



LEGAL DESCRIPTION

PARCEL 1

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:

Beginning for the same at an iron pin set marking the southwest corner of said Northeast Quarter;

Thence, the following **TWELVE** Courses:

1. **North 00 degrees 37 minutes 17 seconds East, 2635.41 feet** along the west line of said Northeast Quarter to a Magnail spike found in the northwest corner of said Northeast Quarter, said spike also marking the intersection of Township Road 133 with the centerline of County Highway 56-(40' R/W), and passing through a wooden fence post found for reference at 2614.76 feet;
2. **South 89 degrees 54 minutes 25 seconds East, 626.19 feet** along the north line of said Northeast Quarter, said centerline of County Highway 56, to an iron pin set;
3. **South 03 degrees 39 minutes 18 seconds West, 1248.78 feet** traversing aforementioned Kinsey parcel to an iron pin set;
4. **North 82 degrees 53 minutes 15 seconds West, 249.96 feet** traversing said Kinsey parcel to an iron pin set;
5. **South 05 degrees 10 minutes 11 seconds West, 327.27 feet** traversing said Kinsey parcel to an iron pin set;
6. **South 39 degrees 54 minutes 47 seconds East, 211.23 feet** traversing said Kinsey parcel to an iron pin set;

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7. **South 07 degrees 19 minutes 33 seconds East, 135.95 feet** traversing said Kinsey parcel to an iron pin set;
8. **South 79 degrees 55 minutes 10 seconds East, 377.06 feet** traversing said Kinsey parcel to an iron pin set;
9. **South 00 degrees 03 minutes 47 seconds West, 314.74 feet** traversing said Kinsey parcel to an iron pin set;
10. **South 89 degrees 40 minutes 04 seconds East, 518.36 feet** traversing said Kinsey parcel to an iron pin set on the west line of a parcel conveyed to I/S/F Inc, by deed volume 198, page 563;
11. **South 00 degrees 34 minutes 50 seconds West, 420.17 feet** along the west line of said I/S/F Inc. parcel to an iron pin set in the southwest corner thereof and being on the south line of the aforementioned Northeast Quarter;
12. **North 89 degrees 40 minutes 04 second West, 1335.52 feet** along the south line of said Northeast Quarter to **Place of Beginning**, containing 41.2388 acres, more or less, of which 0.2873 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 1_Legal.docx



Deed Name: Parcel 1

Distance Units: Feet

Bearing Distance Description

N 00°37'17" E 2635.410
S 89°54'25" E 626.1900
S 03°39'18" W 1248.780
N 82°53'15" W 249.9600
S 05°10'11" W 327.2700
S 39°54'47" E 211.2300
S 07°19'33" E 135.9500
S 79°55'10" E 377.0600
S 00°03'47" W 314.7400
S 89°40'04" E 518.3600
S 00°34'50" W 420.1700
N 89°40'04" W 1335.520

Area: 41.2388 Acres

Closure Error Distance: 0.0090 Error Bearing: N 68°22'10" W

Closure Precision: 1 in 931844.0



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