

LEGAL DESCRIPTION

Situated in the Township of Milton, County of Wayne, State of Ohio and being a part of the Northeast Quarter of Section 23, Township 18-North, Range 12-West, being a parcel conveyed to Dotterer Farm Land Ltd. by official record volume 582, page 2572 and being more particularly described as follows:

Beginning for the same at a Magnail spike found and accepted as marking the southeast corner of said Quarter and being on the centerline of Benner Road-(C.R. 57-A)(60' R/W),

Thence, the following **EIGHT** Courses:

1. **South 88 degrees 39 minutes 22 seconds West, 2680.64 feet** along the south line of said Quarter to an iron pin set marking the southwest corner of said Quarter;
2. **North 01 degree 29 minutes 31 seconds West, 1722.00 feet** along the west line of said Quarter to a point;
3. **South 89 degrees 49 minutes 57 seconds East, 2671.11 feet** traversing aforementioned Dotterer Farm Land Ltd. parcel and along the south line of a parcel conveyed to Daniel and Angela Manz by official record volume 780, page 2321 to a point in the southeast corner thereof, being on the east line of said Quarter, the aforementioned centerline of Benner Road, passing through an iron pin set for reference at 24.95 feet and an iron pin found for reference at 2640.93 feet;
4. **South 01 degree 51 minutes 40 seconds East, 760.49 feet** along the east line of said Quarter, said centerline of Benner Road to a Magnail spike found in the northeast corner of a parcel conveyed to Robert A. and Mardel S. Dotterer, Trustees by official record volume 681, page 1414
5. **South 88 degrees 08 minutes 20 seconds West, 497.83 feet** along the north line of said Dotterer parcel to an iron pin found in the northwest corner thereof, passing through an iron pin found for reference at 30.00 feet;
6. **South 01 degree 51 minutes 40 seconds East, 175.00 feet** along the west line of said Dotterer parcel to an iron pin found in the southwest corner thereof;
7. **North 88 degrees 08 minutes 20 seconds East, 497.83 feet** along the south line of said Dotterer parcel to a Magnail spike found on the aforementioned east line of said Quarter,

the aforementioned centerline of Benner Road, and passing through an iron pin found for reference at 467.83 feet;

8. **South 01 degree 51 minutes 40 seconds East, 716.12 feet** along the east line of said Quarter and said centerline of Benner Road to the **Place of Beginning** and containing 101.5917 acres, more or less, and subject to all legal highways, leases, servitudes, use restrictions, and easements of record.

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

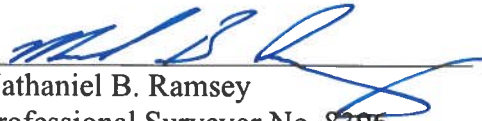
Iron pins set are 5/8" diameter rebar with plastic cap stamped "Ramsey S-8396".

According to a survey completed in May 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-300

Parcel Number: _____

Prior Deed Reference: _____


Nathaniel B. Ramsey
Professional Surveyor No. 8396
For Ramsey Surveying
SM-5686_LEGAL

