



LEGAL DESCRIPTION

PARCEL 2

July 7, 2025

Situated in the Township of Antrim, County of Wyandot, State of Ohio; being a part of the Northeast Quarter of Section 8, 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 Harold E. Kinsey Irrevocable Trust, dated 07/22/1996 by official record volume 260, page 1003, being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the Northeast corner of said Northeast Quarter and marking the intersection of the centerline of County Highway 56-(40' R/W) with the centerline of Township Highway 135;

Thence, **North 89 degrees 54 minutes 25 seconds West, 1333.66 feet** along the north line of said Northeast Quarter, said centerline of County Highway 56, to an iron pin set in the northwest corner of a parcel conveyed to I/S/F Inc. by deed volume 198, page 563 and being the **Place of Beginning** of the parcel described herein;

Thence, the following **TEN Courses**:

1. **South 00 degrees 34 minutes 48 seconds West, 2220.80 feet** along the west line of said I/S/F Inc. parcel to an iron pin set;
2. **North 89 degrees 40 minutes 04 seconds West, 518.36 feet** traversing aforementioned Kinsey parcel to an iron pin set;
3. **North 00 degrees 03 minutes 47 seconds East, 314.74 feet** traversing said Kinsey parcel to an iron pin set;
4. **North 79 degrees 55 minutes 10 seconds West, 377.06 feet** traversing said Kinsey parcel to an iron pin set;
5. **North 07 degrees 19 minutes 33 seconds West, 135.95 feet** traversing said Kinsey parcel to an iron pin set;

6. **North 39 degrees 54 minutes 47 seconds West, 211.23 feet** traversing said Kinsey parcel to an iron pin set;
7. **North 05 degrees 10 minutes 11 seconds East, 327.27 feet** traversing said Kinsey parcel to an iron pin set;
8. **South 82 degrees 53 minutes 15 seconds East, 249.96 feet** traversing said Kinsey parcel to an iron pin set;
9. **North 03 degrees 39 minutes 18 seconds East, 1248.78 feet** traversing said Kinsey parcel to an iron pin set on the north line of the aforementioned Northeast Quarter, the aforementioned centerline of County Highway 56;
10. **South 89 degrees 54 minutes 25 second East, 707.47 feet** along the north line of said Northeast Quarter, said centerline of County Highway 56, to **Place of Beginning**, containing 39.5881 acres, more or less, of which 0.3251 acres are 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_B_Parcel 2_Legal.docx



Deed Name: Parcel 2

Distance Units: Feet

Bearing Distance Description

S 00°34'48" W	2220.800
N 89°40'04" W	518.3600
N 00°03'47" E	314.7400
N 79°55'10" W	377.0600
N 07°19'33" W	135.9500
N 39°54'47" W	211.2300
N 05°10'11" E	327.2700
S 82°53'15" E	249.9600
N 03°39'18" E	1248.780
S 89°54'25" E	707.4700

Area: 39.5881 Acres

Closure Error Distance: 0.0134 Error Bearing: S 67°13'32" E

Closure Precision: 1 in 470893.7



REFERENCE SURVEY VOL. B
PAGE 309 IN THE TAX MAP OFFICE
2025 (39.5881A)