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R. Aaron Wells, P.S.
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October 21, 2024

Description of 1.756 Acres

Situated in the Township of Clark, the County of Holmes, the State of Ohio.

Being located in the Southwest Quarter of Section 24 in Township 8, Range 4 and being part of the lands heretofore conveyed to Robert O. Shuman in Official Record 252 at Page 5674 and in Official Record 282 at Page 2044 (PPN 02-00282.000) with the tract to be conveyed being more fully described as follows:

Commencing at a 5/8" iron pin found capped Ron Smith 5324 at the northeast corner of the southwest quarter of said Section 24;

Thence with the north line of said quarter section North 88 deg. 21 min. 13 sec. West, 697.16 feet to a 5/8" iron pin found bent at the northwest corner of the lands heretofore conveyed to Timothy E. Shuman & Sherri L. Shuman (D.V. 271 – Pg. 1000);

Thence with the west bounds of said Timothy E. Shuman & Sherri L. Shuman lands the following three courses;

- (1) thence South 0 deg. 17 min. 31 sec. West, 60.24 feet to a 5/8" iron pin found capped Ron Smith 5324;
- (2) thence South 64 deg. 22 min. 03 sec. West, 663.76 feet to a point in T.R. #174 – 50' R/W at the west most corner of said Shuman lands and passing on line a 5/8" iron pin found capped Ron Smith 5324 at 633.76 feet;
- (3) thence with said road South 33 deg. 45 min. 36 sec. East, 50.50 feet to a point at the south most corner of said Shuman lands and being also at the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence leaving said road and continuing with the south bounds of said Shuman lands the following two courses;

- (1) thence North 64 deg. 22 min. 03 sec. East, 645.96 feet to a 5/8" iron pin found capped Ron Smith 5324 and passing on line a 5/8" iron pin found capped Ron Smith 5324 at 30.00 feet;
- (2) thence North 88 deg. 27 min. 24 sec. East, 174.93 feet to an iron pin set at the northwest corner of the lands heretofore conveyed to Timothy E. Shuman & Sherri L. Shuman (D.V. 271 – Pg. 1000);

Thence with the west bound of said Shuman lands South 0 deg. 18 min. 54 sec. West, 293.38 feet to a 5/8" iron pin found capped Ron Smith 5324 at the southwest corner of said Shuman lands;

Thence through the bounds of the aforesaid parent tract the following two courses;

- (1) thence North 52 deg. 43 min. 11 sec. West, 254.98 feet to an iron pin set;
- (2) thence South 75 deg. 16 min. 47 sec. West, 571.52 feet (passing on line an iron pin set at 541.52 feet) to the **TRUE PLACE OF BEGINNING**, containing 1.756 Acres, more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

The above-described tract is to be conveyed to an adjoining property owner.

Bearings herein are oriented to Ohio State Plane North Zone-NAD 83 (2011) and all iron pins set are 5/8"x30" re-bars with blue plastic caps stamped R.A.W. 8401.

See Holmes County Plat Book 19, Page 5447 for survey.

Survey and description by R. Aaron Wells, Professional Surveyor #8401 October 21, 2024.



PPN: 0200282004

R. Aaron Wells, P.S. #8401

FILE DESCRIPTION
Holmes County Map Office
12/05/2024

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