

RAMSEY SURVEYING
Professional Land Surveying Services

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LEGAL DESCRIPTION

PARCEL "1A"

December 9, 2024

Situated in the Township of Milton, County of Wayne, State of Ohio; being a part of the Northwest Quarter of Section 19, Township 18-North, Range 12-West, being a portion of the lands conveyed to LEAM Farm Ltd. by official record volume 0968, page 1355, being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northeast corner of said Northwest Quarter, also being on the centerline of Easton Road-(S.R. 604)(60' R/W);

Thence, **South 89 degrees 04 minutes 01 second West, 397.29 feet** along the north line of said Quarter and said centerline of Easton Road to a point, being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **South 00 degrees 35 minutes 46 seconds East, 600.00 feet** traversing through said LEAM Farm lands to an iron pin set, and passing through an iron pin set for reference at 40.00 feet;
2. **South 89 degrees 04 minutes 01 second West, 363.01 feet** traversing through said LEAM Farm lands to an iron pin set;

3. **North 00 degrees 35 minutes 46 seconds West, 600.00 feet** traversing through said LEAM Farm lands to point on the aforementioned centerline of Easton Road, also being on the north line of the aforementioned Northwest Quarter, and passing through an iron pin set for reference at 560.00 feet;
4. **North 89 degrees 04 minutes 01 second East, 363.01 feet** along the north line of said Quarter and said centerline of Easton Road, to the **Place of Beginning**, containing 5.000 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 December 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-956

Parcel Number: _____

Prior Deed Reference: _____


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6044_C_Parcel 1A_Legal.docx



Deed Report

Fri, Jan 17 2025 12:22:39 PM

Deed Name: Closure Report

Starting Coordinates: Northing -2760.03, Easting -9300.06

Distance Units: Feet

Bearing	Distance	Description
S 00°35'46" E	600.00	
S 89°04'01" W	363.01	
N 00°35'46" W	600.00	
N 89°04'01" E	363.01	

Ending Coordinates: Northing -2760.03, Easting -9300.06

Area: 217802.23 S.F., 5.000 Acres

Total Perimeter Distance: 1926.02

Closure Error Distance: 0.00

Closure Precision: 1 in 999999