DESCRIPTION

Exhibit "A" – Parcel 2

PARCEL "4"

May 10, 2024

Situated in the Township of Canaan, County of Wayne, State of Ohio; being a part of the Northeast Quarter of Section 24, Township 17-North, Range 13-West, being a portion of the lands conveyed to Charles C. Miller, and Candi L. Miller by official record volume 0654, page 0590 and official record volume 0857, page 1707, being more particularly described as follows:

Beginning for the same at a 5/8" rebar found with I.D. cap stamped "Laurila #7663" and accepted as marking the northwest corner of said Northeast Quarter;

Thence, the following **NINE** Courses:

1. **North 89 degrees 02 minutes 54 seconds East, 1343.87 feet** along the north line of said Northeast Quarter to a point in the northwest corner of a parcel conveyed to Andrew R. Stands & Jennifer M. Stands by official record volume 0957, page 0057;
2. **South 01 degree 30 minutes 49 seconds East, 2475.12 feet** along the west line of said Stands parcel to an iron pin set, and passing through a 5/8" rebar found with I.D. cap stamped "Laurila #7663" for reference at 30.00 feet;
3. **North 38 degrees 02 minutes 45 seconds West, 636.11 feet** to an iron pin set;
4. **North 66 degrees 15 minutes 46 seconds West, 607.24 feet** to an iron pin set;
5. **North 34 degrees 13 minutes 26 seconds West, 349.72 feet** to an iron pin set;
6. **North 19 degrees 18 minutes 14 seconds West, 255.90 feet** to an iron pin set;
7. **North 09 degrees 07 minutes 14 seconds West, 216.76 feet** to an iron pin set;
8. **North 31 degrees 35 minutes 50 seconds West, 243.14 feet** to a point on the west line of the aforementioned Northeast Quarter, also being the centerline of Irvin Road-(T.R. 64)(60' R/W), and passing through an iron pin set for reference at 184.57 feet;

9. **North 01 degree 22 minutes 35 seconds West, 754.98 feet** along the west line of said quarter and said centerline of Irvin Road to the **Place of Beginning**, containing 54.7517 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".

According to a survey made in May 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-879

Parcel Number: _____

Prior Deed Reference: _____


Nathaniel B. Ramsey
Professional Surveyor No. 8396
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LEGAL DESCRIPTION

Exhibit "A" – Parcel 2 PARCEL "3"

May 10, 2024

Situated in the Township of Canaan, County of Wayne, State of Ohio; being a part of the Northwest Quarter of Section 24, Township 17-North, Range 13-West, being a portion of the lands conveyed to Charles C. Miller, and Candi L. Miller by official record volume 0654, page 0590 and official record volume 0857, page 1707, being more particularly described as follows:

Beginning for the same at a 5/8" rebar found with I.D. cap stamped "Laurila #7663" and accepted as marking the northeast corner of said Northwest Quarter;

Thence, the following **NINE** Courses:

1. **South 01 degree 22 minutes 35 seconds East, 1090.24 feet** along the east line of the aforementioned Northwest Quarter and the centerline of Irvin Road-(T.R. 64)(60' R/W) to a point;
2. **South 83 degrees 44 minutes 37 seconds West, 539.39 feet** to an iron pin set, and passing through an iron pin set for reference at 38.24 feet;;
3. **South 08 degrees 52 minutes 37 seconds East, 116.88 feet** to an iron pin set;
4. **South 86 degrees 14 minutes 01 second West, 356.53 feet** to an iron pin set;
5. **North 09 degrees 57 minutes 17 seconds East, 244.31 feet** to an iron pin set;
6. **South 86 degrees 09 minutes 16 seconds East, 267.37 feet** to an iron pin set;
7. **North 77 degrees 35 minutes 23 seconds East, 200.82 feet** to an iron pin set;
8. **North 04 degrees 18 minutes 09 seconds West, 1010.38 feet** to an iron pin set on the north line of the aforementioned Northwest Quarter;
9. **North 88 degrees 03 minutes 12 seconds East, 418.62 feet** along the north line of said Northwest Quarter to the **Place of Beginning** and containing 11.908 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".


According to a survey made in May 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

The intended use of this parcel is agricultural and recreational. No approval of plat required. Section 711.133 ORC.

Survey Reference: XX-879

Parcel Number: _____

Prior Deed Reference: _____



Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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Deed Report

Fri, May 17 2024 1:28:58 PM

Deed Name: PARCEL 1

Starting Coordinates: Northing 9335.544, Easting 21276.426

Distance Units: Feet

Bearing	Distance	Description
N 88°03'12" E	761.840	
S 01°32'03" E	730.000	
N 88°03'12" E	205.000	
N 01°12'35" E	731.090	
N 88°03'12" E	1267.480	
S 04°18'09" E	1010.380	
S 77°35'23" W	200.820	
N 86°09'16" W	267.370	
S 09°57'17" W	244.310	
N 86°14'01" E	356.530	
N 08°52'37" W	116.880	
N 83°44'37" E	539.390	
S 01°22'35" E	940.880	
S 86°59'57" W	293.880	
N 05°47'15" W	394.550	
S 88°05'11" W	1352.660	
S 01°58'19" W	388.940	
N 87°07'28" W	985.740	
N 01°32'03" W	1947.190	

Ending Coordinates: Northing 9335.532, Easting 21276.426

Area: 4195607.04 S.F., 96.3179 Acres

Total Perimeter Distance: 12734.930

Closure Error Distance: 0.012 Error Bearing: S 02°43'18" W

Closure Precision: 1 in 1041928.0

Deed Report

Fri, May 17 2024 1:33:20 PM

Deed Name: PARCEL 2

Starting Coordinates: Northing 8648.877, Easting 11694.826

Distance Units: Feet

Bearing	Distance	Description
S 01°32'03" E	730.000	
N 88°03'12" E	205.000	
N 01°12'35" E	731.090	
S 88°03'12" W	240.000	

Ending Coordinates: Northing 8648.877, Easting 11694.826

Area: 162420.51 S.F., 3.7287 Acres

Total Perimeter Distance: 1906.090

Closure Error Distance: 0.001 Error Bearing: S 73°20'48" W

Closure Precision: 1 in 2827940.0

Deed Report

Fri, May 17 2024 1:33:42 PM

Deed Name: PARCEL 3

Starting Coordinates: Northing 6326.305, Easting 14818.840

Distance Units: Feet

Bearing	Distance	Description
S 01°22'35" E	1090.240	
S 83°44'37" W	539.390	
S 08°52'37" E	116.880	
S 86°14'01" W	356.530	
N 09°57'17" E	244.310	
S 86°09'16" E	267.370	
N 77°35'23" E	200.820	
N 04°18'09" W	1010.380	
N 88°03'12" E	418.620	

Ending Coordinates: Northing 6326.309, Easting 14818.834

Area: 518709.11 S.F., 11.9079 Acres

Total Perimeter Distance: 4244.540

Closure Error Distance: 0.008 Error Bearing: N 57°15'48" W

Closure Precision: 1 in 532267.9

Deed Report

Fri, May 17 2024 1:33:58 PM

Deed Name: PARCEL 4

Starting Coordinates: Northing 10784.035, Easting 15228.135

Distance Units: Feet

Bearing	Distance	Description
N 89°02'54" E	1343.870	
S 01°30'49" E	2475.120	
N 38°02'45" W	636.110	
N 66°15'46" W	607.240	
N 34°13'26" W	349.720	
N 19°18'14" W	255.900	
N 09°07'14" W	216.760	
N 31°35'50" W	243.140	
N 01°22'35" W	754.980	

Ending Coordinates: Northing 10784.041, Easting 15228.128

Area: 2384989.24 S.F., 54.7518 Acres

Total Perimeter Distance: 6882.840

Closure Error Distance: 0.010 Error Bearing: N 49°25'08" W

Closure Precision: 1 in 721213.0