

RAMSEY SURVEYING
Professional Land Surveying Services

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LEGAL DESCRIPTION

November 4, 2024

Situated in the Township of Canaan, County of Wayne, State of Ohio; being a part of the Southwest Quarter of Section 26, Township 17-North, Range 13-West, being a portion of the lands conveyed to Gasser Brothers, LLC. by official record volume 0950, page 5117, being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeast corner of said Southwest Quarter, being on the centerline of Pleasant Home Road (Co. Rd. 49)(60' R/W);

Thence, **South 88 degrees 33 minutes 03 seconds West, 100.00 feet** along the south line of said Quarter and said centerline of Pleasant Home Road to a Magnail spike set, marking the **Place of Beginning** of the parcel herein described;

Thence, the following **FIVE** Courses:

1. **South 88 degrees 33 minutes 03 seconds West, 746.92 feet** continuing along the south line of said Quarter and said centerline to a point marking the intersection with the centerline of Cleveland Road (S.R. 3)(R/W Varies), being referenced by an iron pin found North 64 degrees 48 minutes 50 seconds East, 74.53 feet therefrom;
2. Along a curve to the right with a **radius of 5729.58 feet, a delta angle of 0 degrees 08 minutes 09 seconds, an arc length of 13.57 feet, with a chord bearing North 11 degrees 08 minutes 57 seconds East, and a chord length of 13.57 feet**, along said centerline of Cleveland Road-(S.R. 3), to a point referenced by an iron pin found North 74 degrees 09 minutes 02 seconds East, 67.38 feet therefrom;

3. **North 11 degrees 13 minutes 01 second East, 703.89 feet** continuing along said centerline of Cleveland Road-(S.R. 3) to a point;
4. **North 88 degrees 33 minutes 03 seconds East, 589.62 feet** traversing the aforementioned Gasser lands to an iron pin set, and passing through an iron pin set for reference at 61.05 feet;
5. **South 01 degree 26 minutes 57 seconds East, 700.00 feet** traversing said Gasser lands, and passing through an iron pin set for reference an iron pin set at 670.00 feet, to the **Place of Beginning**, containing 10.739 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 November 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: YY-046

Parcel Number: _____

Prior Deed Reference: _____


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6054_Legal.docx



Deed Report

Thu, Jan 16 2025 10:53:09 AM

Deed Name: closure

Starting Coordinates: Northing 1709.68, Easting -1426.97

Distance Units: Feet

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 88°33'03" W	746.92	LINE					
N 11°08'57" E	13.57	CURVE R	5729.58	13.57	0°08'09"	6.79	
							Rad-In: S 78°55'07" E Rad-Out: S 78°46'59" E
N 11°13'01" E	703.89	LINE					
N 88°33'03" E	589.62	LINE					
S 01°26'57" E	700.00	LINE					

Ending Coordinates: Northing 1709.68, Easting -1426.97

Area: 467797.57 S.F., 10.7392 Acres

Total Perimeter Distance: 2754.00

Closure Error Distance: 0.00 Error Bearing: N 16°24'16" E

Closure Precision: 1 in 709337.0