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

Description of 16.629 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 through the bounds of the aforesaid parent tract the following two courses;

- (1) thence North 75 deg. 16 min. 47 sec. East, 571.52 feet to an iron pin set and passing on line an iron pin set at 30.00 feet;
- (2) thence South 52 deg. 43 min. 11 sec. East, 254.98 feet to a 5/8" iron pin found capped Ron Smith 5324 at the southwest corner of the lands heretofore conveyed to Timothy E. Shuman & Sherri L. Shuman (D.V. 271 – Pg. 1000);

Thence with the south bound of said Shuman lands North 84 deg. 20 min. 18 sec. East, 312.46 feet to a 5/8" iron pin found capped Ron Smith 5324 on the west bound of the lands heretofore conveyed to G.H.S. Properties, Inc. (D.V. 233 – Pg. 942);

Thence with the west bound of said G.H.S. Properties, Inc. lands South 22 deg. 43 min. 07 sec. West, 1050.51 feet to a 5/8" iron pin found capped Ron Smith 5324 on the north bound of the lands heretofore conveyed to John Ray Yoder & Lizzie M. Yoder (O.R. 268 – Pg. 3797);

Thence with the north and east bounds of said Yoder lands the following two courses;

- (1) thence North 88 deg. 28 min. 56 sec. West, 743.44 feet to a 5/8" iron pin found capped Ron Smith 5324;
- (2) thence North 0 deg. 26 min. 08 sec. East, 341.64 feet to an iron pin set;

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

- (1) thence South 88 deg. 28 min. 56 sec. East, 414.44 feet to an iron pin set;
- (2) thence North 0 deg. 26 min. 08 sec. East, 495.13 feet to an iron pin set;
- (3) thence South 85 deg. 50 min. 35 sec. West, 235.00 feet to an iron pin set;
- (4) thence North 32 deg. 02 min. 35 sec. West, 70.00 feet to an iron pin set;
- (5) thence South 57 deg. 57 min. 25 sec. West, 25.00 feet to a point in T.R. #174 – 50' R/W;

Thence with said road and continuing through the bounds of said parent tract North 32 deg. 02 min. 35 sec. West, 86.00 feet to the **TRUE PLACE OF BEGINNING**, containing 16.629 Acres, more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

Conveying unto the above-described tract a 0.055 acre Ingress & Egress easement to be used in common with a 5.000 acre tract surveyed by Ward & Emler Surveying, Inc. dated October 21, 2024 with the ingress & egress easement to be conveyed being more fully described as follows:

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 easement 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;

Thence continuing with said road and through the bounds of the aforesaid parent tract South 32 deg. 02 min. 35 sec. East, 86.00 feet to a point at the **TRUE PLACE OF BEGINNING** of the easement herein to be described;

Thence leaving said road and continuing through the bounds of said parent tract the following five courses;

- (1) thence North 57 deg. 57 min. 25 sec. East, 25.00 feet to an iron pin set;
- (2) thence South 32 deg. 02 min. 35 sec. East, 70.00 feet to an iron pin set;
- (3) thence South 85 deg. 50 min. 35 sec. West, 45.26 feet to a point;
- (4) thence North 32 deg. 02 min. 35 sec. West, 48.83 feet to a point;
- (5) thence North 57 deg. 57 min. 25 sec. East, 15.00 feet to the **TRUE PLACE OF BEGINNING**, containing 0.055 Acre in said easement more or less but subject to all legal highways, rights-of-way, easements, leases and restrictions of record or otherwise legally established.

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: 0200282006

R. Aaron Wells, P.S. #8401

FILE DESCRIPTION
Holmes County Map Office
12/05/2024

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