

RAMSEY SURVEYING
Professional Land Surveying Services

283 Eby Road
Shiloh, Ohio 44878
TEL (419) 512-2596
FAX (419) 522-0399
EMAIL nramsey@ramsey-surveying.com

LEGAL DESCRIPTION

PARCEL "1"

September 4, 2024

Situated in the Township of Milton, County of Wayne, State of Ohio; being a part of the Northeast and Northwest Quarters of Section 19, Township 18-North, Range 12-West, being a portion of the lands conveyed to Sidney Richard, Trustee of the Eunice M. Richard Revocable Trust dated July 14, 2005 by official record volume 0958, page 2495 (1/2 interest) and Sidney Richard, Trustee of the Elmer J. Richard Revocable Trust dated July 14, 2005 by official record volume 0958, page 2463 (1/2 interest), being more particularly described as follows:

Beginning for the same at an iron pin found and accepted as marking the northwest corner of said Northeast Quarter, also being in the centerline of Easton Road-(S.R. 604)(60' R/W);

Thence, the following **SIX** Courses:

1. **North 89 degrees 12 minutes 28 seconds East, 569.45 feet** along the north line of said Northeast Quarter and said centerline to a point;
2. **South 00 degrees 35 minutes 46 seconds East, 2674.57 feet** traversing said Richard Revocable Trust parcel to an iron pin set on the south line of said Northeast Quarter, and passing through an iron pin set for reference at 40.00 feet;
3. **South 89 degrees 25 minutes 48 seconds West, 569.45 feet** along the south line of said Northeast Quarter to a stone found in the southwest corner thereof, said stone also marking the southeast corner of the aforementioned Northwest Quarter;

4. **South 89 degrees 07 minutes 36 seconds West, 1299.97 feet** along the south line of said Northwest Quarter to an iron pin found in an interior corner of a parcel conveyed to RNB, LLC. by official record volume 0944, page 4769;
5. **North 00 degrees 35 minutes 46 seconds West, 2671.01 feet** along an east line of said RNB, LLC. parcel to a point in a northeast corner thereof, said point also being on the north line of said Northwest Quarter and on the aforementioned centerline of Easton Road- (S.R. 604), and passing through an iron pin found for reference at 2631.01 feet;
6. **North 89 degrees 04 minutes 01 second East, 1299.98 feet** along the north line of said Northwest Quarter and said centerline to the **Place of Beginning**, containing 114.680 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 September 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-867

Parcel Number: _____

Prior Deed Reference: _____


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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LEGAL DESCRIPTION

PARCEL "2"

September 4, 2024

Situated in the Township of Milton, County of Wayne, State of Ohio; being a part of the Northeast Quarter of Section 19, Township 18-North, Range 12-West, being a portion of the lands conveyed to Sidney Richard, Trustee of the Eunice M. Richard Revocable Trust dated July 14, 2005 by official record volume 0958, page 2495 (1/2 interest) and Sidney Richard, Trustee of the Elmer J. Richard Revocable Trust dated July 14, 2005 by official record volume 0958, page 2463 (1/2 interest), being more particularly described as follows:

Commencing at an iron bar found and accepted as marking the northeast corner of said Northeast Quarter, also marking the intersection of the centerline of Easton Road-(S.R. 604)(60' R/W) with the centerline of Eby Road-(T.R. 73);

Thence, **South 00 degrees 22 minutes 15 seconds East, 876.05 feet** along the east line of said Quarter and said centerline of Eby Road to an iron pin found, being the **Place of Beginning** of the parcel herein described;

Thence, the following **EIGHT** Courses:

1. **South 00 degrees 22 minutes 15 seconds East, 1025.34 feet** continuing along said east line and said centerline to a point in the northeast corner of a parcel conveyed to Matthew J. Steiner, Sr., Trustee of the Matthew J. Steiner, Sr. Revocable Trust dated November 22, 2006, as amended and Gail M. Steiner, Trustee of the Gail M. Steiner Revocable Trust dated November 22, 2006 as amended by official record volume 0959, Page 4262;
2. **South 89 degrees 05 minutes 30 seconds West, 1164.29 feet** along the north line of said Steiner parcel to an iron pin found in the northwest corner thereof;
3. **South 01 degree 07 minutes 45 seconds West, 774.82 feet** along the west line of said Steiner parcel to an iron pin found in the southwest corner thereof, also being on the south line of the aforementioned Northeast Quarter;
4. **South 89 degrees 25 minutes 48 seconds West, 907.54 feet** along the south line of said Quarter to an iron pin set;
5. **North 00 degrees 35 minutes 46 seconds West, 2674.57 feet** traversing the aforementioned Richard Revocable Trust parcel to a point on the north line of said Quarter, also being the aforementioned centerline of Easton Road-(State Route 604), and passing through an iron pin set for reference at 2634.57 feet;

6. **North 89 degrees 12 minutes 28 seconds East, 859.51 feet** along the north line of said Quarter and said centerline to a point;
7. **South 00 degrees 22 minutes 15 seconds East, 876.05 feet** traversing the aforementioned Richard Revocable Trust parcel to an iron pin set, and passing through an iron pin set for reference at 40.00 feet;
8. **North 89 degrees 12 minutes 28 seconds East, 1243.11 feet** traversing said Richard Revocable Trust parcel, passing through an iron pin set for reference at 1213.11 feet, to the **Place of Beginning**, containing 83.000 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 September 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-867

Parcel Number: _____

Prior Deed Reference: _____


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
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LEGAL DESCRIPTION

PARCEL "3"

September 4, 2024

Situated in the Township of Milton, County of Wayne, State of Ohio; being a part of the Northeast Quarter of Section 19, Township 18-North, Range 12-West, being a portion of the lands conveyed to Sidney Richard, Trustee of the Eunice M. Richard Revocable Trust dated July 14, 2005 by official record volume 0958, page 2495 (1/2 interest) and Sidney Richard, Trustee of the Elmer J. Richard Revocable Trust dated July 14, 2005 by official record volume 0958, page 2463 (1/2 interest), being more particularly described as follows:

Beginning for the same at an iron bar found and accepted as marking the northeast corner of said Northeast Quarter, also marking the intersection of the centerline of Easton Road-(S.R. 604)(60' R/W) with the centerline of Eby Road-(T.R. 73);

Thence, the following **FOUR** Courses:

1. **South 00 degrees 22 minutes 15 seconds East, 876.05 feet** along the east line of said Quarter and said centerline of Eby Road to an iron pin found;
2. **South 89 degrees 12 minutes 28 seconds West, 1243.11 feet** traversing the aforementioned Richard Revocable Trust parcel to an iron pin set;
3. **North 00 degrees 22 minutes 15 seconds West, 876.05 feet** traversing said Richard Revocable Trust parcel to a point on the north line of said Quarter, also being the aforementioned centerline of Easton Road-(S.R. 604), and passing through an iron pin set for reference at 836.05 feet;

4. **North 89 degrees 12 minutes 28 seconds East, 1243.11 feet** along the north line of said Quarter and said centerline to the **Place of Beginning**, containing 25.000 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 September 2024 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-867

Parcel Number: _____

Prior Deed Reference: _____


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-6044_Parcel 3_Legal.docx



Deed Report

Fri, Sep 06 2024 10:57:47 AM

Deed Name: Parcel 1

Starting Coordinates: Northing 10581.859, Easting 41486.356

Distance Units: Feet

Bearing	Distance	Description
N 89°12'28" E	569.450	
S 00°35'46" E	2674.570	
S 89°25'48" W	569.450	
S 89°07'36" W	1299.970	
N 00°35'46" W	2671.010	
N 89°04'01" E	1299.980	

Ending Coordinates: Northing 10581.863, Easting 41486.356

Area: 4995477.85 S.F., 114.6804 Acres

Total Perimeter Distance: 9084.430

Closure Error Distance: 0.004 Error Bearing: N 08°56'24" W

Closure Precision: 1 in 2445357.7



Deed Report

Fri, Sep 06 2024 10:57:03 AM

Deed Name: Parcel 2

Starting Coordinates: Northing 4035.648, Easting 36009.708

Distance Units: Feet

Bearing	Distance	Description
S 00°22'15" E	1025.340	
S 89°05'30" W	1164.290	
S 01°07'45" W	774.820	
S 89°25'48" W	907.540	
N 00°35'46" W	2674.570	
N 89°12'28" E	859.510	
S 00°22'15" E	876.050	
N 89°12'28" E	1243.110	

Ending Coordinates: Northing 4035.640, Easting 36009.700

Area: 3615473.72 S.F., 82.9999 Acres

Total Perimeter Distance: 9525.230

Closure Error Distance: 0.012 Error Bearing: S 45°35'50" W

Closure Precision: 1 in 803281.5



Deed Report

Fri, Sep 06 2024 10:58:09 AM

Deed Name: Parcel 3

Starting Coordinates: Northing 2801.158, Easting 40850.229

Distance Units: Feet

Bearing	Distance	Description
S 00°22'15" E	876.050	
S 89°12'28" W	1243.110	
N 00°22'15" W	876.050	
N 89°12'28" E	1243.110	

Ending Coordinates: Northing 2801.158, Easting 40850.229

Area: 1088997.06 S.F., 24.9999 Acres

Total Perimeter Distance: 4238.320

Closure Error Distance: 0.000

Closure Precision: 1 in 999999

