

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

283 Eby Road  
Shiloh, Ohio 44878  
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**LEGAL DESCRIPTION**

January 28, 2025

**Situated** in the Township of Milton, County of Wayne, State of Ohio; being a part of the Southeast Quarter of Section 14, Township 18-North, Range 12-West, being a portion of the lands conveyed to Robert A. Dotterer, Trustee and Mardel S. Dotterer, Trustee by official record volume 0681, page 1414 and a portion of the lands conveyed to Richard E. Dotterer, Trustee and Dawn M. Dotterer, Trustee by official record volume 0650, page 2214, being more particularly described as follows:

**Commencing** at an iron pipe found and accepted as marking the northeast corner of said Southeast Quarter;

Thence, **South 01 degree 40 minutes 22 seconds East, 1044.02 feet** along the east line of said Quarter to a point in a southeast corner of a parcel conveyed to Morton Salt Inc. by official record volume 0674, page 2584, said point also being on the centerline of County Road 57A-(Benner Road)(60' R/W);

Thence, **South 88 degrees 18 minutes 31 seconds West, 989.55 feet** along a south line of said Morton Salt Inc. parcel, passing through an iron pin found for reference at 29.71 feet, to an iron pin set, being the **Place of Beginning** of the parcel herein described;

Thence, the following **FOUR** Courses:

1. **South 01 degree 41 minutes 29 seconds East, 210.00 feet** traversing the aforementioned Dotterer parcel to an iron pin set;
2. **South 88 degrees 18 minutes 31 seconds West, 414.86 feet** traversing said Dotterer parcel to an iron pin set on the west line thereof, also being an east line of the aforementioned Morton Salt Inc. parcel;
3. **North 01 degree 41 minutes 29 seconds West, 210.00 feet** along said east line of said Morton Salt Inc. parcel to an iron pin found in an existing interior corner thereof;
4. **North 88 degrees 18 minutes 31 seconds East, 414.86 feet** along a south line of said Morton Salt Inc. parcel to the **Place of Beginning**, containing 2.000 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 January 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

**Together With** an easement for ingress and egress over the Grantor's parcel, said easement being herein described as follows:

**Commencing** at the southeast corner of the above described 2.000-acre parcel;

Thence, **South 88 degrees 18 minutes 31 seconds West, 122.02 feet** along the south line of said parcel to the **Place of Beginning** of Easement 1 herein described;

Thence, the following **EIGHT** courses:

1. **South 12 degrees 53 minutes 34 seconds East, 86.66 feet** traversing through the aforementioned Robert Dotterer, etal. parcel to a point;
2. **North 89 degrees 34 minutes 51 seconds East, 694.90 feet** traversing through said Robert Dotterer, etal. parcel to a point on the west line of a record 1.918-acre parcel conveyed to Richard E. Dotterer, Trustee and Dawn M. Dotterer, Trustee by official record volume 0650, page 2214;
3. **South 01 degree 40 minutes 20 seconds East, 10.00 feet** along the west line of said record 1.918-acre Richard Dotterer parcel to a point in the southwest corner thereof;
4. **North 89 degrees 34 minutes 51 seconds East, 400.00 feet** along the south line of said record 1.918-acre Richard Dotterer parcel to a point in the southeast corner thereof, also being on the aforementioned centerline of Benner Road;
5. **South 01 degree 40 minutes 22 seconds East, 20.00 feet** along said centerline of Benner Road to a point being in the northeast corner of a record 1.6212-acre parcel conveyed to Richard E. Dotterer, Trustee and Dawn M. Dotterer, Trustee by official record volume 0650, page 2214;
6. **South 89 degrees 34 minutes 51 seconds West, 1119.65 feet** along the north line of said record 1.6212-acre Richard Dotterer parcel and the westerly prolongation thereof, traversing through the aforementioned Robert Dotterer, etal. parcel, to a point;
7. **North 12 degrees 53 minutes 34 seconds West, 116.69 feet** traversing through said Robert Dotterer, etal. parcel to a point on the south line of the above described 2.000-acre parcel.
8. **North 88 degrees 18 minutes 31 seconds East, 30.58 feet** along the south line of said 2.000-acre parcel to the **Place of Beginning**, containing 0.741 of an acre (32268.62 sq. ft.)

Bearings are based on an assumed meridian and are used to express angles only.

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

#### **ALSO**

**Together with** an easement for ingress and egress recorded in official record volume \_\_\_\_\_, page \_\_\_\_\_ and being described as follows:

**Commencing** at an iron pipe found and accepted as marking the northeast corner of said Southeast Quarter;

Thence, **South 01 degree 40 minutes 22 seconds East, 1363.34 feet** along the east line of said Quarter to the **Place of Beginning** of Easement 2 herein described;

Thence, the following **FOUR** courses:


1. **South 01 degree 40 minutes 22 seconds East, 10.00 feet** continuing along the east line of said Quarter and along the centerline of County Road 57A-(Benner Road)(60' R/W) to a point in the southeast corner of a record 1.918-acre parcel conveyed to Richard E. Dotterer, Trustee and Dawn M. Dotterer, Trustee by official record volume 0650, page 2214;
2. **South 89 degrees 34 minutes 51 seconds West, 400.00 feet** along the south line of said record 1.918-acre Richard Dotterer parcel to a point in the southwest corner thereof;
3. **North 01 degree 40 minutes 20 seconds West, 10.00 feet** along the west line of said record 1.918-acre Richard Dotterer parcel to a point;
4. **North 89 degrees 34 minutes 51 seconds East, 400.00 feet** traversing through said record 1.918-acre Richard Dotterer parcel to the **Place of Beginning**, containing 0.092 of an acre (3999.98 sq. ft.)

Bearings are based on an assumed meridian and are used to express angles only.

Survey Reference: XX-976

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

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

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6114\_Legal.docx



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**EASEMENT DESCRIPTION**

**Situated** in the Township of Milton, County of Wayne, State of Ohio; being a part of the Southeast Quarter of Section 14, Township 18-North, Range 12-West, being an easement for ingress and egress 10-feet in width in, over and through a record 1.918-acre parcel conveyed to Richard E. Dotterer, Trustee and Dawn M. Dotterer, Trustee by official record volume 0650, page 2214, said easement being more particularly described as follows:


**Commencing** at an iron pipe found and accepted as marking the northeast corner of said Southeast Quarter;

Thence, **South 01 degree 40 minutes 22 seconds East, 1363.34 feet** along the east line of said Quarter to the **Place of Beginning** of the easement area herein described;

Thence, the following **FOUR** courses:

1. **South 01 degree 40 minutes 22 seconds East, 10.00 feet** continuing along the east line of said Quarter and along the centerline of County Road 57A-(Benner Road)(60' R/W) to a point in the southeast corner of said record 1.918-acre parcel conveyed to Richard E. Dotterer, Trustee and Dawn M. Dotterer, Trustee by official record volume 0650, page 2214;
2. **South 89 degrees 34 minutes 51 seconds West, 400.00 feet** along the south line of said record 1.918-acre Richard Dotterer parcel to a point in the southwest corner thereof;
3. **North 01 degree 40 minutes 20 seconds West, 10.00 feet** along the west line of said record 1.918-acre Richard Dotterer parcel to a point;
4. **North 89 degrees 34 minutes 51 seconds East, 400.00 feet** traversing through said record 1.918-acre Richard Dotterer parcel to the **Place of Beginning**, containing 0.092 of an acre (3999.98 sq. ft.)

Bearings are based on an assumed meridian and are used to express angles only.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
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# Deed Report

Mon Dec 9 12:56:04 2024

Deed Name: Closure

Starting Coordinates: Northing 976.41, Easting -704.81

Distance Units: Feet

Bearing	Distance	Description
N 88°26'10" E	414.86	
S 01°33'50" E	210.00	
S 88°26'10" W	414.86	
N 01°33'50" W	210.00	

Ending Coordinates: Northing 976.41, Easting -704.81

Area: 87120.60 S.F., 2.0000 Acres

Total Perimeter Distance> 1249.72

Closure Error Distance> 0.0000

Closure Precision> 1 in 999999