



### LEGAL DESCRIPTION

#### PARCEL 1

July 7, 2025

**Situated** in the Township of Antrim, County of Wyandot, State of Ohio; being a part of the Northwest Quarter of Section 10, Township 3-South, Range 15-East, being a portion of the lands conveyed to Diane Joy Kinsey Wisda, Michele Ann Kinsey Halfhill, Cheryl Kay Kinsey Beier and Curtis Leonid Kinsey, Co-Trustees of the Andora C. Kinsey Irrevocable Trust, dated 07/22/1996 by official record volume 260, page 998, being more particularly described as follows:

**Commencing** at an iron pin set marking the southeast corner of said Northwest Quarter;

Thence, **North 89 degrees 58 minutes 50 seconds West, 46.30 feet** along the south line of said Northwest Quarter, to an iron pin set marking the **Place of Beginning** of the parcel described herein;

Thence, the following **TEN Courses**:

1. **North 89 degrees 58 minutes 50 seconds West, 754.88 feet** continuing along the south line of said Northwest Quarter to an iron pin set in the southeast corner of a parcel conveyed to Fred C. Zulauf by deed volume 185, page 906;
2. **North 00 degrees 07 minutes 19 seconds West, 2636.46 feet** along the east line of said Zulauf parcel to a railroad spike found in the northeast corner thereof, being on the north line of said Northwest Quarter, the centerline of Township Highway 56-(40' R/W), and passing through an iron pin set for reference at 2616.46 feet;
3. **North 89 degrees 54 minutes 03 seconds East, 398.41 feet** along the north line of said Northwest Quarter, said centerline of Township Highway 56, to a point in the northwest corner of a parcel conveyed to Russell J. and Judy M. Ramage by official record volume 207, page 751, said point being referenced by a railroad spike found North 00 degrees 22 minutes 51 seconds West, 0.39 feet therefrom;
4. **South 00 degrees 22 minutes 51 seconds East, 161.06 feet** along the west line of said Ramage parcel to an iron pin found in the southwest corner thereof, and passing through an iron pin set for reference at 20.00 feet;

5. **North 89 degrees 52 minutes 44 seconds East, 159.37 feet** along the south line of said Ramage parcel to an iron pipe found in the southeast corner thereof;
6. **North 00 degrees 15 minutes 39 seconds West, 161.00 feet** along the east line of said Ramage parcel to a point in the northeast corner thereof and being on the north line of the aforementioned Northwest Quarter, also being the aforementioned centerline of Township Highway 56, said point being referenced by an iron pin found North 00 degrees 15 minutes 39 seconds West, 0.28 feet therefrom;
7. **North 89 degrees 54 minutes 03 seconds East, 218.49 feet** along the north line of said Northwest Quarter, said centerline of Township Highway 56 to an iron pin set;
8. **South 00 degrees 44 minutes 07 seconds East, 1527.57 feet** traversing the aforementioned Kinsey parcel to an iron pin set;
9. **North 89 degrees 58 minutes 50 seconds West, 42.51 feet** traversing said Kinsey parcel to an iron pin set;
10. **South 00 degrees 21 minutes 01 second East, 1110.65 feet** traversing said Kinsey parcel to the **Place of Beginning**, containing 46.1051 acres, more or less, of which 0.2833 of an acre is located within the existing right of way 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 July 2025 by Nathaniel B. Ramsey, Ohio Registered Professional Surveyor No. 8396.

  
Nathaniel B. Ramsey  
Professional Surveyor No. 8396  
For Ramsey Surveying  
SM-6210\_Parcel1\_Legal



Deed Name: Parcel 1

Distance Units: Feet

Bearing Distance Description

N 89°58'50" W	754.8800
N 00°07'19" W	2636.460
N 89°54'03" E	398.4100
S 00°22'51" E	161.0600
N 89°52'44" E	159.3700
N 00°15'39" W	161.0000
N 89°54'03" E	218.4900
S 00°44'07" E	1527.570
N 89°58'50" W	42.5100
S 00°21'01" E	1110.650

Area: 46.1051 Acres

Closure Error Distance: 0.0032 Error Bearing: S 43°06'01" W

Closure Precision: 1 in 2238540.9



REFERENCE SURVEY VOL. D  
PAGE 712 IN THE TAX MAP OFFICE  
2025 (46.1051A)