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R. Aaron Wells, P.S.  
James R. Fouts, P.S.

June 3, 2021

### **Description of 5.580 Acres**

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

Being located in the Northwest and Northeast Quarters of Section 14 in Township 8, Range 4 of the United States Military District, also being all of A.P.# 02-00895.003 heretofore conveyed to John R. Schlabach by Official Record 263, Page 3324 (Tract 1 – residue of a 6.528 acres tract) of the Holmes County Official Records, with the tract herein to be conveyed being more fully described as follows:

Commencing at a 5/8" iron pin capped "Baker 6938" found at the southeast corner of the Northwest Quarter of Section 14;

Thence with the east line of the Northwest Quarter of Section 14 North 01 deg. 40 min. 41 sec. East, 1750.78 feet to a point on the northeast line of the lands heretofore conveyed to Union Valley Real Estate 1 LLC (O.R. 263, Pg. 4261), also being the **TRUE PLACE OF BEGINNING** of the tract herein to be described;

Thence with the bounds of said lands the following two courses;

- 1) North 45 deg. 04 min. 14 sec. West, 60.40 feet to a 5/8" iron pin capped "Fouts 8528" found;
- 2) South 38 deg. 14 min. 54 sec. West, 221.44 feet to a railroad spike found at the west most corner of said lands, also being on a northerly line of the lands heretofore conveyed to Willis M. Troyer and Miriam A. Troyer (O.R. 219, Pg. 3158 [Tract 3]);

Thence with the bounds of said Troyer lands the following three courses;

- 1) North 56 deg. 55 min. 53 sec. West, 343.98 feet to a 1/2" I.D. iron pipe capped "Gute 5935" found;
- 2) North 50 deg. 46 min. 25 sec. West, 160.89 feet to a 1/2" I.D. iron pipe capped "Gute 5935" found;
- 3) North 36 deg. 05 min. 47 sec. East, 352.79 feet to a 1/2" I.D. iron pipe capped "Gute 5935" found on a southerly line of the lands heretofore conveyed to Union Valley Real Estate II, LLC (O.R. 268, Pg. 7438);

Thence with the bounds of said Union Valley Real Estate II, LLC lands the following two courses;

- 1) South 76 deg. 03 min. 48 sec. East, 253.39 feet to a 1/2" I.D. iron pipe capped "Gute 5935" found;
- 2) South 43 deg. 30 min. 57 sec. East, 69.36 feet to a 5/8" iron pin capped "Fouts 8528" found

at the west most corner of the lands heretofore conveyed to Dan Allen Miller and Rita Miller (O.R. 263, Pg. 3322);

Thence with the bounds of said Dan Allen Miller and Rita Miller lands the following two courses;  
1) South 45 deg. 15 min. 41 sec. East, 171.41 feet to a 5/8" iron pin capped "Fouts 8528" found;  
2) South 64 deg. 37 min. 33 sec. East, 188.93 feet to a point in State Route 93 and on a west line of the lands heretofore conveyed to Marion R. Beachy, Trustee of the Marion R. Beachy Revocable Trust dated May 21, 2019 (O.R. 274, Pg. 1126 [Tract 1]);

Thence with said line of said Marion R. Beachy, Trustee of the Marion R. Beachy Revocable Trust dated May 21, 2019 lands and with said road South 35 deg. 50 min. 27 sec. West, 237.37 feet to the east most corner of the aforesaid Union Valley Real Estate 1, LLC lands;

Thence with the bounds of said Union Valley Real Estate 1, LLC lands North 45 deg. 04 min. 14 sec. West, 87.94 feet to the **TRUE PLACE OF BEGINNING** containing **5.580 acres** more or less, passing on line a railroad spike found at 30.00 feet, but subject to all legal highways, rights-of-way, easements, leases, restrictions and flood zone regulations of record or otherwise legally established.

Bearings hereon are oriented to the Ohio State Plane Coordinate System, North Zone, N.A.D. 83.

The above described tract is subject to and served by a 15' ingress/egress easement used in common with others and is recorded in Official Record 263, Page 4261 and P. 19 - 3421.

Field survey and description by James R. Fouts, Professional Surveyor #8528 in June of 2021.

Survey recorded in Plat Book 19, Pg. 4445.



A handwritten signature in blue ink that reads "James R. Fouts".

**James R. Fouts**  
**Professional Surveyor #8528**

Parcel Number: 0200895009

**FILE DESCRIPTION**  
Holmes County Map Office  
7/9/2021

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