

# RAMSEY

## SURVEYING

283 Eby Road  
Shiloh, Ohio 44878  
TEL (419) 522-0399  
EMAIL [nramsey@ramsey-surveying.com](mailto:nramsey@ramsey-surveying.com)

### LEGAL DESCRIPTION

March 05, 2026

**Situated** in the Township of Green, County of Wayne, State of Ohio; being a part of the Northeast Quarter of Section 8, Township 17-North, Range 12-West, being a portion of the lands conveyed to Stollers' Organic Dairy, Ltd. by official record volume 984, page 4898, being more particularly described as follows:

**Beginning** for the same at an iron pipe found and accepted as marking the southeast corner of said Quarter and also marking the intersection of the centerline of Apple Creek Road-(C.R. 44) with the centerline of Hutton Road-(T.R. 78)(60' R/W);

Thence, the following **SIXTEEN** Courses:

1. **South 87 degrees 38 minutes 55 seconds West, 819.34 feet** along the south line of said Quarter and along said centerline of Hutton Road to a point;
2. **North 00 degrees 08 minutes 23 seconds East, 1805.44 feet** to an iron pin set on the south line of a parcel conveyed to Donald E. Dravenstott and Jessica S. Dravenstott by official record volume 937, page 5898, and passing through an iron pin set for reference at 30.00 feet;

3. **North 88 degrees 10 minutes 42 seconds East, 356.21 feet** along the south line of said Dravenstott parcel and the south line of a parcel conveyed to Chad E. Beery and Katie J. Beery by official record volume 925, page 5394 to an iron pin found in the northwest corner of a parcel conveyed to Diana E. Raifsnider, Trustee of the Diana Raifsnider Revocable Trust dated January 30, 2001 by official record volume 549, page 2595;
4. **South 00 degrees 11 minutes 32 seconds West, 799.51 feet** along the west line of said Raifsnider parcel, the west line of a parcel conveyed to Carey M. Ball and Carol L. Ball by official record volume 780, page 2569, the west line of a parcel conveyed to David J. Richard and Cynthia R. Richard by official record volume 817, page 1595, and the west line of a parcel conveyed to Marvin L. Krabill by official record volume 859, page 1530 to an iron pin found in the southwest corner of said Krabill parcel;
5. **North 88 degrees 10 minutes 58 seconds East, 465.19 feet** along the south line of said Krabill parcel to a point on the east line of the aforementioned Quarter, and on the aforementioned centerline of Apple Creek Road, and passing through an iron pipe found for reference at 425.19 feet;
6. **South 00 degrees 13 minutes 57 seconds West, 36.69 feet** along the east line of said Quarter and along said centerline of Apple Creek Road to a point in the northeast corner of a parcel conveyed to William A. Charlton by official record volume 927, page 4539;
7. **South 87 degrees 34 minutes 41 seconds West, 465.60 feet** along the north line of said Charlton parcel to an iron pin found in the northwest corner thereof, and passing through an iron pin found for reference at 30.00 feet;
8. **South 00 degrees 13 minutes 00 seconds West, 200.00 feet** along the west line of said Charlton parcel to an iron pin found in the southwest corner thereof, and being on the north line of a parcel conveyed to Janeena L. Simmons by official record volume 740, page 2383 and official record volume 698, page 457;
9. **South 87 degrees 29 minutes 59 seconds West, 210.12 feet** along the north line of said Simmons parcel to an iron pipe found in the northwest corner thereof;
10. **South 00 degrees 17 minutes 57 seconds West, 164.60 feet** along the west line of said Simmons parcel to an iron pipe found in the southwest corner thereof;
11. **North 87 degrees 34 minutes 57 seconds East, 675.84 feet** along the south line of said Simmons parcel to a railroad spike found in the southeast corner thereof, said spike also being on the east line of said Quarter, said centerline of Apple Creek Road, and passing through an iron pin found for reference at 645.84 feet;

12. **South 00 degrees 13 minutes 57 seconds West, 146.78 feet** along the east line of said Quarter and along said centerline of Apple Creek Road to a point in the northeast corner of a parcel conveyed to Ryan G. Winkler by official record volume 878, page 2484;
13. **South 87 degrees 33 minutes 57 seconds West, 200.00 feet** along the north line of said Winkler parcel to an iron pin found in the northwest corner thereof, and passing through an iron pin found for reference at 30.00 feet;
14. **South 00 degrees 13 minutes 57 seconds West, 150.00 feet** along the west line of said Winkler parcel to an iron pin found in the southwest corner thereof;
15. **North 87 degrees 33 minutes 57 seconds East, 200.00 feet** along the south line of said Winkler parcel to a point on the east line of said Quarter and on said centerline of Apple Creek Road, and passing through an iron pin found for reference at 170.00 feet;
16. **South 00 degrees 13 minutes 57 seconds West, 300.00 feet** along the east line of said Quarter and along said centerline of Apple Creek Road, to the **Place of Beginning**, containing 20.0000 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 plastic cap stamped "Ramsey S-8396".


According to a survey made in January 2026 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: yy-271

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

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



  
 Nathaniel B. Ramsey  
 Professional Surveyor No. 8396  
 For Ramsey Surveying  
 SM-6328\_Legal.docx

Deed Name: Closure

Starting Coordinates: Northing 1213.054, Easting 3813.956

Distance Units: Feet

Bearing	Distance	Description
S 87°38'55" W	819.340	
N 00°08'23" E	1805.440	
N 88°10'42" E	356.210	
S 00°11'32" W	799.510	
N 88°10'58" E	465.190	
S 00°13'57" W	36.690	
S 87°34'41" W	465.600	
S 00°13'00" W	200.000	
S 87°29'59" W	210.120	
S 00°17'57" W	164.600	
N 87°34'57" E	675.840	
S 00°13'57" W	146.780	
S 87°33'57" W	200.000	
S 00°13'57" W	150.000	
N 87°33'57" E	200.000	
S 00°13'57" W	300.000	

Ending Coordinates: Northing 1213.047, Easting 3813.961

Area: 871199.14 S.F., 20.0000 Acres

Total Perimeter Distance: 6995.320

Closure Error Distance: 0.008 Error Bearing: S 33°07'13" E

Closure Precision: 1 in 843150.5