

RAMSEY SURVEYING
Professional Land Surveying Services

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LEGAL DESCRIPTION

May 10, 2024

Situated in the Township of Milton, County of Wayne, State of Ohio; being a part of the Northeast Quarter of Section 3, Township 18-North, Range 12-West, being a portion of the lands conveyed to DKF Land Ltd. by official record volume 0957, page 1789 and being more particularly described as follows:

Commencing at a Magnail spike set in a stone found and accepted as marking the northeast corner of said Quarter;

Thence, South 01 degree 13 minutes 23 seconds East, 1681.96 feet along the east line of said Quarter to a railroad spike found on the centerline of Krabill Road-(C.H. 99)(60');

Thence, North 79 degrees 13 minutes 23 seconds West, 204.47 feet along said centerline of Krabill Road to a Magnail spike set marking a point of deflection;

Thence, North 76 degrees 29 minutes 16 seconds West, 255.70 feet continuing along said centerline of Krabill Road to a Magnail spike set, marking the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. North 76 degrees 29 minutes 16 seconds West, 206.80 feet continuing along said centerline of Krabill Road to a Magnail spike set;
2. North 01 degree 13 minutes 23 seconds West, 300.40 feet traversing through the aforementioned DKF Land Ltd. parcel to an iron pin set, and passing through an iron pin set for reference at 31.02 feet;
3. North 88 degrees 46 minutes 37 seconds East, 200.00 feet traversing through said DKF Land Ltd. to an iron pin set;
4. South 01 degree 13 minutes 23 seconds East, 353.00 feet traversing through said DKF Land Ltd., and passing through an iron pin set for reference at 32.98 feet, to the **Place of Beginning**, containing a total of 1.500 acres, more or less, of which 0.142 of an acre is located within existing right of way, 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 March 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-893

Parcel Number: _____

Prior Deed Reference: _____


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5940_legal.docx



Deed Report

Thu, May 16 2024 8:41:39 AM

Deed Name: Closure_R01

Starting Coordinates: Northing -578.664, Easting 1565.409

Distance Units: Feet

Bearing	Distance	Description
N 76°29'16" W	206.800	
N 01°13'23" W	300.400	
N 88°46'37" E	200.000	
S 01°13'23" E	353.000	

Ending Coordinates: Northing -578.664, Easting 1565.410

Area: 65340.07 S.F., 1.5000 Acres

Total Perimeter Distance: 1060.200

Closure Error Distance: 0.001 Error Bearing: N 76°42'02" E

Closure Precision: 1 in 752614.4