

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

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**LEGAL DESCRIPTION**

April 17, 2025

**Situated** in the Township of Chester, County of Wayne, State of Ohio; being a part of the Southeast Quarter of Section 1, Township 22-North, Range 15-West, being a portion of the lands conveyed to Cafe Properties LLC. by official record volume 775, page 127, being more particularly described as follows:

**Commencing** at a point in the southwest corner of the Southwest Quarter of Section 6, being on the centerline of State Route 30, and being referenced by an iron pin found South 89 degrees 39 minutes 54 seconds West, 30.00 feet therefrom;

Thence, **North 00 degrees 20 minutes 06 seconds East, 191.51 feet** along the east line of said Southeast Quarter of Section 1, and along said centerline to a point being the **Place of Beginning** of the parcel herein described;

Thence, the following **FIVE** Courses:

1. **North 88 degrees 56 minutes 33 seconds West, 309.93 feet** traversing through said Café Properties LLC. parcel to a point, passing through iron pins set for reference at 30.00 feet and 279.93 feet, respectively;
2. **South 62 degrees 04 minutes 25 seconds West, 191.67 feet** traversing through said Café Properties LLC. parcel to a point, referenced by an iron pin set North 01 degree 39 minutes 59 seconds East, 7.51 feet therefrom;

3. **South 84 degrees 16 minutes 13 seconds West, 178.98 feet** traversing through said Café Properties LLC. parcel to a point;
4. **North 01 degree 03 minutes 27 seconds East, 273.98 feet** traversing through said Café Properties LLC. parcel to an iron pin set on the south line of a parcel conveyed to the Board of Education of Northwestern Local School District by official record volume 333, page 1906, and passing through an iron pin set for reference at 30.00 feet;
5. **South 88 degrees 56 minutes 33 seconds East, 651.43 feet** along the south line of said Northwestern Local School District parcel to a point in the southeast corner thereof, said point also being on the aforementioned east line of said Southeast Quarter, and being on the aforementioned centerline of State Route 301, and passing through an iron pin found for reference at 621.54 feet;
6. **South 00 degrees 20 minutes 06 seconds East, 160.00 feet** along the east line of said Quarter, said centerline of State Route 301, to the **Place of Beginning**, containing 3.0000 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 cap stamped "Ramsey S-8396"

According to a survey made in April 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: YY-070

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

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



  
 Nathaniel B. Ramsey  
 Professional Surveyor No. 8396  
 For Ramsey Surveying  
 SM-6180\_Legal