

**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

November 10, 2022

**LEGAL DESCRIPTION**

**Parcel 1**

**Situated** in the Township of Green, County of Wayne, State of Ohio; being a part the Northeast Quarter of Section 13, Township 17-North, Range 12-West, and being a portion of lands conveyed to Leam Farm Ltd. By official record volume 917, page 3543 of the Wayne County Recorder's records, being more particularly described as follows:

**Commencing** at an iron pin found and accepted as marking the southwest corner of said Quarter;

Thence, **North 00 degrees 33 minutes 40 seconds East, 261.00 feet** along the West line of said Quarter to a point on the centerline of Back Massillon Road-(C.R. 29)(33' R/W), referenced by an iron pin found North 00 degrees 33 minutes 40 seconds East, 35.01 feet therefrom and being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** Courses:

1. **North 00 degrees 33 minutes 40 seconds East, 947.53 feet** continuing along the west line of said Quarter, the City of Orrville corporation line, to an iron pin set;
2. **South 86 degrees 06 minutes 17 seconds East, 1073.93 feet** traversing aforementioned Leam Farms Ltd. Parcel to an iron pin set on the west line of a parcel conveyed to Eric M. and Robyn L. Speelman by official record volume 899, page 3312;
3. **South 00 degrees 28 minutes 55 seconds West, 459.58 feet** along said west line of Speelman parcel to a point on the aforementioned centerline of Back Massillon Road, passing through an iron pin found for reference at 428.14 feet;
4. **South 73 degrees 11 minutes 24 seconds West, 744.32 feet** along said centerline of Back Massillon Road to a 2" Magnail spike set;
5. **South 60 degrees 41 minutes 25 seconds West, 296.15 feet** continuing along said centerline of Back Massillon Road to a 2" Magnail spike set;

6. **South 62 degrees 42 minutes 41 seconds West, 119.39 feet** continuing along said centerline of Back Massillon Road to the **Place of Beginning**, containing 16.6036 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".

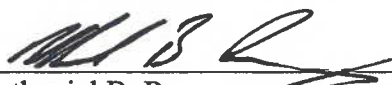
According to a survey made in November 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-509

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

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



  
\_\_\_\_\_  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-5774 parcel 1 legal

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**LEGAL DESCRIPTION**

**Parcel 2**

**Situated** in the Township of Green, County of Wayne, State of Ohio; being a part the Northeast Quarter of Section 13, Township 17-North, Range 12-West, and being a portion of lands conveyed to Leam Farm Ltd. By official record volume 917, page 3543 of the Wayne county records, being more particularly described as follows:

**Commencing** at an iron pin found and accepted as marking the southwest corner of said Quarter;

Thence, **North 00 degrees 33 minutes 40 seconds East, 1208.53 feet** along the West line of said Quarter to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **SIX** Courses:

1. **North 00 degrees 33 minutes 40 seconds East, 817.00 feet** continuing along the west line of said Quarter, the City of Orrville corporation line, to an iron pin found in the southwest corner of a parcel conveyed to Matthew J. Steiner, Jr. and Rachael L. Steiner by official record volume 885, page 2871;
2. **South 86 degrees 06 minutes 17 seconds East, 1212.46 feet** along the south line of said Steiner parcel and along the south line of a parcel conveyed to William Mitchell and Jordan Savel by official record volume 889, page 5977 and along the south line of a parcel conveyed to Shawn A. and Kellie R. Gore by official record volume 893, page 4892 to a point in the southeast corner of said Gore parcel and on the west line of a parcel conveyed to Nathaniel J. and Janet L. Steiner by official record volume 849, page 657, said point being referenced by an iron pin found South 32 degrees 01 minutes 20 seconds East, 0.23 feet therefrom;
3. **South 00 degrees 28 minutes 57 seconds West, 568.51 feet** along the west line of said Nathaniel Steiner parcel to an iron pin found in the northeast corner of a parcel conveyed to Eric M. and Robyn L. Speelman by official record volume 899, page 3312;
4. **South 73 degrees 09 minutes 14 seconds West, 146.04 feet** along the north line of said Speelman parcel to an iron pin found in the northwest corner thereof;

5. **South 00 degrees 28 minutes 55 seconds West, 196.74 feet** along the west line of said Speelman parcel to an iron pin set;
6. **North 86 degrees 06 minutes 17 seconds West, 1073.93 feet to the Place of Beginning,** containing 22.0000 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 November 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-509

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

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



  
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SM-5774 parcel 2 legal

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**LEGAL DESCRIPTION**

**Combination Parcel**

**Situated** in the Township of Green, County of Wayne, State of Ohio; being a part the Northeast Quarter of Section 13, Township 17-North, Range 12-West, being more particularly described as follows:

**Commencing** at an iron pin found and accepted as marking the southwest corner of said Quarter;

Thence, **North 00 degrees 33 minutes 40 seconds East, 1208.53 feet** along the West line of said Quarter to an iron pin set being the **Place of Beginning** of the parcel herein described;

Thence, the following **EIGHT** Courses:

1. **North 00 degrees 33 minutes 40 seconds East, 1688.33 feet** continuing along the west line of Quarter, the City of Orrville corporation line to a point on the centerline of Five Points Road-(C.R. 120)(60' R/W), the north line of said Quarter, and passing through an iron pin found for reference at 1663.46 feet;
2. **South 86 degrees 05 minutes 41 seconds East, 641.20 feet** along said north line and said centerline of Five Points Road to a point in the northwest corner of a parcel conveyed to William Mitchell and Jordan Savel by official record volume 889, page 5977;
3. **South 00 degrees 28 minutes 17 seconds West, 871.30 feet** along the west line of said Mitchell/Savel parcel to an iron pin found in the southwest corner thereof, passing through an iron pin found for reference at 30.03 feet;
4. **South 86 degrees 06 minutes 17 seconds East, 569.90 feet** along the south line of said Mitchell/Savel parcel and along the south line of a parcel conveyed to Shawn A. and Kellie R. Gore by official record volume 893, page 4892 to a point in the southeast corner of said Gore parcel and on the west line of a parcel conveyed to Nathaniel J. and Janet L. Steiner by official record volume 849, page 657, said point being referenced by an iron pin found South 32 degrees 01 minute 20 seconds East, 0.23 feet therefrom;

5. **South 00 degrees 28 minutes 57 seconds West, 568.51 feet** along the west line of said Nathaniel Steiner parcel to an iron pin found in the northeast corner of a parcel conveyed to Eric M. and Robyn L. Speelman by official record volume 899, page 3312;
6. **South 73 degrees 09 minutes 14 seconds West, 146.04 feet** along the north line of said Speelman parcel to an iron pin found in the northwest corner thereof;
7. **South 00 degrees 28 minutes 55 seconds West, 196.74 feet** along the west line of said Speelman parcel to an iron pin set;
8. **North 86 degrees 06 minutes 17 seconds West, 1073.93 feet to the Place of Beginning,** containing 34.8169 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 November 2022 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

Survey Reference: XX-509

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

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Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
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SM-5774 combo parcel legal

