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

September 21, 2021

### **Description of 1.964 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 part of A.P.# 02-00895.009 heretofore conveyed to Hillcrest Land Company, LLC by Official Record 277, Page 5689 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 North 56 deg. 55 min. 53 sec. West, 190.64 feet to an iron pin set;

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

- 1) North 43 deg. 43 min. 16 sec. East, 380.01 feet to an iron pin set;
- 2) South 45 deg. 15 min. 41 sec. East, 110.33 feet to an iron pin set;
- 3) South 64 deg. 37 min. 33 sec. East, 188.22 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]), also passing on line an iron pin set at 162.31 feet and passing on line the quarter section line at 3.88 feet;

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, 186.52 feet to the

east most corner of the aforesaid Union Valley Real Estate 1 LLC lands;

Thence with a northeasterly line of said Union Valley Real Estate 1 LLC lands North 45 deg. 04 min. 14 sec. West, 87.95 feet to the **TRUE PLACE OF BEGINNING** containing 1.964 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.

***Furthermore the above described tract is subject to and served by a 15' wide ingress/egress easement to be used in common with others, said easement being more fully described as follows:***

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 part of A.P.# 02-00895.009 heretofore conveyed to Hillcrest Land Company, LLC by Official Record 277, Page 5689 of the Holmes County Official Records, with the easement 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);

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, 206.38 feet to the **TRUE PLACE OF BEGINNING** of the easement herein to be described;

Thence continuing with the bounds of said Union Valley Real Estate 1 LLC lands South 38 deg. 14 min. 54 sec. West, 15.06 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 said line of said Troyer lands North 56 deg. 55 min. 53 sec. West, 50.70 feet;

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

- 1) North 39 deg. 02 min. 37 sec. West, 31.06 feet;
- 2) North 27 deg. 05 min. 54 sec. West, 54.14 feet;
- 3) North 45 deg. 59 min. 17 sec. West, 30.64 feet;
- 4) North 60 deg. 35 min. 44 sec. West, 25.74 feet;
- 5) North 43 deg. 43 min. 16 sec. East, 15.48 feet;
- 6) South 60 deg. 35 min. 44 sec. East, 23.83 feet;
- 7) South 45 deg. 59 min. 17 sec. East, 35.06 feet;
- 8) South 27 deg. 05 min. 54 sec. East, 55.07 feet;
- 9) South 39 deg. 02 min. 37 sec. East, 27.13 feet;
- 10) South 56 deg. 55 min. 53 sec. East, 49.70 feet to the **TRUE PLACE OF BEGINNING** containing 0.066 of an acre more or less, but subject to all legal highways, rights-of-way,

easements, leases, restrictions and flood zone regulations of record or otherwise legally established.

Furthermore 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.

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

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

Survey recorded in Plat Book 19, Pg. 4587.



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

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

Parcel Number: 0200895010

**FILE DESCRIPTION**  
Holmes County Map Office  
12/23/2021

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